



HOUSE & LAND PACKAGE INCLUSION LIST - SECTION A1

GENERAL

- 90 day maintenance defects period
- All Risk/Public Liability/Construction Insurance
- Basix Certification (energy efficiency rating)
- Pre-wire the house ready for telecommunication fit off and connection. NBN ready
- Underground electrical mains run-in meter and connection to power
- Full termite protection
- TV antenna connection

EXTERNAL

- Colourbond roof as per plans
- Aluminium framed windows, sliding door/s (where applicable, see plans), flyscreens to all opening windows and sliding doors
- Double glazing to all windows and sliding doors
- External face brick as per design
- External cladding as per design - lightweight cladding
- Concrete driveway (path and/or hardstand as per plans)
- Clothesline
- External light/s to main entry door/s
- Continuous flow gas hot water system
- Two external taps - 1 x front, 1 x back
- 2000 litre slimline water tank
- Landscaping - mulch, shrubs and trees to front yard, retaining wall(s) in rear yard as required.

INTERNAL

- Insulated walls and ceiling as per Basix (excluding garage ceiling)
- Skirting, architraves and doors
- Door furniture - privacy sets to toilet, bathroom and ensuite
- Single phase electricity
- Switchboard in meter box
- Smoke detectors (hardwired with battery backup) supplied and installed in accordance with the building code (refer electrical plan)
- Door stops to hinged doors
- Ducted reverse cycle A/C system with zoned bedrooms
- LED downlights throughout - refer to electrical plan

ENTRY

- Front door - frosted glass highlight door, painted or stained finish. Refer to sales flyer for specific finish
- Cupboard - hanging rail and shelf
- Door furniture - Gainsborough range
- Weather seal to external doors

KITCHEN

- LED lights and power points as per electrical plan
- Kitchen cabinetry - melamine matt finish carcass and kickboard
- Joinery handles - Square D
- 20mm engineered stone benchtop
- The Gourmet floor plan - Laminate bench top and 2 x double power points to Butlers Pantry.
- Tile splashback
- Floor finish - Spotted Gum or Eastern Blackbutt hybrid flooring as per colour selection
- Appliances - electric oven, gas cooktop, ducted rangehood, dishwasher - Fisher & Paykel (or equivalent)
- Double bowl sink
- Mixer tap
- USB point as per electrical plan
- Double power points as per electrical plan

DINING/LIVING

- LED downlights as per electrical plan
- Power points as per electrical plan
- Floor finish - Spotted Gum or Eastern Blackbutt hybrid flooring as per colour selection
- TV outlets as per electrical plan

MEDIA/MULTIPURPOSE

(where applicable)

- LED downlights as per electrical plan
- Double power points as per electrical plan
- Floor finish - Spotted Gum or Eastern Blackbutt hybrid flooring as per colour selection
- TV outlet as per electrical plan

MASTER BEDROOM

- LED downlights as per electrical plan
- Double power points as per electrical plan
- TV outlet as per electrical plan
- Walk in robe - top shelf, shelving units and hanging rails
- Floor finish - cut pile twist carpet

BEDROOM 2,3,4

(where applicable)

- LED downlights as per electrical plan
- Double power points as per electrical plan
- Built in robe with vinyl sliding doors, top shelf, shelving units and hanging rails
- Floor finish - cut pile twist carpet

POWDER ROOM

- Ceramic dual flush toilet pan and cistern with soft close lid
- Toilet roll holder
- Robe hook (towel holder)
- Ceramic tiles to floor and skirting
- LED downlights as per electrical plan
- Vanity cabinet with sink
- Mixer set
- Mirror above vanity

BATHROOM & ENSUITE

- Double power points as per electrical plan
- Ceramic tiles to floor and full height wall tiling
- Wet seal treatment to floor and shower
- Bathtub - to main bathroom only
- Shower screen clear laminated glass - semi frameless
- Vanity cabinet, sink and wall mount mirror (to bathroom)
- Mirrored shaving cabinet over vanity unit (to ensuite)
- Bath, vanity and shower mixer sets
- 1 x double towel rail
- 1 x robe hook
- Tastic style light as per electrical plan

LAUNDRY

- LED downlights as per electrical plan
- Double power points as per electrical plan
- The Entertainer and Freedom floor plans:
 - up to 35 litre laundry tub cabinet
 - melamine matt finish cabinetry
- The Gourmet floor plan:
 - up to 45 litre stainless laundry tub inset into bench
 - laminate benchtop, shelving and kickboard
 - melamine matt finish cabinetry
- Ceramic tiles to floor, skirting and splashback
- Mixer tap
- Washing machine tap connections

GARAGE

- Roller door with wall remote control and 2 x hand controllers
- Freedom Plan - manual rear roller door (no remote)
- Double fluorescent light
- Double power points as per electrical plan
- External wall mounted light to garage door
- Concrete slab floor

GENERAL EXTRAS

- The builder reserves the right to substitute any specified inclusions with that of equal or higher quality in the event of unavailability
- Due to construction factors such as plumbing, ducted service requirements, etc, the builder reserves the right to make minor changes/adjustments to the plans to ensure satisfactory completion of the project with all the specified inclusions
- To expedite the construction process there will be no variations to the plans or the inclusions list.
- The specifications within the final Contract for Sale take precedence over this list.