

STANDARD INCLUSIONS

01. GENERAL

- Prepare specifications and documentation, architectural and engineering
- Prepare and obtain planning and building permits
- Home Owner Warranty Insurance
- 3 calendar month maintenance/defect rectification period
- 7 year structural guarantee
- Termite Protection - as required to comply with BCA requirements
- Ventilation - as required to comply with BCA requirements
- Colour consultant designed colour palette
 - Industrie Colour Scheme
 - Contemporary Colour Scheme

02. EXTERNAL FEATURES

- Rendered and Applied Finishes
- Feature Claddings
- Roofing : Colorbond Metal Sheet Roofing
- Fascia and gutters: Colorbond
- Downpipes: Colorbond to match
- External light fittings to front and rear
- Side and rear fencing
- 6-Star Energy Rating - including water tank where required to comply
- Instantaneous gas hot water system
- Clear glazed aluminium sliding doors (up to 2400mm)
- Glazed aluminium windows
- Obscure glass as required by town planning
- Water taps to front and rear yard (design specific)
- Letterbox in compliances with the Owner Corporation specifications and town planning
- Feature concrete driveway as per plans (design specific)
- Landscaping as per town planning permit

03. INTERNAL FEATURES

- 2700mm nominal ground floor ceiling height
- 2550mm nominal first floor ceiling height
- Bulkhead to accommodate services where required
- Skirting boards: MDF 100x12mm - semi gloss paint finish
- Architraves: MDF 67x18mm - semi gloss paint finish
- Internal flush panel doors throughout
- 50mm coved cornice to ceilings
- Paint in 2 coat system (builders white selection)
- Laminated floorboards to living area, kitchen, study, entry and hallway
 - Industrie: Light grey timber look
 - Contemporary: Light brown timber look

FIXTURES & FINISHES

03. INTERNAL FEATURES (CONTINUED)

- Carpet floor coverings to bedrooms (and first floor hallways - design specific)
 - Industrie: Dark grey
 - Contemporary: Light grey
- Staircase with gloss black handrail - carpet to match
- Timber screen to entry (design specific)
- Linen cupboard: White melamine shelves (design specific)

04. ELECTRICAL

- Underground electrical mains to dwelling
- Safety switch to meter box
- NBN ready: Provision including fibre optic lead-ins conduits
- LED downlights to ground floor living areas, study, entry and hallways
- Feature pendant lights over kitchen benchtop
- Fluorescent light fitting to garage
- Oyster light fittings to remainder
- External lighting to front and rear
- Smoke detectors hardwired in accordance with Australian standards with battery backup
- Data point to study (design specific)
- Power points (double)
- Single power points to appliances
- TV points to living areas and master bedrooms - incl. Foxtel provision
- Phone point to study
- USB charge points to study/kitchen area

05. HEATING/COOLING

- Wall mounted reverse cycle air-conditioning with WIFI capability - split system to living areas

06. ENERGY EFFICIENCY FEATURES

- 6-Star Energy Rating
- Insulated walls and ceilings
- Water tanks where required
- Instantaneous gas hot water system
- Draft stoppers to exhaust fans
- Weather seals to all doors and windows
- Thermal glazing as required to achieve 6-Star Energy Efficiency

07. DOORS & DOOR FITTINGS

- Timber floor entry door 2340mm high (builders selection) paint finish
- Keyed entrance set to external doors with deadbolt
- Flush panel internal doors - semi gloss paint finish
- Matte black door levers
- Matte black pull handles to cavity sliding doors or equivalent (where applicable)
- Privacy latched to bathrooms, ensuites and powder rooms (where applicable)

STANDARD INCLUSIONS

08. BEDROOMS

- Built-in-robos with flush doors, hanging rail and a melamine top shelf

09. KITCHEN

- Reconstituted 20mm stone benchtops
 - Industrie: Dark grey concrete look
 - Contemporary: Light grey concrete look
- Splashback: Smokey glass
- Kitchen Cabinetry
 - Industrie: White laminate with feature Grey Woodgrain to overhead cupboards
 - Contemporary: White laminate with White laminate to overhead cupboards
- Pantry with melamine shelving in white finish (design specific)
- Kitchen sink mixer: Matte black
- Stainless steel 1.5 bowl inset sink
- Stainless steel dishwasher
- Stainless steel externally flued rangehood
- Stainless steel gas hot plate (600mm)
- Stainless steel electric oven (600mm)

10. ENSUITE, BATHROOMS & WC

- Floor and wall tiles (to wet areas)
 - Industrie: Concrete dark grey
 - Contemporary: Concrete light grey
- Bathroom tapware: Matte black
- Shower rail and rose: Matte black
- Bathroom accessories: Matte black
- Bathroom/ensuite vanity: Floating gloss laminate cabinet with integrated ceramic basin and benchtop
- Wall mounted framed mirror over vanity (builders selection): Matte black
- Shower base: White (design specific)
- Clear glass pivot framed shower screens: Matte black
- Ceramic dual flush back to wall toilet suite
- Acrylic bathrub in tiled hob (design specific)

11. LAUNDRY

- 35L S/S trough and cabinet
- Washing machine and mixer tap: Chrome
- Tiles to floor and splashback
 - Industrie: Concrete dark grey
 - Contemporary: Concrete light grey

12. GARAGE

- Fluorescent light fitting
- Sectional colorbond garage door
- Remote control with 2 handsets