

PRE-CONSTRUCTION

- HIA fixed site works.
- Plans - Specifications.
- Engineers soil report & slab design.
- Council building application fees.

SITE WORKS FOUNDATIONS & CONNECTIONS

- Site scrape and/or balanced cut & fill
- excavation for up to 1500mm site fall over the building platform.
- Engineer designed concrete slab to suit up to "H2" slab with bulk concrete piling.
- (up to and including a depth of 600mm).
- Termite treatment to slab penetrations and physical perimeter barrier.
- Sewer & storm water connections to existing serviceable connection points for sites up to 600m2 in size with a standard 6 meter set back from front boundary (battle-axe, other odd shaped blocks and blocks where service connection exceeds standard allowances may incur extra service costs).
- Eight (8) meters plan length of electrical mains.
- Water connection from pre-tapped water main up to and including six (6) meter setback to house.
- House constructed for "N2" wind rating conditions (W33).
- No allowance is made for retaining walls.

ENERGY EFFICIENCY

- Bulk ceiling insulation, rating R2.5, to ceiling area.
- Double sided foil wall-wrap to external stud walls.
- Energy efficient aluminium improved windows and sliding door units
- Weather stripping to hinged external doors.
- Electric hot water system.
- 500 KPA water pressure limiting device.
- LED down-lights.
- Approximately 1.8kw solar power system.

BRICKS, WINDOWS, ROOFING AND GARAGE

- Colorbond roof.
- Colorbond fascia & gutter from the standard builders' range of colours.
- Select range of clay bricks from the builder's standard range.
- Natural mortar.
- Powder coated aluminium windows from the standard builders' range of colours, with obscure glass to wet areas.
- Keyed window locks to all opening sashes and sliding doors.
- Auto Sectional garage door to garage from the standard builders' range of colours and two (2) handsets.

KITCHEN INCLUSIONS

- 20mm manufactured stone benchtops.
- Laminate finish cupboards from the standard builder's range of laminates.
- Door handles from the standard builder's range.
- 600mm under-bench oven.
- Laminate finish microwave oven provision to cabinetry.
- Electric ceramic 600mm cooktop.
- Freestanding stainless-steel dishwasher.
- Stainless steel 600mm slide-out rangehood.
- 1¾ bowl stainless steel kitchen sink.
- Chrome sink mixer.
- Cold water-point to fridge space for an ice maker.
- Bulkhead above kitchen overhead cupboards.

BATHROOM ENSUITE AND TOILETS

- Wall-hung vanities with laminate bench tops from the standard builder's range of laminates.
- Door handles from the standard builder's range.

DISCLAIMER: LETSWORK reserve the right to alter any of the above inclusions due to continuing product development or availability of items.

Initial _____



- Clear laminated glass shower screens with powder coated aluminium frames from the standard builder's range of colours.
- White acrylic bath.
- 900mm high polished edge mirrors fitted to the same width as the vanity unit.
- Chrome mixer tapware, double towel rails and toilet roll holders.
- Vitreous China close coupled toilet suites.
- Semi-inset basins (or semi recessed as required).
- Shower on rail to bathroom and ensuite showers.

CERAMIC TILING

- Bathroom & ensuite floors, and
- 2000mm high to showers,
- 600mm above bath (nominal),
- 200mm skirting tile.
- Kitchen tiled splashback:
- 600mm high off bench.
- Toilet & Laundry floors and,
- 400mm splash back over tub
- 200mm skirting tiles
- No allowance has been made for frieze or decorator tiles.
- No allowance has been made for laying of border tiles, 45-degree patterns or floor feature tile layouts.

ELECTRICAL

- Earth leakage safety switch & circuit breakers.
- Single phase underground power connection from existing supply point.
- Meter box will be installed on the side nearest to the mains connection point.
- One (1) double power point to each room and as per electrical plan.
- One (1) 240-volt downlight point to each room as per electrical plan.
- Two (2) external para flood light points.

- Two (2) television points complete with 5 lineal meters of cable and no antenna.
- Smoke detectors hard wired with battery backup.
- Pre-wiring for two (2) Telstra phone points.
- Exhaust fan to bathroom and ensuite.
- Single GPO to microwave oven provision in kitchen.
- USB/double power point to the end of kitchen cabinetry.

STANDARD INTERNAL AND EXTERNAL FEATURES

- 2550mm ceiling heights throughout (ground level only in 2 storey homes).
- Round aluminium powder-coated handrail and vertical balustrade to external balcony as selected from builders' standard range where applicable.
- Paint grade front door with clear glazing.
- Paint grade hinged doors to other external doors if applicable.
- Paint grade flush panel internal passage doors.
- Magnetic door stops from builders' standard range to passage doors.
- Vinyl sliders from builders' standard range to wardrobe doors.
- Builders range exterior leverset to front door
- Interior leverset to internal doors.
- 90mm paint grade coved cornice.
- 41mm paint grade splayed architraves.
- 67mm paint grade splayed skirting.
- Paint:
- Three (3) coat internal paint system - 2 colours allowed i.e. 1 colour to wall and 1 colour to timber work,
- Two (2) coats to ceiling to Paint Manufacturers standard specifications,
- Two (2) coat external paint system to external trim and doors to paint manufacturers standard specifications.
- 45 ltr laundry trough and cabinet.
- Two (2) external garden hose taps.

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Initial _____



- AAA rated water saving shower heads and tap-ware.
- Internal & external builders house clean and site clean after construction.
- Carpet grade staircase with painted timber balustrade for staircases as selected from builders' standard range.

WARRANTIES

- Statutory maintenance period.
- Statutory structural guarantee period.

TURN KEY PACKAGE

PRE-CONSTRUCTION

- Provide additional council cross over and building application fees according to local city council.

SITE WORKS

- Provide additional driveway cut excavation including kerb cut-out and removal when non-mountable kerb exists.

WINDOWS

- Powder coated aluminium diamond grill security screens.
- Powder coated frames to glass sliding doors.
- Powder coated frames to opening windows.

LANDSCAPING

- Provide up to 70 lineal meters of 1800mm high

- treated pine timber fencing.
- Provide (1) steel frame gate with treated pine palings.
- Provide up to 60 m2 of exposed aggregate driveway, front path and porch.
- Provide up to 300 m2 of A-Grade turf.
- Provide one (1) 15m2 garden bed including paver edge, builders' range plants and mulch.

INTERNAL & EXTERNAL FEATURES

- Provide carpet to all bedrooms and living rooms as selected from the builders' standard range.
- Provide main floor tiles to all other internal areas (excluding garage).
- Provide suitable external grade tile finish to alfresco slab as selected from the builders' standard range.
- Provide a fold down wall mounted clothes line as selected from the builders' standard range.
- Provide a TV antenna and booster (as required) to roof as selected from the builders' standard range.
- Provide a letter box as selected from builders' standard range.
- Provide Roller blinds throughout. (Excluding Wet Rooms)
- Provide (1) white fan/light to all bedrooms.
- Provide (1) split system A/C from builders' standard range to living room and (1) to master bedroom.
- Provide internal & external builders house clean.

Name _____ Signature _____ Date _____

Name _____ Signature _____ Date _____

Name **LETSWORK** Signature _____ Date _____

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The background image shows a bright, modern living room. In the center is a teal-colored sofa with several cushions: two with a brown and white zigzag pattern, and two plain yellow ones. A plaid blanket is draped over the left side of the sofa. In front of the sofa is a round, light-colored wooden coffee table with three legs, holding a small potted plant, some books, and a white cup. Behind the sofa is a large, white, modular shelving unit with multiple shelves. The shelves are decorated with various items: books, a small potted plant, a woven basket, a white bowl, and a wire sculpture. To the left of the sofa, there is a floor lamp with a copper-colored shade and a base. To the right, another copper-colored pendant light hangs from the ceiling. The floor is covered with a blue and white patterned rug. The overall aesthetic is clean and contemporary.

LETSWORKTM

INCLUSIONS

GUIDE



STANDARD

HYBRID

PREMIUM

2.5m - 2.6 ceilings	☐	2.5m - 2.6 ceilings	☐	2.7m ceilings	☐
Carpet to bedrooms	☐	Carpet to bedrooms	☐	Tiles or Laminate Timber to bedrooms	☐
450mm tiles to hallway	☐	450mm tiles to hallway	☐	600mm tiles to hallway	☐
450mm tiles to entry, kitchen	☐	450mm tiles to entry, kitchen	☐	600mm tiles to entry, kitchen	☐
450mm tiles to living, dining	☐	450mm tiles to living, dining	☐	600mm tiles to living, dining	☐
Three coat internal paint	☐	Three coat internal paint	☐	Three coat internal paint	☐
1or 2 split system air conditioning	☐	Ducted air conditioning	☐	Ducted air conditioning	☐
Four melamine shelves linen	☐	Four melamine shelves linen	☐	Four melamine shelves linen	☐
Four melamine shelves WIP	☐	Four melamine shelves WIP	☐	Four melamine shelves WIP	☐
Mirrored sliding doors to BIR	☐	Mirrored sliding doors to BIR	☐	Mirrored sliding doors to BIR	☐
One melamine shelf, hang-rail BIR	☐	One melamine shelf, hang-rail BIR	☐	One melamine shelf, hang-rail BIR	☐
Oyster light fixtures to bedrooms	☐	Oyster light fixtures to bedrooms	☐	Two downlights to bedroom	☐
12 downlights	☐	12 downlights	☐	24 downlights	☐

INCLUSIONS

EXTERNAL

STANDARD

HYBRID

PREMIUM

Site costs up to 750mm	☐	Site costs up to 750mm	☐	Site costs up to 1000mm	☐
M or H class slab included	☐	M or H class slab included	☐	M or H class slab included	☐
Two garage door remotes	☐	Two garage door remotes	☐	Two garage door remotes	☐
Colour-on driveway	☐	Colour-on driveway	☐	Colour-through driveway	☐
Builder's range tiles to portico	☐	Builder's range tiles to portico	☐	Builder's range tiles to portico	☐
Brushed concrete to alfresco (if inc.)	☐	Brushed concrete to alfresco (if inc.)	☐	Builder's range tiles to alfresco	☐
Fly screens Excluded	☐	Fly screens Excluded	☐	Fly screens to living sliding door only	☐
Builder's range roof tiles or colourbond	☐	Builder's range roof tiles or colourbond	☐	Builder's range roof tiles or colourbond	☐
Colorbond Panel-lift door	☐	Colorbond Panel-lift door	☐	Colorbond Panel-lift door	☐
Colorbond roof included option	☐	Colorbond roof included option	☐	Colorbond roof included option	☐

INCLUSIONS

KITCHEN

STANDARD

HYBRID

PREMIUM

20mm bench top	☐	40mm bench top	☐	40mm bench top	☐
600mm appliances	☐	900mm appliances	☐	900mm appliances	☐
Recycled ducted range-hood	☐	Recycled ducted range-hood	☐	Externally ducted range-hood	☐
Dishwasher provision	☐	Dishwasher provision	☐	Dishwasher included	☐
Standard drawer and door mechanism	☐	Standard drawer and door mechanism	☐	Soft-close drawers and doors	☐
Chrome mixer tap-ware	☐	Chrome mixer tap-ware	☐	Chrome mixer tap-ware	☐
Two tone cabinetry	☐	Two tone cabinetry	☐	Two tone cabinetry	☐
Cutlery tray	☐	Cutlery tray	☐	Cutlery tray	☐
No Three light points above island	☐	No Three light points above island	☐	Three light points above island, hang from the bulkhead	☐

INCLUSIONS

BATHROOM

STANDARD

HYBRID

PREMIUM

20mm bench top	☐	20mm bench top	☐	20mm bench top	☐
Standard tiled-in bath to wet areas	☐	Standard tiled-in bath to wet areas	☐	Standard tiled-in bath, floor to ceiling	☐
Semi-frameless shower screen	☐	Semi-frameless shower screen	☐	Freestanding bath option	☐
Frameless mirror	☐	Frameless mirror	☐	Semi-frameless shower screen	☐
Standard drawer and door mechanism	☐	Standard drawer and door mechanism	☐	Soft-close drawers and doors	☐
Chrome mixer tap-ware	☐	Chrome mixer tap-ware	☐	Chrome mixer tap-ware	☐
Builder's range cabinetry	☐	Builder's range cabinetry	☐	Builder's range cabinetry	☐
Heat/light/exhaust unit	☐	Heat/light/exhaust unit	☐	Heat/light/exhaust unit	☐
Standard tile heights to walls	☐	Standard tile heights to walls (+1 Bathroom Full Height-Tiles to walk)	☐	Full-height tiles to walls	☐
	☐	Square set in lieu of cornice	☐	Square set in lieu of cornice	☐
	☐		☐	Frameless mirror	☐