

THE INCLUSIONS

PRE-CONSTRUCTION

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

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

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)

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)

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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