

# THE INCLUSIONS

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## PRE-CONSTRUCTION

- + Soil report and Feature Survey
- + 6 Star Energy Report
- + Building Permit
- + Statutory Warranty Insurance +
- + 90-day maintenance

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## EXTERNAL INCLUSIONS

- + Architecturally designed facade
- + Rendered Autoclaved Aerated Concrete panels to lower floor walls(design specific)
- + Rendered Board Foam Panel Cladding to first floor walls (design specific)
- + Total of 2 garden taps: 1 at meter location- 1 attached to dwelling
- + Colorbond metal roof
- + Colorbond fascia, gutter and downpipes

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## KITCHEN INCLUSIONS

- + 600mm gas cooktop
- + 600mm dishwasher
- + 600m multifunction oven
- + 20mm reconstituted stone benchtop with 40mm polished edge to kitchen
- + Brushed nickel mixer tap

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## INTERNAL INCLUSIONS

- + Carpet to bedrooms and robes
- + Ceramic wall tiles to bathroom and ensuite
- + Ceramic floor tiles to wet areas including tiled skirt
- + Ceramic wall tiles to kitchen and laundry
- + 8mm laminate timberlook floating floor system to kitchen and living areas
- + Blockout roller blinds to windows
- + Provide multihead split system(s) to living & master bedroom
- + 2400mm ceiling height to lower floor
- + 2550mm ceiling height to upper floor
- + Double power points throughout (refer to plan for locations)
- + Television and telephone/data points
- + LED down lights to living areas (Batten lights to remaining areas)

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## BATHROOM / ENSUITE/ WC INCLUSIONS

- + 20mm reconstituted stone benchtop with 20mm polished edge to vanities
- + Acrylic bath tub
- + Brushed nickel mixer tap to basins
- + Tiled showerbases to lower floor only (design specific)

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## TURN KEY

- + Clothesline
- + Letterbox
- + Television antenna
- + Landscaping to front and rear yard, including turf, topping to pathways and mulched garden beds with plants (site specific)
- + Coloured concrete driveway and path
- + Side and rear boundary fences to building line as required
- + Developer guidelines
- + Building permit

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## POST CONSTRUCTION

- + 3 month defects period
  - + Internal and external builder's house clean
  - + Final inspection
  - + Appliance manuals/compliance certificates
  - + Homeowners warranty in accordance with Victorian regulations
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