

Date	
Client	
Block and Section	Higher range inclusions list
Address	
Description	NEW DOUBLE STOREY HOUSE
Version	Preliminary

INCLUSIONS LIST

Pre-Construction Services and Compliance	
House design	Included
Fees for Consulting Surveyor	Included
Building approval fees (DA exempt)	Included
ACTPLA development application	N/A
Fees for Building Certifier	Included
Electrical inspections	Included
Drainage and Plumbing inspections	Included
Home owner warranty indemnity insurance	Included
Building insurance for the construction period	Included
Engineering design and inspection fees	Included
Energy assessment reports (minimum 6 star)	Included

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General	
Structural Warranty	Included, in accordance to the Building Act
Defects liability period	90 days from practical completion
Warranties for appliances	All manufacturer warranties passed to the owner
Smoke Detectors	Included in accordance to the Building Code
Ceiling height	Subject to design
Insulation	To EER report
Bushfire mitigation measures	Included if required
Internal painting	3 coat systems. two solid colours on wall and one solid colours on ceiling as per client's indication
External painting	2 coats system. As per design

Client:

Builder:

Site works	
Site excavation	Allowance for site cut to 500mm maximum on M class site. Excavation of rock excluded.
Slab and footings	Waffle slab as indicated in engineering documents
Connection to sewage and stormwater main point as per drainage plan	Included
Services Connection (electricity, gas, water & internet)	Included Account opening fee to client
Site cleaning on practical completion for landscaping	Included

External Finish	
Roofing	Corrugated profile metal roof sheet, to COLORBOND range
Masonry	Face Brick- AUSTRAL BRICKS or similar. Price range up to \$1000/ 1000 bricks including GST
Fascia, Gutter, and downpipes	to COLORBOND range
Pest control	Physical barriers
External garden taps	4 @each corner
Drainage sumps	2 (front & rear)
Windows and external sliding door	Powder coated aluminium frame. glazing condition to EER report
Flyscreens to windows and external sliding doors	Fibreglass
Hot water heating system	Infinity gas heater
Fencing	1.8m high timber paling fence for half boundary excluding front gates
Water tank	As per drawing
External concreting	Brushed finish surface, not more than 60sqm including driveway, footpath, areas under air-conditioning and water tank
Letterbox	Allowance for \$200
Clothesline	Folding frame wall mounted
Front Porch	Concrete pad & tiling as per client selection
Door external - entrance	Inc in curtain wall system as per design
Door external - others	Solid core doors, allowance \$200/ea.
External door lock	Allowance \$350
Weather seal to external doors	Included
Intercom	Included. To ground floor.
External sensor lights	As per lighting plan

Internal Finish	
Waterproofing to wet areas	Included. Warranty provided by supplier.
Walls and ceiling	10mm plasterboard
Skirtings and architraves	Size: (67mm X 18mm) Pine to wet area MDF to the rest area
Cornices	55mm cornice to garage Square-set to living area
Internal doors	HUME internal door. ACCENT series
Internal door handle	GAINSBOROUGH G4 series Privacy set to master bedroom & bathroom Passenger set to the rest
Door Stop	Magnetic
Air-conditioning	Daikin ducted reverse cycle air-conditioning with two zones
Floor covering	Tiling allowance \$40/m ² , and carpet allowance \$35/m ² including GST.
Kitchen joinery, QUANTUM stone bench-top	Allowance \$25,000 including GST
Kitchen Splashback	Safety glass to Australian standard
Laundry joinery, QUANTUM stone bench-top	Allowance \$2,000 including GST
Tiling in bathroom and en-suite	Ceramic tile on wall from floor to ceiling & on floor. (300x600) Tiling allowance \$40 /m ² including GST
Skirting tiles in laundry and toilet	One row of ceramic tile allowance \$40 /m ² including GST
Built-in robes	18mm white grain boards shelving. Mirror or opak glass sliding doors
Shower recess wall	Included
Floor heating	Hydraulic floor heating to toilet, laundry, kitchen, family & meals on ground floor Electricity floor heating to all ENS & bathroom

LOWER FLOOR:

Garage	
Ceiling mounted fluorescent light	2
DPO	1
SPO	1
External sensor light	1

Alfresco	
LED downlight	3
DPO	2

Foyer	
LED downlights	1
Light point	1

Lounge & Rumpus	
LED downlight	6
DPO	3
TV jack and data point	1 set

Kitchen	
LED downlights	2
DPO	3
Light point	1, in the centre over islander
SPO	To each appliance
Sink	To PC item list
Sink mixer	To PC item list
Appliance (90cm Electric Oven, 90cm 5 or 6 burner gas cooktop, canopy rangehood)	To PC item list
Dishwasher	To PC item list

WIP	
LED downlight	2
DPO	3

Family & meals	
TLED downlight	10
Light point	1
DPO	4
TV jack and data point	2

Hallway	
LED downlight	1

Guest	
LED downlight	2
DPO	2
Walk-in robe	
LED downlight	1
ENS	
3 in 1 light heat combo (TASTIC)	1
DPO	1
Vanity and basin unit	20MM STONE BENCH TOP + BENCH-TOP-BASIN+MIXER

Shower Screen	Semi-chrome frame & clear glass screen with pivot glass door. Shower recess
Shower rail	To PC item list
Toilet roll holder	To PC item list
Tower rail	To PC item list
Toilet suite	To PC item list
Mirror	Frameless

Media	
LED downlight (dimmable)	4
DPO	3
TV jack and data point	1

Laundry	
Oyster Light (LED)	1
DPO	1
SPO	1
Sink mixer	To PC item list
Washing machine taps	To PC item list
Sink	To PC item list

UPPER FLOOR:

Bedroom 1	
LED downlight (dimmable)	4
DPO	2
TV jack and data point	1
Walk-in robe	
LED downlight	2
ENS	
3 in 1 light heat combo (TASTIC)	1
LED downlight	2
DPO	1
Vanity and basin unit	20MM STONE BENCH TOP + BENCH-TOP-BASIN+WALL MOUNTED MIXER
Shower Screen	Semi-chrome frame & clear glass screen with pivot glass door, Shower recess
Shower rail	To PC item list
Toilet roll holder	To PC item list
Tower rail	To PC item list
Toilet suite	To PC item list
Mirror	Frameless

Bedroom 2	
LED downlight	2
DPO	2
Built-in robe	opak glass sliding doors

Bedroom 3	
LED downlight	2
DPO	2
Built-in robe	opak glass sliding doors

Bath	
3 in 1 light heat combo (TASTIC)	1
DPO	1
Vanity and basin unit (1200mm)	20MM STONE BENCH TOP + BENCH-TOP-BASIN+GOOSE-NECK MIXER
Shower Screen	Semi chrome frame & clear glass screen with pivot glass door, Shower recess
Shower rail	To PC item list
Bath spout & mixer	To PC item list
Tower rail	To PC item list
Mirror	Frameless
Toilet roll holder	To PC item list
Toilet suite	To PC item list

wet bar	
LED downlight	1
DPO	2

Gallery	
LED downlight	3
DPO	1

Balcony 1	
LED downlight	3
DPO	1



Front balcony	
LED downlight	3
DPO	1



Rear balcony	
LED downlight	2
DPO	1



Stair	
LED downlight	2
Floor light	3


LOWER FLOOR



ENS		Brand	Model	Description	Image
SHR	Shower spray	PHOENIX	V726CHR--A	Vivid Twin Shower (3S) CP	
	Shower mixer	ABEY	1SHEXT+SHINT	Park Avenue Shr/Bath Mixer Complete CP	
	Floor waste			100mm Square Floor Waste	
WC	TOILET	Mondella	00344.ZT645	4 Star 3 - 4.5L/Min White Concerto Back To Wall Toilet Suite Bottom in	
	Toilet roll holder	KOHLER	37350TCP	Strayt Horizontal Toilet Paper Holder CP	
VB	VB Set				
VB	VB mixer	ABEY	1B1	Park Avenue Basin Mixer (6S) CP	

Floor	Floor waste			100mm Square Floor Waste	
Wall	Towel Rail	PARISI	QQTRD70	Quadro Towel Rail - 700mm Dbl CP	


WC		Brand	Model	Description	Image
WC Next To LDY	TOILET	Mondella	00344.ZT645	4 Star 3 - 4.5L/Min White Concerto Back To Wall Toilet Suite Bottom in	
	Toilet roll holder	KOHLER	37350TCP	Strayt Horizontal Toilet Paper Holder CP	

LDY		Brand	Model	Description	Image
LDY	Sink	CLARK	R45T--A	Radiant 640X480 45L Std. F/Line tub S/S	
	Sink mixer	MILLENNIUM	10141	Konti Sink Mixer (3S) CP	

	Floor waste			100mm Square Floor Waste	
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		Brand	Model	Description	Image
Kitchen	Kitchen sink	CLARK	PPR20B	Prism 870mm Dbl Bowl Universal Sink	
	Sink mixer	PHOENIX	V729CHR	Vivid Sink Mixer Multi Function (6S) CP	




KITCHEN	Brand	Model	Description	Image
Oven	ARISTON	MB91IX--A	90cm Fan Forced M/F Oven Cat Liners Clock S/S	
Gas cooktop	ARISTON	PH960TGH--A	90cm 6 Burner Gas Hob Wok Brnr F/F C.I. Trivets S/S	
Rangehood	ARISTON	HLB98LTIX	90cm Canopy Rangehood	
Dishwasher	BOSCH	SMU50E05AU	60cm dishwasher	

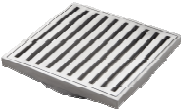

WIP	Brand	Model	Description	Image
Sink				
Sink mixer	PHOENIX	YV730CHR	Ivy Sink Mixer CP (4S) CP	

UPPER FLOOR

BATH		Brand	Model	Description	Image
SHR	Shower spray	METHVEN	OSQ230CPAU	Satinjet Square Drencher 230mm CP (3S) CP	
	Shower spray	KOHLER	R5512ACP	Flipside 02 Handshower on Rail (3S) CP	
	Shower mixer	ABEY	1SHEXT+SHDINT	Park Avenue Shr/Bath Mixer Complete CP Div	
	Floor waste			100mm Square Floor Waste	
WC	TOILET	CAROMA	839205W	Urbane WF Uni Trap Pan WHT	
			237001--A	Invisi II Inwall Cistern 4.5/3 Litre	
			237078C	Invisi II Oval Dual Flush Plate & Buttons CP	

	Toilet roll holder	KOHLER	37350TCP	Strayt Horizontal Toilet Paper Holder CP	
VB	VB Set				
	VB mixer	ABEY	1B1	Park Avenue Basin Mixer (6S) CP	
Floor	Floor waste			100mm Square Floor Waste	

ENS		Brand	Model	Description	Image
SHR	Shower spray	METHVEN	OSQ230CPAU	Satinjet Square Drencher 230mm CP (3S) CP	
	Shower spray	KOHLER	R5512ACP	Flipside 02 Handshower on Rail (3S) CP	
	Shower mixer	ABEY	1SHEXT+SHDINT	Park Avenue Shr/Bath Mixer Complete CP Div	

	Floor waste			100mm Square Floor Waste	
WC	TOILET	CAROMA	839205W	Urbane WF Uni Trap Pan WHT	
			237001--A	Invisi II Inwall Cistern 4.5/3 Litre	
			237078C	Invisi II Oval Dual Flush Plate & Buttons CP	
	Toilet roll holder	KOHLER	37350TCP	Strayt Horizontal Toilet Paper Holder CP	
VB	VB Set			Double basins vanity	
VB	VB mixer			Wall taps, 2 taps	
Floor	Floor waste			100mm Square Floor Waste	

Wall	Towel Rail	KOHLER	9125TCP	Strayt Hotelier Shelf - 600mm CP	
BATH TUB	Bath spout	PHOENIX	OUT012CHR--A	Swivel Bath Spout - 200mm Wall SQR CP	
	Shower mixer	ABEY	1SHEXT+SHINT	Park Avenue Shr/Bath Mixer Complete CP	
	Bath tub	Stylus	BB5W	Basis 1525mm Rectangular Bath	