

## PERFORM INCLUSIONS

### PRELIMINARY WORKS

Site survey and soil test.

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Permit application.

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Plans drawn and sited.

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### FIXED PRICE SITE COSTS

Foundation class up to "H1-D" class concrete slab.

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### KITCHEN

**Oven** Technika electric underbench stainless steel oven (600mm).

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**Hot Plate** Technika stainless steel gas cooktop with cast iron trivets (600mm).

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**Range hood** Technika stainless steel canopy range hood (600mm).

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**Dishwasher** Technika stainless steel.

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**Sink** 1¼ bowl stainless steel sink with drainer and basket waste.

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**Tap** Astivita Bella Series gooseneck sink mixer.

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**Splashback** Glass

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**Water Point** to refrigerator space.

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### CABINERY

**Cupboards** Fully lined melamine modular cabinets incorporating pot drawers, with microwave provision and overhead cupboards.

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**Doors/Drawers** Standard laminate. Selected as per interior colour schedule. Including soft close runners to drawers

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**Kitchen Bench Top** 20mm reconstituted stone with square edge detail. Selected as per interior colour schedule.

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**Handles** Selected as per interior colour schedule.

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Colour scheme selected as per interior colour schedule.

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### BATHROOM AND ENSUITE

**Basins** White Vitreous china square half inset vanity basin.

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**Mirrors** Polished edge mirrors full length of vanity and mounted one tile above bench top.

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**Vanity Bench Tops** Laminate "D" roll. Selected as per interior colour schedule.

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**Bath** White acrylic bath in tiled podium.

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**Shower Bases** Tiled shower bases over ABS leak-resistant shower tray (tile colour to match floor tiles).

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**Shower Screens** Semi-frameless with powder coated aluminium frame (polished silver finish) and clear glazed pivot door.

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**Toilet Suite** Astivita Utah A-Trap with Soft Closing Seat.

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**Accessories** Double towel rails, with separate toilet roll holders in chrome finish securely fitted to timber wall studs.

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**Exhaust Fans** Exhaust fans including self-sealing air flow draft stoppers to bathroom and ensuite.

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## TAPS AND OUTLETS

**Basin** Astivita Bella Series mixer tapware.

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**Bath** Astivita Bella Series bath mixer with Astivita Bella Series wall bath spout.

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**Shower** Astivita Bella Series shower mixer with Astivita Gianni Deluxe Shower Rail & Rose.

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## CERAMIC TILING

**Wall tiles** from builder's standard range to kitchen, bathroom, ensuite and laundry, as per working drawings. Tile selection as per interior colour schedule.

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**Floor tiles** from builder's standard range to ensuite, bathroom, laundry, water closet, entry, kitchen, meals, and family/living areas (house specific), as per standard working drawings. Tile selection as per interior colour schedule.

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100mm high skirting tiles to bathroom, ensuite, water closets, and laundry.

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## CARPET

Carpet from builder's standard range to bedrooms and living areas, as per standard working drawings. Selection as per interior colour schedule.

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## EXTERNAL FEATURES

**Brickwork** Clay bricks. Selected as per exterior colour schedule.

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**Façade** part render and face brick

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Mortar Joints Natural colour (white sand/grey cement). Rolled Joint.

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**Windows** Aluminium sliding with powdercoat finish. Feature windows to front elevation (house specific – refer working drawings).

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**Entry Frame** Aluminium with powdercoat finish with clear glazed sidelight(s) (house specific – refer working drawings).

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**Front Entry Door** Hume Doors "Newington Range" with translucent glass.

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**Laundry External Door** Aluminium sliding or hinged door with powdercoat finish. (house specific – refer working drawings).

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External Hinged Door Furniture Entry set keyed alike to front door.

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Infills over Windows Front elevation brickwork infills over windows with fibre cement sheet infills above side and rear elevation windows and doors.

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**Roof Cover** Concrete colour on roof tiles from builder's standard range. Colour selected as per exterior colour schedule.

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**Roof Plumbing** Colorbond® metal fascia and barge. Quad gutter with 100 x 50mm rectangular downpipes.

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**Termite Treatment** Termguard termite spray system where required by relevant authority.

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**Screen Doors** Aluminium sliding fly screen door (no grille) to all external sliding doors.

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## CEILINGS

2550mm (nominal) height throughout.

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## INTERNAL FEATURES

**Room Doors** Flush panel hinged doors with chrome hinges.

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**Room Door Furniture** Internal lever door furniture in satin chrome finish.

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**Mouldings** 67 x 18mm bevelled edge MDF skirting & 67 x 18mm bevelled edge MDF architraves.

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Plastic white door stops to hinged doors (where applicable).

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Door seal and brush strip draft seal to nominated internal doors. Note: This will be in accordance with energy rating assessor's report.

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Full perimeter draft seal to all entry door frames excluding garage external pedestrian door.

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Weather seal to all external hinged doors.

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**Flyscreens** Aluminium fly screens to all opening sashes.

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## WINDOW COVERINGS

**Window Furnishings** Holland blinds with chain mechanism throughout (full block-out) including sliding door/s.

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**Privacy blinds** fitted to front windows (clear glass only).

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## STORAGE

### Shelving

**Walk In Robe** One white melamine shelf with hanging rail.

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**Robes** One white melamine shelf with hanging rail.

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**Pantry/Linen** Four white melamine shelves.

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### Doors

**Robes** 2040mm high sliding redicote flush panel sliding doors.

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**Pantry/Linen** 2040mm high flush panel hinged door/s.

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### Handles

Internal lever door furniture in satin chrome finish.

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## GARAGE

**General** Garage with tiled hip roof including lift-up sectional Colorbond® door in Mediteranean profile to front. Painted finish infill over front door, and plaster ceiling and concrete floor.

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**Remote control** with 2 No. handsets including single power point to garage ceiling.

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**Slab Rebate** provided to garage entry to resist water and dirt ingress

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**External Walls** Brick veneer (on boundary wall or product specific if required).

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**Garage Shelving** Melamine shelf (up to 4000mm length x 300mm depth @ 1800mm from floor level).

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### Pedestrian Door (Product Specific)

Door Frame Timber, gloss enamel paint finish.

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Door Weatherproof flush panel, low sheen acrylic paint finish.

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**Door Furniture** Entrance lockset.

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## INSULATION 6 star rating

**Ceiling** Glasswool batts to house only, in accordance with energy rating report.

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**External Walls** Glasswool batts (including party wall between house and garage) plus weather wrap to external brick veneer walls (excluding garage), joins in weather wrap to be taped and gaps around windows/doors sealed.

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## LAUNDRY

45 litre stainless steel tub and acrylic cabinet with bypass.

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Mixer tap in chrome finish.

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Chrome washing machine stops fitted inside laundry cabinet.

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## PLASTER

Plasterboard to ceiling and wall, water resistant board to ensuite, bathroom, above laundry trough, 75mm cove cornice to all areas.

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## PAINT – 2 COAT APPLICATION

Enamel gloss to internal doors, skirtings and architraves (to be one colour).

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Flat acrylic to ceilings (one colour throughout).

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Washable low sheen acrylic to internal walls (one colour throughout).

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Satin enamel to front entry door.

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Colours selected as per interior and exterior colour schedules.

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## HEATING

Braemar 5.6 Star ducted heating unit to bedrooms and living areas (excluding wet areas) with programmable controller.

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## COOLING

Braemar evaporative cooling system to bedrooms and living areas (excluding wet areas) with programmable controller.

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## FRAMING

90mm thick MGP10 stabilized timber frame.

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## PLUMBING

2 No. external taps (1 to front water meter and 1 next to laundry exit).

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1 No. grey water tap (if grey water reticulation is available).

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Gas reversion fittings x 2 as per new regulations

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## HOT WATER SYSTEM

Chromagen Eternity Continuous Flow Gas Hot Water 26ltr system. Note: Position of unit will installed at builders discretion.

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## ELECTRICAL

**Internal Lights Points** LED downlights to living areas and kitchen (number of light points plan specific).  
Designer batten fi x shade with energy saving fluorescent globes to all remaining areas.

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**External Lights** **Porch** Energy saving white round fixed LED fluorescent downlight with sensor.  
**Other** Weather proof para flood light to external wall at to rear – refer working drawings.

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**Garage Light Point** Double 1200mm fluorescent light with diffuser.

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**Power Points** Double power points throughout excluding dishwasher, microwave provision and fridge space.

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**TV Point** Two points including coaxial cable to roof space (one to main bedroom and one to living area).

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**TV Antenna (where optic fibre is not available)** Each residence shall include the installation and pre-wire to 2No. points.

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**Telephone Point** Two pre-wired telephone points (one to kitchen and one to master bedroom), including underground draw wire with ability to connect to supply pit.

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**Optic Fibre Hub (Estate Specific)** to 2No. TV points, 2No. telephone points, 1No. data point and conduit for connection to supply pit. Note: It is the client's responsibility to arrange connection of services.

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**Switch Plates** White wall mounted switches.

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**Smoke Detector(s)** Hardwired with battery backup.

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**Safety Switches** RCD safety switch and circuit breakers to meter box.

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**Door Bell**

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## SECURITY

**Window locks** to all opening sashes (keyed alike).

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**Security door** to front entry.

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**Front Door Furniture** Front entry deadlock combination set.

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## EXTERNAL PAVING

Colour through concrete driveway, path to front door and porch area.

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Alfresco area to be part of slab with colour painted finish (house specific).

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2000mm wide x 1500mm deep clothesline pad with colour through concrete (site specific).

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## LANDSCAPING

### Front

Low maintenance garden with irrigation system and timer. Refer plans for planting schedule.

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**Weed Mat** to garden beds.

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**Letterbox**

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### Rear

Low Maintenance garden with irrigation system and timer. Refer plans for planting schedule.

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**Weed Mat** to garden beds

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**Pavers** 400x 400 stepping stone pavers to blind side of house laid on a mortar base

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### **CLOTHESLINE**

Hills or Daytek folding clothesline – ground mounted or wall mounted (site specific).

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### **FENCING ALLOWANCE**

Wing fence and gate, where applicable.

1800mm high fencing to boundaries as per estate design guidelines (at half share allowance only)

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### **CONNECTION COSTS**

Connection of services (water, gas, electricity, sewer, storm water and telephone conduit).

Does not include electricity and telephone consumer account opening fees.

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### **WEEKLY UPDATES**

Weekly updates provided on construction progress with photo updates at every milestone (building stages)

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### **QUALITY INSPECTIONS**

Internal quality inspections at base stage, and each stage of construction

Independent building inspections provided at practical completion stage completed prior to handover.

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