

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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A modern living room with a blue sofa, a white shelving unit, and a coffee table. The room is decorated with various items like books, plants, and decorative objects. The lighting is warm and ambient.

LETSWORK™

INCLUSIONS

GUIDE



STANDARD

HYBRID

PREMIUM

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

INCLUSIONS

EXTERNAL

STANDARD

HYBRID

PREMIUM

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

INCLUSIONS

KITCHEN

STANDARD

HYBRID

PREMIUM

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

INCLUSIONS

BATHROOM

STANDARD

HYBRID

PREMIUM

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