

# Inclusions

## FOUNDATIONS

Slab	Engineered concrete waffle slab
	Part A slab penetration termite treatment
	Part B slab perimeter termite treatment (physical barrier)

## KITCHEN

Appliances	600mm stainless steel electric under bench oven and gas cooktop
	600mm stainless steel externally ducted canopy rangehood
	Freestanding stainless-steel dishwasher
Sink	Undermount stainless steel sink
Materials	20mm Caesarstone arris edge benchtop (mineral crystalline silica-free surface)
	Laminex melamine square edge doors and panels to fully lined cabinetry
	Overhead cabinetry to kitchen as per standard drawings
	Ceramic tiled splashback
Tapware	Alder solid brass mixer tap in chrome finish
Other	Capped water to fridge space

## BATHROOM & ENSUITE

Basin	Clark semi-inset seamless vitreous china hand basin
Bath	Decina acrylic set-in bath
Shower	Semi framed 1870mm high clear glass pivot shower doors with ceramic tiled shower base
Toilet	Stylus dual flush vitreous china close coupled toilet suite and enclosed trap
Tapware	Alder single lever tapware, shower rail and wall bath outlet
	Alder single towel rail and toilet roll holder in chrome finish
Fixtures	Alder single towel rail and toilet roll holder in chrome finish
Materials	Ceramic wall tiles to shower recess, with floor tiles and skirting tiles throughout
Mirrors	Polished edge mirrors above vanity
Exhaust Fan	Externally ducted exhaust fans including self-sealing air flow draft stoppers
Materials	Caesarstone benchtop with 20mm arris edge detail to standard bathroom and ensuite (mineral crystalline silica-free surface)

Ceramic tiled niche to bathroom & ensuite showers

1500mm Decina Cool Freestanding Bath in white

## LAUNDRY

Trough	Freestanding laundry trough with cabinet and chrome mixer
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## GARAGE

Door	COLORBOND® motorised sectional garage door, including 2 remote control units & 1 wall unit
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## CEILINGS

Double Storey	2590mm high ceilings to ground floor and 2440mm to first floor
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## WINDOWS & EXTERNAL DOORS

Door	Feature entry door in paint-grade finish, with clear glazing
Windows	Dowell sliding aluminium glazed windows and doors in accordance with 7-star energy rating including keyed locks
Fittings	Entrance set to front entry door
	Provide double cylinder pull handle
	Gainsborough external door furniture including lever handle set, single cylinder deadlock and key in knob entry set to garage access door (if applicable)
Flyscreen	Aluminium mesh flyscreens to all openable windows and external sliding doors

## FLOOR COVERINGS

Carpet	Category 2 carpet to nominated rooms (refer standard plans for locations)
Flooring	Laminated timber grain flooring to nominated rooms (refer standard plans for locations)

## NCC 2022 REQUIREMENTS

Wet Areas	One step free shower recess
	Single entry point with step free threshold (less than 5mm)
	Noggins to wet areas for future grab rail installation.
Energy Rating	7-star energy compliance
	Includes 5kW photovoltaic panels with inverter to meet whole of home requirements

## INSULATION

Energy Rating	Insulation requirements to meet 7-star Energy Requirements
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## EXTERNAL

Façade	Façade as per approved architectural drawings
Bricks	Austral builders range bricks to dwelling as per included colour palette
Concrete	Concrete finish to porch floor (where applicable) Coloured reinforced concrete driveway & path
Landscaping	Full front & rear landscaping (refer to plans)
Letterbox	As per developer guidelines
Fence	Fixed fencing to all boundaries to developer's requirements (refer to plans)

## STAIRS

Stairs	Carpeted MDF treads and MDF risers with painted handrail Storage space under stairs (design specific)
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## HOT WATER SERVICE

Solar Heater	Rheem 160 litre solar water heater with continuous flow booster. Please note: Solar collector panel and storage tank positioned at the builders discretion
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## ROOFING

Roof	COLORBOND® metal roof
Fascia & Gutter	COLORBOND® fascia and gutter

## FIXING

Fittings	Gainsborough lever passage sets and pull handles
Skirtings	67x12mm skirtings and architraves to dwelling and garage
Doors	Flush panel internal doors with door stops and chrome hinges
Robes	Single melamine shelf and hanging rail to robes Sliding doors to robes – aluminium framed with vinyl coating doors suit built in robes 4 drawers to WIR

## PAINT & PLASTER

Internal Walls	Haymes 3-coat application low sheen acrylic in one standard colour to all internal walls (2-coat application to garage)
Internal Doors	Haymes semi-gloss paint to internal timberwork and doors
Ceilings	Haymes flat acrylic to ceilings
Cornice	75mm cove plaster cornice

## HEATING & COOLING

Living & Master	Split system (5kw) to living and master bedroom
Bedrooms	Heating panels to all other bedrooms

## ELECTRICAL

Points & Switches	Double power points and downlights as per standard electric layout
Smoke Detectors	Smoke detectors interlinked to comply with AS3786
Lights	Wall light to staircase
External Lights	External light point as per standard electric layout Waterproof motion sensor to external light point
TV & Data	One telephone point & TV point to master bedroom & family room TV antenna Data point - cat 6 data point

## SERVICES - CONNECTIONS

Inclusions	Includes connection of water, sewer, telephone conduit and stormwater points within the allotment and connection to underground power and gas services (where available) immediately adjacent to the allotment
Exclusions	Does not include electricity and telephone connection costs, all consumer account opening fees, and usage charges. Please discuss with your New Home Specialist if connection to natural gas is unavailable
External Tap	External tap

## STRUCTURAL

Frame	90mm structural pine wall framing and pine truss roof
Guarantee	Lifetime Structural Guarantee. Please refer to our website for full terms and conditions