

## Inclusions List

Purchasers	
Name:	
Address:	
Package details	
Block:	Section:                  Product:
Colour Scheme	Please tick and initial colour selection
<input type="checkbox"/>	Walnut
<input type="checkbox"/>	Beech
General Items	
General items	Connection to all services – electricity, water, sewerage, storm water and NBN.

External Works	
Soft landscaping	Included
Fencing	Included to Private Open Space areas
Retaining wall	As required.
Clothesline	Ground or Wall mounted
Letter box	Aluminum letter box
External tap	1 minimum.

External Elements	
Roofing	Metal Lysaght roofing as per external finish schedule
Gutters and downpipes	Colorbond fascia, gutters and downpipes as per external finish schedule.
Windows and doors	Window and door sizes configurations as per Plans and Specifications.  Powder coated aluminum frames with fly screens to all openable windows and sliding doors. All glazing double glazed.
Window hoods	Window hoods where nominated on Plans and Specifications, colour as per external finish schedule.
External walls cladding	Refer to external finish schedule.
Floors	Concrete slab to ground floor and joists to upper floor.
Carport	Carports structures when nominated on Plans and Specifications.
Garage doors	1 panel lift door, 2 handsets & 1 wall mount control, where nominated on the Plans and Specifications. Colour as per external finish schedule.
Front entry door	Corinthian Madison, colour as per external finish schedule. Lever Handle with deadlock function.
External door	Corinthian Flush Exterior, colour as per external finish schedule.
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 minimum 2400mm to other areas with square set ceilings.										
Internal doors	Corinthian Flush Interior, as per colour schemes.										
Internal door handles	Lane Oxford lever set, chrome plated. Privacy set to bathrooms and ensuite, chrome plated.										
Doors from house to garage	Solid core door										
Door locks from house to garage	Lane Deadbolt, chrome plated										
WIR / BIR Robe doors	Chrome hanging rail and 1 set of 4 melamine shelving and 1 over head shelf. Sliding door, 1 vinyl faced and 1 mirror door per robe per bedroom										
Linen Cupboard	4 adjustable melamine shelving with fixed top shelf										
Entry, living, kitchen	Hybrid flooring as per colour schemes.										
Bathroom & ensuite	Floor tiles as per colour schemes. Wall tiles per colour schemes.										
Bedrooms, hallways & stairs	Carpet per colour schemes.										
Laundry	Floor tiles as per colour schemes. Wall tiles as per colour schemes. Splashback as per colour schemes.										
Kitchen splashback	As per colour schemes										
Kitchen benchtop	Caesarstone as per colour schemes.										
Bin in Joinery	Hafele, Double Waste Bin.										
Kitchen Sink	Caroma Punch Single End Bowl or 1.75 End Bowl, size to suit kitchen benchtop. Stainless steel flush mounted.										
Kitchen tap	Caroma Urbane Sink Mixer.										
Appliances package 1	<table border="1"> <tr> <td>Oven – Artusi 60cm Series</td> </tr> <tr> <td>Rangehood – Artusi 60cm slide out Series</td> </tr> <tr> <td>Cooktop – Artusi 60cm Induction Cooktop</td> </tr> <tr> <td>Dishwasher - Westinghouse 60cm freestanding</td> </tr> </table>	Oven – Artusi 60cm Series	Rangehood – Artusi 60cm slide out Series	Cooktop – Artusi 60cm Induction Cooktop	Dishwasher - Westinghouse 60cm freestanding						
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	Vanity tap	Caroma Urbane
	Vanity mirror	Duraplex Plain Mirror, size to suit basin
	Robe hook (2 per ensuite)	Caroma Urbane
	Double towel rail (1 per bathroom & 1 per ensuite)	Caroma Round double towel rail
	Toilet	Caroma Liano
	Toilet roll holder	Caroma Urbane
Laundry tub	Stylus Compact Trough and Cabinet	
Laundry tap	Caroma Elegance	
Other	Dryer board	

Electrical Appliances	
Hot Water System	Haier Heat Pump
Heating and cooling	Toshiba split system 4kw to main living area and ceiling fans to all bedrooms Electrical panel radiator to all bedrooms
PV panel, inverter and HEMS	Minimum 3.5 KW panels with inverter and Home Energy Management System.

Electrical Schedule	
GPOs	All double GPOs except for dishwasher, microwave, fridge and rangehood connection.
Lighting	LED down lights to all rooms. Bathroom – combine heat, light and fan equal to tastic Powder room – exhaust fan with light External lighting – provide minimum 1 lighting point for each external entry area including entry porch, driveway and deck area
Communications	1 TV connection, 1 Data connection, 1 Phone connection to living area and master bedroom. 1xUSB GPOs charging points to living or kitchen and master bedroom.