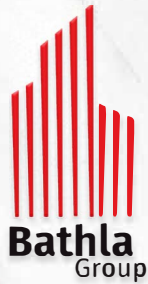




LUX INCLUSION

**BROADLEAVES MEGALONG STREET,
THE PONDS - STAGE 3
HOUSE AND LAND**



INCLUSION LIST

FIXED SITE COSTS

Bulk Earthworks, excavation, leveling and site preparation.	Included
Waffle pod concrete slab as per engineer spec	Included
Concrete piers as specified by the engineer	Included
Concrete pump for Piering and ground floor slab	Included
Connect sewer, water, power and gas services to mains as required	Included
Provide conduit for NBN and telephone connections (IF AVAILABLE)	Included
Temporary all-weather access to cross-over	Included
Provide temporary site security fence to comply with WH & S requirements	Included
Termite Barrier protection to slab penetrations and perimeter	Included
On site temporary toilet	Included
Trade waste compound as required by council	Included
External scaffold and roof rail protection as required	Included

DATE: _____

PURCHASER(S) INITIAL: _____

STATUTORY REQUIREMENTS

Contour and detailed surveys by registered surveyor	Included
Soil test and geotechnical report	Included
Slab design report by structural engineer & certification	Included
Standard Sydney Water Authority Approval fee	Included
Basix report	Included
DA or CDC Application including all plans and applicable fees	Included
Construction Certification inspections, fees, and Long Service Levy Home Owner Warranty	Included
Occupation certificate	Included

BASIX REQUIREMENTS

Allowances for the purpose of complying with the Building Sustainability Index (BASIX) to ensure that new homes meet with the NSW Government's Water and Energy Efficiency targets	Included
Reduced flow water outlets including 4 Star rated shower heads	Included
Provide Dual Flushing Toilet Suites	Included
Insulation to external walls of living area and ceiling as per Basix report	Included
Rainwater tank as per Basix requirements (IF required)	Included

DATE: _____

PURCHASER(S) INITIAL: _____

EXTERNAL FEATURES

Precise, Clean and Sturdy Structural timber	Included
Contemporary Pull Handle and lock kit to front entrance door	Included
Colorbond sectional Garage door with 2 remote controls and 1 mounted handset	Included
26 litre, instantaneous gas hot water system	Included
300 x 600 Tiles to front porch	Included
Powder coated aluminium windows & sliding doors with locks (only for openable windows)	Included
External garden taps (where applicable)	Included

KITCHEN FEATURES

40mm Stone Benchtop	Included
Polytec finish to Kitchen cabinetry	Included
Feature finger-pull edge to all drawers and doors including soft-close hinges	Included
Fisher & Paykel 60cm Black Glass Oven	Included
Fisher & Paykel 90cm Black Glass on Gas Cooktop	Included
Fisher & Paykel Stainless Steel Integrated Rangehood	Included
Fisher & Paykel Integrated dishwasher	Included
Fisher & Paykel Built In Microwave	Included
Cutlery drawers and tray. Drawer size subject to floor plan design	Included
Double bowl stainless steel Kitchen sink with Undermount Installation	Included
Black Multi Function Mixer Tap	Included
LED Strip under Kitchen overhead Cabinet	Included
Glass splashback	Included
Pendant light above benchtop (subject to layout)	Included

DATE: _____

PURCHASER(S) INITIAL: _____

INTERNAL FEATURES

Provide 90mm cove to ground and first floor living, Bedrooms, WIR, Powder Room and Laundry areas. Square set finish to builtin robes and Bathrooms	Included
Sliding doors to Alfresco area subject to floor plan design	Included
Wattyl "Endure range" premium paint to walls and ceilings throughout home (3 coat system)	Included
67mm x 18mm Half splay pine skirting and architraves (paint finish)	Included
Frameless mirror and Opaque sliding doors to Wardrobes including three (3) drawers and three (3) Internal shelves with hanging rail	Included
Flush panel doors	Included
Brushed nickel Lever door furniture with privacy locks to all Bathrooms, Master Bedroom and Powder Room	Included
Natural gas heating point within house	Included
MDF internal staircase - Glass Balustrade (2 storey designs only)	Included
Builders range of HD Plus Laminate flooring (48 HR Water Resistant) to the entire Ground Floor excluding Garage ,First floor and staircase (IF Double Storey house)	Included
3 White internal shelves to the walk-in pantry and linen cupboards (where applicable)	Included

DATE: _____

PURCHASER(S) INITIAL: _____

BATHROOM, ENSUITE & POWDERROOM FEATURES

Polytec Finish Wall hung vanity with Stone Benchtop and Counter-top Basin in all Bathrooms	Included
Frameless shower screens with Black fittings in All bathrooms	Included
Black Square basin mixer, shower set & bath mixer in Bathroom and Ensuite (and powder if applicable)	Included
Black Multi- Functional Shower Set with Mixer	Included
4 Star Back to wall toilet Suite to all Bathrooms and Powder Room (As per Basix requirements)	Included
Black Finish Towel rails to Bathroom & Ensuite (size subject to design)	Included
Black Finish Towel Ring to Powder Room	Included
Polytec Finish Wall hung basin in Powder Room with splashback tiles	Included
Main Bathroom & En suite: Full height wall tiles	Included
Skirting tile to all side of powder room and laundry	Included
Vanity mirrors to Bathroom & En-suite only	Included
3 in 1 Heat light on First floor bathrooms & Exhaust Fan to Ground floor bathrooms	Included
Smart Tile floor waste	Included
Freestanding Oval bathtub (If shown on the plan)	Included
Obscured glaze to wet area windows	Included
Niche above Bathtub & To Shower (as per site condition)	Included

LAUNDRY FEATURES

Drop in single bowl laundry sink with 20mm benchtop under sink only	Included
Splash back Tiles to the Laundry tub with Skirting	Included
300mm x 300mm floor tiles	Included
Washing machine taps	Included

DATE: _____

PURCHASER(S) INITIAL: _____

ELECTRICAL FEATURES

LED down lights to Whole house (Layout as per electrical plan)	Included
Power points and light switches. Double power points throughout with singles to dishwasher, fridge and microwave. Layout as per electrical plan	Included
Hard wired smoke detectors (with battery backup) to Australian Standards	Included
2 Television points, 2 Data points and 2 telephone points through the house. Layout as per electrical plan	Included
External weatherproof double GPO in Patio (where applicable)	Included
External LED downlight to the front porch ceiling (where applicable)	Included
Ducted Air-Conditioning with 3 zones	Included
Video Intercom on Ground Floor & First Floor	Included
Pendant lights above Bathtub (Subject to layout)	Included
Step Lights on Staircase	Included

NOTE: *The number of LED downlights , Powerpoints and Step Lights are subject to Layout and Site condition (REFER TO ELECTRICAL PLAN)*

ROOFING FEATURES

Main roof to be done in standard concrete roof tile with an optional extra to upgrade to colorbond metal roof	Included
Thermoseal sarking to underside to tiled roof and 55mm anticon blanket to underside of metal roofs	Included
Colorbond fascia's and quad gutters (where applicable)	Included
Painted PVC downpipes	Included

OTHER FEATURES

Security Digital Lock to the Main door	Included
Colour through concrete driveway to the front of the house	Included
Plain concrete cross-over as per local authority requirements	Included
Supply and install Letter box	Included

DATE: _____

PURCHASER(S) INITIAL: _____

LANDSCAPE FEATURES

1.8m Height Boundary Fencing (Colorbond / Timber as per Council Requirements)	Included
Side access gate and fixed panel on other side	Included
All applicable retaining walls	Included
Feature established tree	Included
Feature planting to the front yard (as per landscape plan)	Included
Turf to back yard	Included

WARRANTY

90-day maintenance period	Included
6-year Structural gaurantee	Included
Waterproofing certification	Included

DATE: _____

PURCHASER(S) INITIAL: _____

DISCLAIMER

All prices quoted are inclusive of GST.

WARRANTIES AND GUARANTEES

6 Year Structural Guarantee

13 Weeks Warranty Service

All imagery and photography are used for illustration purposes only and may depict fixtures and features that are not supplied by The Bathla Group unless otherwise specified. These may include items such as furnishings, landscaping, retaining walls, front fencing, letterbox, lighting, blinds, decorative finishes and facade upgrades. Please contact Bathla Group for full listing of inclusions.

Note: The Bathla Group has the right to review Inclusion and Pricing packages at any time and will be subject to all statutory & Development approvals.

Inclusion



Fisher & Paykel
OB60SC7LEB1



Fisher & Paykel
CG905DNGGB4



Fisher & Paykel
HP90ICSX3



Fisher & Paykel
DW60U2I1



Fisher & Paykel
OM25BLSB1



Double bowl Square Sink



Drop in Laundry sink

Disclaimer: The Bathla Group reserves the right to amend prices and specifications without prior notice or obligation. The inclusions are current at time of printing but subject to change depending on availability.



Veggie Mixer for
Kitchen sink



Laundry Mixer



Shower Mixer



Frameless Sliding
Wardrobe doors



Freestanding bathtub



Bathtub spout



Matt Black Basin Mixer



Adjustable Height
Shower head



Back to wall toilet
suite

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