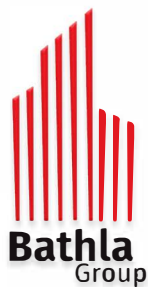




**PANACHE
INCLUSION**

**Lot 2
102-106 Cranebourne Rd,
Riverstone
TOWNHOUSE**



INCLUSION LIST

Package Worth: \$24,990

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 300 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 Stainless Steel Oven	Included
FISHER & PAYKEL 90cm Stainless Steel Gas Cooktop	Included
FISHER & PAYKEL 90cm Stainless Steel Slide-out Rangehood	Included
FISHER & PAYKEL Stainless Steel dishwasher	Included
Designer cutlery drawers and tray. Drawer size subject to floor plan design	Included
Double bowl designer stainless steel Kitchen sink	Included
Goose neck Mixer Tap	Included
300 x 600 Tiled splashback	Included

DATE: _____

PURCHASER(S) INITIAL: _____

INTERNAL FEATURES

Provide P50 shadowline to ground floor ceilings & square set detail to first floor ceilings.	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
Semi Framed mirrored 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 - paint finish & timber handrails (2 storey designs only)	Included
Builders range of 6.5mm Hybrid Flooring to Kitchen, Living, Dining, Hallway & Bedrooms. (Excluding wet areas)	Included
3 White internal shelves to the walk-in pantry and linen cupboards (where applicable)	Included

DATE: _____

PURCHASER(S) INITIAL: _____

BATHROOM, ENSUITE & POWDERROOM FEATURES

Ceramic tops to wall hung vanity units in all Bathrooms and Ensuite where applicable	Included
Semi-frameless shower screens in Main Bathroom & to Ensuite	Included
Square basin mixer, shower set & bath mixer in Bathroom and Ensuite (and powder if applicable)	Included
Adjustable height square shower head	Included
Back to wall toilet suite to all Bathrooms and Powder Room	Included
Chrome Finish towel rails to Bathroom & Ensuite (size subject to design)	Included
Towel Ring to Powder Room	Included
Wall hung basin in Powder Room with splashback	Included
Main Bathroom & Ensuite: Provide Full height tiling	Included
Skirting tile to all side of powder room and laundry	Included
Polished Edge Vanity mirrors to Bathroom & Ensuite only	Included
Exhaust Fan to bathrooms	Included
Chrome floorwaste	Included
Freestanding Bath tub (If shown on the plan)	Included
Obscured glaze to wet area windows	Included

LAUNDRY FEATURES

Freestanding Laundry Tub	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 (2 pp in each bedroom, 2 pp in m.bed, 2 pp in kitchen, 1 pp in living & 1 pp in dining)	Included
Hard wired smoke detectors (with battery backup) to Australian Standards and Security Alarm	Included
2 Television points, 2 Data points and 2 telephone points through the house. Layout as per Included in electrical plan	Included
External weatherproof double GPO in Patio (where applicable)	Included
External LED downlight to the front porch ceiling (where applicable)	Included
Video Intercom on Ground floor only	Included
Ducted Air-Conditioning with 2 zones	Included

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

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
Clothline	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
OB60SC5CEX2



FISHER & PAYKEL
CG905CNGX2



FISHER & PAYKEL
HS90X4



Double bowl Square Sink



40mm Stone Benchtop



FISHER & PAYKEL
DW60FC1X1

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.



Gooseneck Mixer for Kitchen sink



Laundry Mixer



Drop in Laundry sink

OR



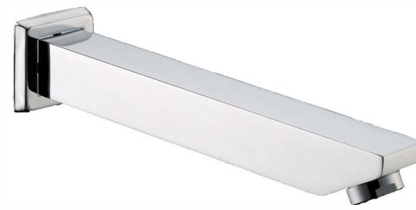
Semi Framed Sliding Wardrobe doors



Square bathtub



Laundry Tub



Bathtub spout



Bathroom Sink Mixer



Adjustable Height Shower head



Back to wall toilet suite

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