

# Flexi-living Series

2021 Release



**Strathnairn**  
Ginninderry

## Typical Inclusions List

An Inclusions List will be available for each Flexi-living Home at public release.

Purchasers	
Name:	
Address:	
Package details	
Block:	Section: Type:
Colour Schemes	Please tick and initial colour selection
<input type="checkbox"/>	Willow
<input type="checkbox"/>	Forest
Appliances Package	Please check and initial appliance package selection
<input type="checkbox"/>	Appliances package 1 – Bosch with Baumatic induction cooktop
<input type="checkbox"/>	Appliances package 2 – Ariston with Baumatic induction cooktop



General Items	
General items	<ul style="list-style-type: none"><li>• Connection to all services – electricity, water, sewerage, SW and NBN.</li><li>• Termite protection to relevant Australia Standards and BCA.</li><li>• In the event of specified products not being available or discontinued, all replacement products will be of equivalent quality.</li></ul>
DLP maintenance period	<ul style="list-style-type: none"><li>• 90 days defects period</li><li>• 10-year structural guarantee.</li></ul>
Energy rating	Minimum 6-star NatHERS.
Cleaning	Builders clean at completion and hand over.

External Works	
Soft landscaping	As per floor plans.
Fencing	As per floor plans.
Retaining wall	As required
Clothesline	“Daytek” Mini slim, Ground or Wall mounted as required.
Letter box	Aluminium letter box to be integrated within fencing or courtyard walls.
External tap	1 minimum.
Pergola where indicated on drawings	Where indicated on drawings.
Paving	Refer to landscaping plans.
Water meter boxes	Water Meter Boxes where required

External Elements	
Roofing	Metal profile roofing Ceiling Insulation R5.0. Anticon Blanket under roof.
Gutters and downpipes	Colorbond fascia, gutters and downpipes pre-finished metal as per external finish schedule.
Eaves	Painted fibre cement.



Windows and doors	Window and door sizes configurations as per elevations. Ground floor windows and sliding door heads to be 2400mm high.  Powder coated aluminium frames with fly screens to all openable windows and sliding doors. All glazing double glazed.  Entry door- Newinton Draft seals to perimeter Sliding doors – 2400mm high to ground floor powder coated aluminium with fly screens and dead lock function with top fitted deabolt.																					
Window hoods	Powder coated aluminium window hoods where nominated on plans and elevations, colour as per external schedule.																					
Balcony	Where indicated on drawings.																					
External walls face bricks	Refer to external finishes schedule.																					
External walls cladding	Refer to external finishes schedule.																					
Floors	Concrete slab to ground floor and joists to upper floor, R4.0 insulation to all joists where exposed/open.																					
Carport / Garages	Carports structures when nominated on plans are similar to “Straco”, as made by garage manufacturer, colour as per external schedule.																					
Garage doors	<table><tr><td>Profile</td><td>1 panel lift door 1 roller door with 2 handsets &amp; 1 wall mount control</td></tr><tr><td>Adapt 84 &amp; Adapt 91</td><td>1 panel lift door 1 roller door with 2 handsets &amp; 1 wall mount control</td></tr><tr><td>Alto 2</td><td>1 panel lift door, 2 handsets &amp; 1 wall mount control</td></tr><tr><td>Alto 2 Corner</td><td>1 panel lift door, 2 handsets &amp; 1 wall mount control</td></tr><tr><td>Trio</td><td>1 panel lift door, 2 handsets &amp; 1 wall mount control</td></tr><tr><td>Vista</td><td>1 panel lift door, 2 handsets &amp; 1 wall mount control</td></tr><tr><td>Evermore</td><td>N/A</td></tr><tr><td>Canvas</td><td>N/A</td></tr><tr><td>Renew</td><td>N/A</td></tr><tr><td>Loft</td><td>N/A</td></tr></table>		Profile	1 panel lift door 1 roller door with 2 handsets & 1 wall mount control	Adapt 84 & Adapt 91	1 panel lift door 1 roller door with 2 handsets & 1 wall mount control	Alto 2	1 panel lift door, 2 handsets & 1 wall mount control	Alto 2 Corner	1 panel lift door, 2 handsets & 1 wall mount control	Trio	1 panel lift door, 2 handsets & 1 wall mount control	Vista	1 panel lift door, 2 handsets & 1 wall mount control	Evermore	N/A	Canvas	N/A	Renew	N/A	Loft	N/A
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External door furniture	Entry Door – Lockwood Nexion Vision. Lever Handle with deadlock function.																					
Locks	Windows – key locks with all keyed alike. Sliding doors – key locks with all keyed alike.																					



Internal Elements	
Internal walls	10mm plasterboard
Architrave & Skirting	Primed DAR 66 x 11.
Ceiling height	In general, 2700mm to primary living areas with square set ceilings and 2400mm to first floor with square set ceilings.
Internal doors	Redicoat paintable 2040mm high
Internal doors furniture	Lockwood Velocity with privacy latches to bathrooms, WC and ensuite, chrome plated.
Doors from house to garage	Lockwood Paradigm Deadbolt.
WIR / BIR Robe doors	Chrome hanging rail and 1 set of 4 melamine shelving and 1 over head shelf. Bi-pass Doors, 1 vinyl faced and 1 mirror door per robe.
Linen Cupboard	4 adjustable melamine shelving with fixed top shelf.
Entry, living, kitchen	Laminated flooring as per colour schemes
Bathroom & ensuite	Tiles as per colour schemes Wall tiles per colour schemes Feature wall tiles per colour schemes
Bedrooms, hallways & stairs	Carpet per colour schemes
Study, rumpus/guest, rumpus & loft area where applicable	Carpet per colour schemes
Laundry	Tiles as per colour schemes Wall tiles as per colour schemes Splashback as per colour schemes
Kitchen splashback	Kit Kat White
Kitchen benchtop	Caesarstone as per colour schemes
Cupboard underbench & tall and overhead cupboard	Laminex as per colour schemes
Handles where applicable	Kethy Oak.



Bin in Joinery	Hafele, Double Waste Bin																					
Kitchen Sink	Abey stainless steel flush mounted																					
Kitchen tap	Parisi Envy Arch Sink Mixer																					
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Laundry joinery	Bi-fold doors only where nominated on plans with finishes to match kitchen joinery.																					
Laundry tub	Clark Eureka 45 litre or 35 litre compact tub and cabinet																					
Laundry tap	Parisi Envy Arch Sink Mixer																					
Other	Dryer board																					



Electrical Appliances	
Hot water system	Sanden Eco Hot Water Heat Pump 160L Tank with separate compressor unit (split system)
Heating and cooling	Toshiba Multi Head, 1 to the living area 1 to the master bedroom
PV panel, inverter and HEMS	Minimum 2 KW panels with inverter and Home Energy Management System.

Electrical Schedule	As per electrical plan and electrical schedule
All double GPOs Unless noted.	Entry – 1 Living / dining – 3 Kitchen above benchtop – 3 Bedrooms – 2 Bathroom – 1 Ensuite – 1 Top of stair – 1 Laundry – 2 Garage – 1 Loft area (where applicable) – 2 Study (where applicable) – 2 Rumpus/guest (where applicable) – 2 Rumpus (where applicable) – 2 External WP GPO – 1 Power requirement to panel lift door & roller door ceiling mounted. Allow for all relevant GPO requirements for heating, cooling, HWS and NBN.
Kitchen	Single GPO provisions for dishwasher, microwave, fridge, rangehood. Electric oven and induction cooktop hard wired.
Lighting	LED down lights to all living areas and kitchen. LED downlights to be equal to Deta 7W white Dimmable LED with IC Abutted and covered rating. Bedrooms, WC and laundry – batten with 1 light point including fitting Bathroom – combine heat, light and fan equal to tastic Internal WC and laundry – exhaust fan with light External lighting – provide minimum 1 lighting point for each external entry area including entry porch, driveway and pergola area
Communications	Provide phone, TV and data points with double GPO to the following areas: 1 TV, 1 Data, 1 Phone to living area and master bedroom. Provide Splitter box in Attic with all associated wiring and connections. Aerials mounted within roof space.