SCHEDULE OF INCLUSIONS

**GENERAL**

* Builders and Home Warranty Insurance/Builders Indemnity Insurance covered.
* Public Liability and Workers Comm covered during the project.
* 6 years structural warranty on the dwelling from completion.
* Maintenance period of 90 days from completion of dwelling to cover any defects.
* Approvals from government authorities and permits are covered.
* Engineer drawings, Drainage plans, Surveyor set out and Certifier inspections costs are covered and task completed by fully qualified trades.
* Building inspections and certified from ACTPLA accredited Certifier.
* ACTEW Electric inspections & Connection to home as per BCA requirements.
* ACTEW Plumbing, Gas and Drainage inspections, Connection to water, Sewage and Stormwater as per plan.
* Insulation installed as per Energy Rating (EER).
* Smoke detectors to Australian Standards 3786.
* In fill footing or Waffle slab as per engineer’s detail are covered.
* Termite Proofing/Protection to slab as per BCA (Building Code of Australia).
* Site cleaned during construction and upon completion.
* All prices and allowances are including GST.

**EXTERNAL FINISH**

* Powder coated lockable aluminium windows and sliding doors as per EER 6 ratings in standard colorbond colours.
* Fly screens to all opening windows and sliding doors builder’s range.
* Colour bond roof along with metal fascia, down pipes and gutter in standard colours builder’s range.
* Brick allowance $935 for 1000 Bricks, Any Everyday Life Range Austral Bricks to be choose from or Foam rendered all around the house.
* Front façade half rendered and other half Austral Bricks.
* 26 ltrs, 5-star continuous flow gas hot water system.
* Fence to ½ boundary 1.8 m high timber paling as per plan.
* Rainwater tank as per Lease and Development Conditions.
* Two external taps (1 front & 1 back yard) and Slimline clothes line from builder’s range.
* Concrete as per Lease and Development Conditions for Rainwater tank, Reverse cycle unit and Driveway.

**INTERNAL FINISH**

* 2.55 meters high internal ceiling.
* All internal doors to be installed from HUME ACCENT Door range, Allowance upto $50 per door.
* Ducted Reverse Cycle Air-Conditioning throughout with 2-3 zones and upto 10 outlets.
* Video intercom doorbell from builder’s range. Allowance upto $250 Allowance.
* High quality low sheen washable paints to walls 3 layers. Colour as per client selection and Ceiling White flat paint to ceilings.
* Linen cupboards as per plan with white melamine shelving & sliding doors.
* Standard square set cornis ceilings throughout the house.
* 66mm Skirting and architraves with semi-gloss paint finish from builder’s range.
* 10mm plasterboard to walls.
* Single Phase electricity metre supplied and installed. ACTEW electricity connection fee need to be paid by customer.
* Tiles or Timber laid throughout Entry, Kitchen, Family, Dining and Hallway (Allowance upto $35 m2 for supply. Installation covered for standard Tile size of 300x300mm, 300x600 or 600x600mm or Standard Timber Size).
* Carpet laid out in Lounge, Bedrooms and Robes. Allowance upto $130 lineal metre.

**ENTRY**

* Hume 1200mm Solid core entry door from HUME Savoy Door range (Up to $800.00 allowance).
* Gainsborough Digital Entrance Set (GDBSTE) or Angular Trilock (8901ANG) for front entry door (Up to $220 Allowance).
* Ceiling Led down lights x3 and 1 x double power point.
* Tiles or Timber laid throughout entry (Allowance upto $35 m2 for supply. Installation covered for standard Tile size of 300x300mm, 300x600 or 600x600mm or Standard Timber Size).

**FAMILY/DINING AREA**

* 6 x Ceiling LED down light in Family and 2 LED down lights in Dining area.
* 3 x double power points, 1 x Telephone and CAT 6 data connection outlet point.
* 1 x TV outlet point along with Antenna will be supplied and connected.
* Tiles or Timber laid throughout Family & Dining (Allowance upto $35 m2 for supply. Installation covered for standard Tile size of 300x300mm, 300x600 or 600x600mm or Standard Timber Size).

**LOUNGE ROOM**

* Ceiling led down lights x 4.
* 1 x double power point.
* 1 x TV outlet point and 1 x Phone and 1 x CAT 6 data point.
* Carpet lay throughout the lounge room (Allowance up to $130 per lineal metre).

**KITCHEN & PANTRY**

* Kitchen & Pantry supplied and installed including Soft close doors/drawers, Joinery, Benchtop. Kitchen Allowance up to $15k excluding appliances.
* Appliances supplied and installed as per customer selection. Customer can choose any company product within the allowance range.
* Bosch 900mm - 5 Burner Cook top – Allowance upto $1000
* Bosch 900mm Range hood/Canopy - Allowance upto $1000
* Bosch 600 or 900mm Oven - Allowance upto $650
* Clarke Double bowl + Drainer Sink supplied and installed. Allowance up to $300.00
* Methven (Made in New Zealand– upto 15 years warranty) Kitchen Sink Tap or equivalent allowance up to $200.00
* 2 x Ceiling led down lights.
* Provision for 3 hanging lights done by builder. Lights to be supplied by customer.
* Single power point for appliances & 1 Double power points in splashback.
* Tiles or Timber laid throughout entry (Allowance upto $35 m2 for supply. Installation covered for standard Tile size of 300x300mm, 300x600 or 600x600mm or Standard Timber Size).
* Tiled splashback above the cook top area (Allowance upto $35 m2).
* 1 x LED light installed in pantry (Builders range).
* Joinery supplied and installed in kitchen and pantry from builder’s range included in kitchen allowance.

**LAUNDRY**

* Clark 45 litres Stainless steel laundry tub (Allowance up to $200).
* Laundry tub mixer (Allowance $100).
* 1 x LED light (Builders range) and 1 x Double power point.
* Washing machine tap for Hot & Cold water from builder’s range (Builders range)
* Laminate bench with built in cupboard (Allowance upto $1000).
* Tiled splashback 600mm above laundry tub. Tiled will be used from main floor.
* Tiled floor and skirting covered.
* Wet seal treatment to wet areas and wall perimeter.

**ENSUITE**

* Single Bowl Wall Hung 900mm Vanity unit (Allowance upto $500 per vanity).
* Frameless mirror to suit the vanity.
* Back to wall toilet (Allowance upto $400.00).
* Semi Framed shower screen with clear glass (Allowance $700).
* Shower Rail (Allowance upto $200.00)
* Chrome shower Mixer (Allowance up to $150).
* Tiled laid from floor to ceiling height (Allowance up to $35 sqm).
* Chrome Mixers tap for vanity (Allowance up to $150).
* Chrome Toilet roll holder (Allowance up to $50).
* Chrome Double 600mm or 900mm Towel Rail (Allowance up to $85).
* 1 x Double power point and 4 outlet Tastic supplied and installed.
* Wet seal treatment to wet areas and wall perimeter.
* Standard square Floor waste.

**BATHROOM**

* Decina fabrino Rectangular Bath tub (Allowance up to $200).
* Chrome Bath Mixer (Allowance up to $150).
* Chrome Bath spout (Allowance up to $100).
* Single Bowl Wall Hung 900mm Vanity unit (Allowance upto $500 per vanity).
* Chrome Mixers tap to suit the vanity (Allowance up to $150).
* Frameless mirror to suit the vanity.
* Semi Framed shower screen with clear glass (Allowance $700).
* Shower Rail (Allowance upto $200.00)
* Chrome shower Mixer (Allowance up to $150).
* Tiled floor to ceiling height wall (Allowance up to $35 sqm).
* Chrome 900mm Double Shower Rail (Allowance up to $85).
* 1 x Double power point and 3 Outlet Tastic.
* Wet seal treatment to wet areas and wall perimeter.
* Standard square Floor waste.

**POWDER ROOM**

* Ceramic Toilet back to wall (Allowance up to $400).
* Chrome Toilet roll holder (Allowance up to $50).
* Tiled floor laid throughout and wall high covered up to 1.2m (Allowance up to $35 sqm).
* 1 x LED light along with Exhaust Fan supply and installed (Builders range).

**Master Bedroom**

* 4 x Ceiling led down lights and 2 Double power point.
* Walk in robe with 2 banks of triple shelving 450/600 wide, top shelf with hanging rail.
* 1 Led light in walk in robe (Builders range)
* Carpet laid throughout as per client’s selection (Allowance upto $130 lineal metre).

**BEDROOMS**

* 2 x Ceiling led down lights.
* 2 Double power point.
* Sliding robe with 2 banks of triple shelving 450/600 wide, top shelf with hanging rail.
* Carpet laid throughout as per client’s selection (Allowance upto $130 lineal metre).

**DOUBLE GARAGE**

* Single/Double panel lift door with 2 remote control keys in Standard Colorbond colours.
* 2 x ceiling florescent lights.
* 1 x double power points and 1 single point for Garage door operation.
* Reinforced concrete Floor.

**PORCH**

* 2 x Ceiling light.
* Tiles laid throughout (Allowance upto $35 sqm).

**ALFRESCO**

* 2 x Ceiling led down lights.
* 1 x Double power point weather proof along with BBQ Gas connection.
* Tiles laid throughout (Allowance upto $35 sqm).

**EXCLUSION**

* Landscaping and Curtains/blinds are not included.
* Rock excavation. Removal and disposal of rock if required.
* Retaining wall - Timber/Stone not included.
* Dishwasher and Microwave are not included.
* Electricity, Gas and NBN connection fee.
* Courtyard wall not included (Applied on corners blocks only).
* Fencing Gates are not Included.

**EXTRAS CAN BE INCLUDED WITH ADDED COST IF REQUIRED-**

* TV point $99 each, LED lights $79 each & CAT 6 Data points $99 each.
* Double power point $79 and Single power point $69 each.
* Swan security cameras supply and install for $1500.00.
* 2nd oven installation only $349.
* Ceiling Fan installation only $199, Fan needs to be provided by customer.
* Solar Panel for Hot Water System ($6,500) supply and install.
* Electric Solar Panel for Hot Water System ($5,000 supply and install) varies on the size.
* Stone wall for front pillar $2k & Internal Area Increasing ($1500 per SQM).
* Skillion roof or Parapet added with addition cost of $10k.
* Feature wall paint $249, paint supply and painted. Same colour for all walls.
* Feature wall paint $399, if different to all other walls.
* Butler’s pantry along with Benchtop, tiled splashback and 1 power points $2k.
* Study joinery, benchtop with 1 power point and 1 Data Point supply and install $2k.
* Toilet – In wall cistern $1k. Toilet in wall cistern along with off the ground $1500.
* Vertical timber feature can be added in living and family for $2k each.
* Concrete floor for paving can be added $66 sqm.
* Landscaping and Curtains/blinds are not included. Can be added on project basis.
* Rock excavation. Depend upon site to site. Cost will be added if rock found.
* Retaining wall not included. Can be added upon request.

**IMPORTANT INFORMATION**

* Please note: These inclusions should be used as a guide only. Builder reserves the right to substitute inclusions of similar quality and value depending on availability.
* Purchasers are advised that the finishes purposed for use include natural materials - such as stone/timber. Natural materials can display characteristics which may vary from sample to sample. Therefore, slight variations could occur in finishes compared to the material/samples shown on selection boards in showroom.
* Temporary electricity connection for the work to be carried out at site will be applied on customer name which will get convert to permanent metre at later stage.
* Water services will be used from the site.
* **All prices and allowances are including GST.**

Thanks for your business and opportunity to quote you. Look forward to help in building your dream home.