

# Turnkey Inclusions

## Classic Range

### General

- / HIA QC1 Contract
- / Full working drawings
- / Soil test and slab design – builders' choice
- / Local council approval & final building certification to local council approval
- / Sewerage and storm water connection to suit 6m setback
- / Energy efficiency to local authority
- / Termite treatment to Australian standards
- / Colourbond roof, fascia, and gutter as per colour selection
- / Ceiling insulation to comply with Energy Efficiency Report

### External

- / Letterbox - builders' range
- / Single fold down clothesline, positioned at builders' discretion
- / Unsealed Exposed Aggregate driveway - builders' range
- / Unsealed Exposed Aggregate porch – builders' range
- / Covercrete finish to rear alfresco – builders' range
- / Landscaping to suit covenant requirements – builders' range
- / Turf to rear and front boundaries – builders' range
- / Fencing as required to complete – builders' range
- / 1x single access gate
- / 2x external taps
- / Full Termite Treatment System
- / External Brickwork or Cladding as per plan to suit covenant – builders' range
- / External flush panel garage access door (if shown on plan)

### Internal

#### Kitchen

- / Benchtops to be 20mm engineered stone – builders' range
- / Kitchen bench, pantry, cupboards, and overhead cupboards as per plan
- / Laminated cupboard doors as per colour selection, white melamine finish to interior/shelves
- / 1 & ¾ bowl stainless steel sink (drop in) – builders' range
- / Gooseneck tap to kitchen sink only – builders' range
- / Cold water tap to fridge space
- / 600mm electric under bench oven, hot plate, range hood and dishwasher – builders' range

#### Bathrooms and Ensuite

- / White acrylic bathtub – builders' range
- / Polished chrome framed shower screen in clear glass, pivot door - builders' range
- / Vanity to be laminated with 20mm engineered stone benchtop – builders' range
- / Ceramic vanity basin with one tap - builders' range
- / Dual flush china, soft close toilet suite – builders' range
- / Lever mixer tapware, shower rose with handheld shower combination - builders' range
- / Mirrors above vanities – builders' range
- / Towel rail – builders' range

## Laundry

- / Benchtap to be 20mm engineered stone with drop-in laundry sink, laminated cupboard doors as per colour selection, white melamine finish to interior/shelves (when laundry located in home) OR Freestanding metal cabinet with stainless steel tub (when laundry located in garage) – builders' range
- / Sink mixer hot and cold – builders' range
- / Hot and cold washing machine taps - builders' range

## Ceramic Tiling

- / Wall tiles – builders' range
- / Floor tiles – builders' range
- / Shower up to 2100mm high to suit tile size
- / Kitchen splash back – Brickbond lay pattern
- / Vanity splash back - Stack lay pattern
- / Front of bath, splash back - Stack lay pattern
- / Laundry splash back - Stack lay pattern
- / Skirting to all other walls where required
- / *(All wet areas to be tiled)*

## Floor Coverings

- / Floor tiles to kitchen, family/dining, study, hallways – builders' range
- / Carpet to all other areas as per plan (excluding garage) – builders' range
- / Stairs to be carpet grade (if stated on plans)

## Walls and Ceilings

- / 2440mm standard ceiling height painted in ceiling white
- / 90mm plaster cove cornice
- / Internal walls to be plasterboard, paint 3 coat system

## Windows and Doors

- / Powder coated aluminium frames and doors as per colour selection and plan
- / Key locks to all windows and sliding doors
- / Barrier safety screen to all windows and sliding doors (excluding garage)
- / Roller blinds to windows and sliding doors (excluding wet areas, garage, and above stairs) – builders' range
- / Front entrance door to be 820mm paint grade – builders' range
- / Internal flush panel – builders' range
- / Garage door automated panel lift with 2 remote handsets and 1 wall control switch – builders' range

## Electrical

- / Electrical mains connection single phase to suit 6m setback
- / Electric hot water system
- / Safety switch
- / Smoke detectors
- / TV antenna with 2 outlets as per plan
- / Reverse cycle split system air conditioning to main bedroom and living/dining
- / LED energy efficient downlights to all living, bedroom, bathroom/s, hallway, garage and patio areas
- / Ceiling fans as per electrical plan, including alfresco
- / Separate power supply and conduit for NBN

## Connection Cost

- / Connection of services (water, electricity, sewer, telephone, conduit, and storm water)
- / Gas connection by owner
- / Does not include electricity, telephone, or internet consumer account opening fees