

Turnkey Inclusions

Preliminaries, Site Costs & Connections

- ✓ Land Survey, Soil Test and site inspections.
- ✓ All Building Permit application fees.
- ✓ NCC/BCA compliant energy ratings.
- ✓ All Council specific requirements including Stormwater pollution prevention and waste management controls (where required).
- ✓ Temporary fencing, Scaffold hire and all WH&S requirements during construction.
- ✓ All requirements of drafting, structural engineer design and estimating.
- ✓ Professional colour palette selection.
- ✓ All retaining walls (where required) for Building Permit and certificate of occupancy (excludes retaining walls for landscaping).
- ✓ All earthworks for the construction of the home.
- ✓ Up to Class 'H1' waffle pod concrete slab.
- ✓ Connection of underground gas and water supply including metering.
- ✓ Connection of Stormwater and Sewer drainage points within the property to existing connection points.
- ✓ Single phase underground electrical power supply to meter box including supply charges during construction.
- ✓ Termite Treatment in accordance with AS / NCC regulations (where required).

External & Structural

- ✓ Engineer designed prefabricated timber wall frames & roof trusses and engineered upper floor joist system (where applicable).
- ✓ Brick veneer construction (design specific) with brickwork above windows to side and rear and brick above garage door (design specific).
- ✓ Feature render to façade in selected colours (extent is design specific).
- ✓ Colorbond roofing.
- ✓ Colorbond metal fascia, guttering and downpipes.

Windows & Doors

- ✓ Hinged entry door with clear glazed feature panel.
- ✓ Lever entry set handle and single cylinder deadbolt to front entry door (keyed alike).
- ✓ Hinged flush panel external access door to garage (painted finish)
- ✓ Knob style entry set to Laundry external door, Garage external access door and Garage internal access doors (keyed alike).
- ✓ Energy efficient powder coated aluminium windows and sliding doors (design specific) with keyed locks to opening sections.
- ✓ Aluminium framed flyscreens with fibreglass mesh to all openable windows.

- ✓ Block-out Roller Blinds with chain winder throughout home (design specific).
- ✓ Colorbond sectional overhead garage door with remote opener and three (3) handheld transmitters.

Internal Doors and Finishes

- ✓ Flush panel and gloss painted hinged internal doors with chrome lever style passage sets and chrome hardware.
- ✓ Privacy Lever sets to Ensuite, Bathroom & WCs where a hinged door is included.
- ✓ Flush panel and gloss painted cavity sliding internal doors with chrome rectangular flush pulls. (Design specific).
- ✓ Cushion door stops to throughout.
- ✓ 67x12mm single bevel profile gloss painted skirting and architraves.
- ✓ Single Storey – 2590mm nominal ceiling heights throughout.
- ✓ Double Storey – 2590mm nominal ceiling heights ground floor / 2400mm nominal ceiling heights first floor
- ✓ 75mm cove cornice throughout.
- ✓ Quality acrylic paint to all walls and ceilings (Industry standard two (2) coats system).
- ✓ Feature paint grade staircase, with timber handrail (design specific).

Electrical

- ✓ Fixed LED Downlights throughout dwelling.
- ✓ Ceiling mounted Linear LED light to Garage.
- ✓ Outdoor Living to have one (1) external light (wall or ceiling mounted, design specific).
- ✓ Interconnected hard-wired Smoke detectors throughout with battery back-up.
- ✓ Double and Single Power points as per electrical plans.
- ✓ Three (3) Data points and one (1) telephone point ready for connection to network provider by the purchaser after handover.
- ✓ Two (2) Free-To-Air Television points connected to Antenna with splitter box.
- ✓ Exhaust fans over shower enclosures and to WC (design specific).
- ✓ Earth leakage safety switch and circuit breakers.

Heating & Cooling

- ✓ Gas ducted heating unit with ceiling vents and programmable thermostat.
- ✓ Multi-head Split System Air Conditioning with two (2) programmable heads (one (1) to Living and one (1) Master Bedroom).

Turnkey Inclusions

Kitchen, Bathrooms and Laundry

- ✓ Laminate Cabinet doors, end panels and drawer fronts with melamine base and overhead cabinet carcass to Kitchen (design specific).
- ✓ Reconstituted stone benchtops with 20mm edge to Kitchen, Ensuite, Bathroom, Powder & Laundry (design specific).
- ✓ Stainless steel fan forced electric oven.
- ✓ Stainless steel 600mm gas cooktop.
- ✓ Stainless steel 600mm fully retractable rangehood.
- ✓ Stainless steel dishwasher.
- ✓ Semi framed clear safety class pivot shower screens.
- ✓ Fully laminated vanity unit with modern basin to ensuite and bathroom.
- ✓ Polished edge mirror over vanity units to bathroom and ensuite.
- ✓ Chrome finish towelrails and toilet roll holders to all bathrooms and toilets.

Tapware & Plumbing

- ✓ Chrome gooseneck tap to Kitchen.
- ✓ Stainless steel 1 & ¼ bowl inset sink to Kitchen.
- ✓ Chrome lever basin mixers to Ensuite, Bathroom & Powder Room (design specific).
- ✓ Handheld shower heads with fixed wall rail.
- ✓ Stainless steel laundry trough with metal cabinet or laminate cabinet doors and inset laundry trough (design specific)
- ✓ Hot & Cold tap set for washing machine.
- ✓ Close coupled vitreous china dual flush toilet suites with soft closing lid to ensuite and WC (design specific).
- ✓ Acrylic bath to tiled podium (design specific).
- ✓ Hot Water Service (design & estate specific).

Robes & Shelving

- ✓ Aluminium framed Vinyl sliding doors to Robes (excluding WIR).
- ✓ Shelving to Linen: Four (4) Fixed melamine shelves to whole width (with upright supports where required).
- ✓ Shelving to WIR: One (1) fixed melamine shelf with single hanging rail and one (1) 450mm wide (nominal) tower unit with drawers and adjustable shelves.
- ✓ Shelving to Robes: One (1) fixed melamine shelf with single hanging rail and one (1) 450mm (nominal) section of four (4) fixed shelves (design specific)

Tiling & Flooring

- ✓ High quality laminate timber look flooring and carpet with underlay throughout dwelling (design specific).
- ✓ Ceramic wall and floor tiles to all wet areas & wall tiling to Kitchen splashback.

Paths and Exteriors

- ✓ Side and rear fencing provided to meet estate covenants, including one (1) side wing fence with gate.
- ✓ Landscaped drought resistant garden with plants to Front and Rear yards and turf to rear yard. Design specific.
- ✓ Coloured concrete to driveway, front path, Porch, Laundry, and Entertainer Pad (including Outdoor Living when roofed).
- ✓ Standard grey concrete floor to garage.
- ✓ Letter box with street number to meet developer requirements.
- ✓ Wall or ground mounted folding clothesline (design specific).
- ✓ Two (2) external garden taps (one (1) to the front, one (1) to rear).

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Signed by Purchaser

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