

Buying an Inspired Home is so much easier with the Comfort Inclusions pack!

Here's just a few of the standard inclusions worth noting:

ALL FLOOR COVERINGS

- ☑ Just move in and start living! – your new home is complete with floor tiles to your Entry, Living, Kitchen, Pantry, Dining and Wet Areas, and carpet to all remaining areas

ALFRESCO

- ☑ Enjoy sheltered outdoor living under your Alfresco (design specific), complete with concrete floor (as part of slab), and finished beautifully with rendered beams and plaster lined ceiling

A GARAGE THAT'S STYLISH AND CONVENIENT

- ☑ You'll love the dynamic street appeal of your selected sectional panel garage door, and the convenience of push-button entry with your remote control

BETTER INTERNAL DOORS

- ☑ As standard, you get premium redicote internal doors, featuring a thicker skin than standard doors, giving you a more solid feel, improved acoustics and a better paint finish

SUPERIOR INSULATION

- ☑ Live more comfortably with insulation batts to your ceilings (R3.5) and walls (R2.0), ideal especially if you suffer from asthma or other allergies

SUPERIOR TERMITE PROTECTION

- ☑ You get peace of mind knowing that your home is pre-treated against termite attack, and that you have an easy replenishable system to protect your investment over the long term

DOUBLE STOREY HOME BUYERS ALSO RECEIVE:

- ☑ Staircase with stained hardwood to the two bottom treads of your staircase
- ☑ 450mm eaves all around the First Floor roof of your home
- ☑ Powder Room to ground floor

Create your own amazing home now with - My Home. My Way.

INCLUSIONS VERSION

Standard Inclusions List current as at January 2019. The builder reserves the right to alter specification and other product information without prior notice. The Standard Inclusions List current as at date of initial deposit will be applied unless otherwise expressly communicated.

PRELIMINARIES

- Soil Test, Feature Survey, Property Information.
- Full building plans with internal elevations and associated documentation.
- Management of Developer Approval process (where required).
- Building Permit including all relevant fees.
- Professional Colour Consultation.
- Professional Electrical Consultation.
- Bushfire Attack Level Assessment.
- Note: Owner to ensure survey pegs are present for house set-out.
- Scheduled maintenance inspection 3 months after completion.

6 STAR ENERGY EFFICIENCY

- R2.0 batts plus sisalation to external walls of dwelling only, and between dwelling and Garage.
- R3.5 batts to ceiling of dwelling.
- Rinnai Solar Hot Water System with 1 solar panel, 175L storage tank, and 26L gas booster. Pre-set to 50 degrees.
- Note: Upgrades may be required to achieve mandatory 6 star energy rating, and any additional costs to comply will be charged to clients by way of variation

CONNECTIONS

- Stormwater, Sewer, Water & Natural Gas connections based on up to 8.0m distance from connection point to dwelling.
- Dry water tapping allowed for with water meter location to meet water authority's requirements.
- Single phase underground electrical connection up to 12.0m distance from electrical pit to meterbox.
- The Builder shall run a conduit for telephone connection from the authority's supply to the front corner of the house for connection by client after handover.

COUNCIL REQUIREMENTS

- Part A and Part B termite treatment (reticulated system to perimeter of home and collars to slab penetrations).

SITE WORKS & FOUNDATIONS

- Engineer designed Class M waffle slab including Alfresco, Verandah, and Porch areas (design specific).
- Site preparation works up to 300mm fall over building area (based on balanced cut & fill).
- Concrete pump hire (for house foundations).

STRUCTURAL

- 2440mm ceiling height.
- Engineer designed roof trusses at 22.5 degree roof pitch.

GARAGE

- Sectional Panel door to front with remote motor and two remote handsets.
- Up to 820mm wide x 2040mm high painted hinged personal access door with Gainsborough Terrace Entrance Knob Lockset (design specific).
- Plaster lined ceiling.
- Concrete floor.

SITE & SAFETY

- Perimeter fall protection (where required).
- Site toilet.
- Site and home cleared of rubbish on completion.
- Builder's house clean on completion.

EXTERNAL

- Category 1 Austral bricks with natural colour mortar & rolled joints.
- Brickwork over front windows.
- Painted timber beam above garage door.
- Painted fibre cement infills above all remaining openings.
- Render to Alfresco walls (design specific).
- Corinthian Urban 2040mm x 820mm entrance door.
- Clear glass sidelight(s) (design specific).
- Gainsborough Terrace Entrance Knob Lockset to Entry door.

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- Gainsborough Terrace Entrance Knob Lockset to internal access door between Garage/Dwelling and Garage personal access door (design specific).
- Aluminium powder coated windows with locks (Awning windows to front, sliding to remainder).
- Aluminium powder coated 2100mm high external sliding door to Living or Dining.
- Aluminium powder coated sliding glass door to Laundry.
- Plasterboard lining to underside of Alfresco areas where applicable with 42 x 19 quad moulding in lieu of cornice, and cement sheet lining to Porch & Balcony areas.
- CSR Monier Elabana profile concrete roof tiles with standard ridge capping .
- Colorbond gutters, fascia & downpipes.
- Enviro-Seal door frame to front entry.

INTERNAL FINISHES

- 42mm Double Pencil Round architraves (MDF) to home.
- 42mm Double Pencil Round skirting boards (MDF) to home.
- 110mm x 19mm skirting (MDF) to Garage.
- Corinthian Premium Redicote painted flush panel 2040mm high internal doors.
- Built-In or Walk-In robes to all bedrooms including melamine shelf with hanging rail. 1 shelf to robes and broom cupboards, 4 shelves to Linen cupboards and up to 10 metres of shelving in Pantry.
- 75mm cove cornice throughout.
- Gainsborough Classic knobs to all passage sets.
- Häfele knobs to all built in cupboards.
- Cushioned door stops as required.

KITCHEN

- Square edge 600mm deep laminate benchtops.
- Laminate Base and Overhead cupboards, with 900mm deep Island.
- 2 pot drawers and 4 cutlery drawers with metal runners to Kitchen; top cutlery drawer supplied with plastic cutlery insert.
- Laminate doors to remainder of base cabinetry.
- Dishwasher provisions.

KITCHEN APPLIANCES & FITTINGS

- Chef CFG504SB gas Upright Cooker.
- Chef REHR67S Slideout Rangehood.
- Franke Ondaline OLX621 stainless steel double bowl topmount sink with Phoenix Vivid Slimline VL733 CHR Gooseneck mixer.

ENSUITE & BATHROOM

- Showers with 900 x 900mm polymarble shower bases, 1950mm high ceramic wall tiling to all walls, and 1850mm high Euro semi-frameless shower screens.
- Phoenix Ivy YV5100-00 outlets with Phoenix Vivid Slimline VS780 CHR wall mixers to showers.
- 900mm wide laminate base cabinets to Ensuite and Bathroom with square edge laminate benchtops.
- Polished edge mirrors to full width of benchtop, finishing at 1800mm high.
- KDK K059B oval vitreous china basins with Phoenix Vivid Slimline VS770 CHR basin mixers.
- Aztex close-coupled vitreous china toilet suite (dual flush with standard lid).
- Decina Novara bath to bathroom in tiled podium with Phoenix Vivid Slimline VS780 CHR wall mixer and Phoenix Vivid V776 CHR Wall Bath Outlet (location of bath(s) design specific).

LAUNDRY

- Alpine LUS60P 45L trough and cabinet.
- Alpine chrome flick mixer tap.
- Chrome washing machine stops on wall above washing machine space.
- Linen/Broom cupboards (2 or 3 door - dependent on house size).

WC

- Aztex close-coupled vitreous china toilet suite (dual flush with standard lid).

PLUMBING

- External water taps to 2 locations - One at front water meter and 1 point attached to home.

HEATING & COOLING

- Gas ducted heating to all living areas & bedrooms, sized to suit home, manual Thermostat.

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TILING

- Floor tiling from the bronze range (tiles up to 400 x 400mm) to Entry, Living, Kitchen, Pantry, Dining and Wet Areas.
- Wall tiling from the bronze range (tiles up to 400 x 400mm) to Kitchen (between benchtop and overhead cupboards), Bathroom and Ensuite (between vanity and mirror, to bath hob, and 400mm above bath), and Laundry (400mm above benchtop).
- Tiled skirting to Laundry, Bathroom, Ensuite, and WC.

CARPET

- Category 2 carpet including standard underlay to all non-tiled floor areas of home (excludes area beneath stairs, where applicable).

FLOOR COVERINGS NOTE

- Floor covering allowances are based on typical designs. The design for your home will be reviewed and any variance (plus or minus) will be documented at conclusion of design stage.

ELECTRICAL

- Single GPOs to dishwasher space, fridge space, and ceiling (for ducted heating unit).
- Double GPOs elsewhere (2 to Master, 1 to other Bedrooms/Study/MPR, 1 to Dining, 1 to Laundry, 2 to Kitchen, 1 to Pantry, 2 to Theatre, 2 to Living, 2 to Rumpus, 1 to Ensuite, 1 to Bathroom, and 1 to Garage) as applicable.
- 2 x Double external GPOs (1 for HWS and Booster, and 1 under Alfresco).
- Smoke detectors as required.
- Safety switch to meter box.
- 1 batten light point to the centre of every room, including Pantry, WIR and all exit doors. Batten light points include energy efficient light globes.
- TV point to 1 (no.) location.
- Telephone point to 1 (no.) location.
- White wall mounted switches where practical.
- External weatherproof batten light outside Laundry.
- Self sealing exhaust fans to bathroom, ensuite and internal WCs (design specific).

PAINTWORK

- Internal - 2 coats, Dulux Professional (2 coat paint system).
- External - 2 Coats, Dulux Weathershield.
- Gloss Enamel finish to all internal woodwork, Dulux, colour as per walls.
- Flat Acrylic to ceilings, Dulux.

DOUBLE STOREY HOMES ADDITIONAL INCLUSIONS

- Staircase with 2 stained KDHW bottom treads, painted MDF treads to remainder, painted timber handrail, and metal balusters.
- 450mm eaves to First Floor.
- Powder room vanity (design specific) including square edge laminate benchtop, laminate cupboard doors, mirror above, KDK K059B oval vitreous china basin with Phoenix Vivid Slimline VS770 CHR basin mixer, and Aztex close-coupled vitreous china toilet suite (dual flush with standard lid).
- Void fall protection.
- Perimeter scaffolding.
- Concealed plumbing.
- Note: Floor Coverings beneath stairs are not included.

EXCLUSIONS

- Consumer Account Opening Fees (electricity and telephone).
- Bushfire Protection requirements (where applicable).
- Community Infrastructure Levy payments (where applicable).
- Excavation of rock and spreading and/or removal of any excess spoil from the site.
- Security Deposits and/or Bonds payable to Developers and/or Councils are client's responsibility (where applicable).

GENERAL

- Note: All measurements are approximate.