

INCLUSIONS – KEY SPECIFICATION

GENERAL	All working drawings and comprehensive specification All Council Building Fees Portable Long Service Leave Levy 6 Year Structural Warranty 6 Month Defects Liability Period House Insurance throughout construction
SOIL TEST	Supply soil test to the building pad
ENERGY EFFICIENCY	6 Star Energy Efficiency guaranteed on all Key Start Homes Master Plans
EARTHWORKS	Builder to prepare building Pad to 500mm cross-fall across site
SERVICES	Underground power included to power Box to 15 lineal metres Connection to Council Water Meter included to 15 lineal metres Connection to Council Sewer Lines to all plumbing to 45 lineal metres Connection of all storm water pipes to discharge point to 65 lineal metres
STRUCTURAL	Engineer designed, inspected and certified Concrete Raft Slab Engineering based on Class "S" Site 100mm step down to Garage, Patios, and Porch 30mm rebate to all Sliding Glass Doors
WIND CATEGORY	Wind Speed C1 (W41)
TERMITE TREATMENT	Non-susceptible Engineered Roof Trusses and Non-susceptible Structural Roof Timbers Steel Structural Beams (where applicable) Steel Reinforced CMB Head (where applicable) LOSP Treated Timber Wall Framing LOSP Treated Skirtings, Architraves, Door Jambs and Window Sills
EXTERNAL WALLS	200mm Series Concrete Masonry square edge Walls to suit 2600mm Ceiling height External wall finish - Two Coat External Wall Render System - as selected
CAR ACCOMMODATION	Panel-lift Door from range of standard colours with Remote Control Unit & 2 Handsets
PATIOS	Entrance covered Porch with fully lined and washable F.C. ceilings and Plain Concrete Slab Rear covered Patio with Plasterboard Finished Ceiling and Plain Concrete Slab where shown on Master Floor Plan
COLUMNS	CMB Columns to dimensions detailed on Master Floor Plan
ROOF	Colorbond to be selected from Standard range of colours Roof design as shown on Master Floor Plan Roof pitch - 25 degrees or as shown on Master Floor Plan Roof sheeting - Colorbond Custom Orb
GABLE ENDS	Painted Hard plank Smooth cladding to front elevations only Painted 4.5mm Hardiflex sheet to remaining elevations
ROOF INSULATION	R 3.0 Ceiling Batts to Living Area Only, Excludes Entry Porch, Garage, and Rear Patio
GUTTERS &	Guttering - Colorbond Squareline

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FASCIAS	Fascias - Colorbond
DOWNPIPES	90mm diameter PVC downpipes as required
WATER TANK	Colorbond Circular Water Tank – 5000 Litre
EAVES	4.5mm Hardiflex Lined Level Eaves to 600mm width
INTERNAL WALLS	2600mm high Timber Stud Walls with Plasterboard Linings Hardies Villa board Linings to all wet areas
SKIRTINGS & ARCHITRAVES	68mm Corinthian LOSP Treated Pine Skirting to all walls 68mm Corinthian LOSP Treated Pine Architraves to all doors
CEILINGS	2600mm High Plasterboard lined Ceiling 90mm Coved Cornice to all internal Ceilings & rear patio
WINDOWS & SLIDING GLASS DOORS	Clear Glazing with Powder coated frames to a colour selected from Builders Range, Laminated Glazing in accordance with Australian Standards Obscure Glazing to W.C. and Bathrooms windows Plaster set windows with painted timber sill Note: Full Height Sliding Windows are separated by Mid-rail with Fixed glass below
SECURITY SCREENS	NIL Security Screens
EXTERNAL DOORS	Entrance Door - Corinthian Urban Entrance door in Painted Timber Frame Sidelight - NIL Laundry Door - As detailed on Master Floor Plan, 2116 Sliding Glass door or Corinthian Water proof ½ Light door in Metal Frame as standard Weather Seals included to External Hinged Doors Door Stops included
INTERNAL DOORS	Corinthian Quick-Fix Redicote Doors in LOSP Treated Pine Frames Door Stops to all doors included
DOOR FURNITURE	Entrance Door - Governor Entry Knob – Selected from Builders Range Internal Doors - Gainsborough Classic Porcelain Knob – Selected from Builders Range Privacy Locks to Bathrooms and WC Doors
PLUMBING	Hot water service - Gas Continuous Flow Hot Water System (5 Star Energy Rating) Kitchen sink – Raymor Atlanta 1-3/4 Bowl Stainless Steel Laundry Tub - Single - 45 litre Stainless Steel Dishwasher - Cold Water Connection
TAPWARE	Kitchen – Artesian Flick mixer in chrome Bathrooms as detailed on master floor plan Bath - Raymor Atlanta Bath Set – Chrome Shower - Raymor Atlanta Shower Set – Chrome Basin - Raymor Atlanta Basin Set – Chrome Laundry tub - Dorf Booster with Booster Handles – Colour and Chrome Washing machine - Dorf Booster with Booster Handles – Colour and Chrome External taps - Front and Rear Brass Yard Taps with back flow valves (total of 2)
SHOWER SCREENS	(As detailed on Master Floor Plan) Coloured Powder Coated Frames selected from the Builders Colour Range Sliding or Pivot Doors with Clear Laminated Glazing to separate shower Fixed Laminated Glass panel to Shower-Bath Combo
MIRRORS	Mirror to full length of Vanity Unit with Coloured Powder Coated Frame

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**BATHROOM
PLUMBING
FITTINGS**

Bath - Maxton 1675mm in White
Basin - Caroma Cosmo in White
W.C. - Stylus Symphony Suite in White
Accessories - Raymor Atlanta Single Towel Rail, one per Bathroom
Raymor Atlanta Toilet Roll Holder - 1 per W.C.
Ceramic Soap holders included in Tile PC – 1 per shower

ELECTRICAL

ALL ITEMS AS DETAILED ON ELECTRICAL PLAN – GENERALLY DESCRIBED AS FOLLOWS:
White 240v Down lights to Living area (2 per room)
Circular 32W 400mm Fluorescent Lighting to Bedrooms, Kitchen, Bathroom, Laundry and Patio (1 per room)
2 way Lighting Switch to Hallway
External Bunker Lights (2)
Bare Fluorescent Tube to Double Garage (1)
1200mm Steel-coloured 3-Blade Ceiling Fans to Living Area and Patio
1200mm White 3-blade Ceiling Fans to Bedrooms
Exhaust Fan to each Bathroom
Double power point to all rooms, one per room
Single power point to fridge bay
Single power point to Microwave provision (if applicable)
Single power point to Dishwasher provision (if applicable)
Electric Oven Connection
Gas Hotplate Connection
Slide-out Range-hood Connection
Single power point to Panel Lift Door provision (if applicable)
Single power point to Gas Hot Water Controller (if applicable)
Water Tank Pump Connection (if applicable)
Telephone Point (2)
Television Outlet (2) – Cables left in Roof Space for Future Antenna Connection
Smoke Alarms – (2) or as required by BCA guidelines
Meter box and Underground Power Connection (Single Phase up to 10 metres)
Connection to Storage Hot Water Unit

AIR CONDITIONER

Split System Air-conditioning units supplied & installed to Master Bedroom & Living Area to Builder's Specification

APPLIANCES

Cook-top – Blanco BCG640NX 60cm Gas Cook-top – Stainless Steel
Under Bench Oven – Blanco BSO60X 60cm Electric Oven – Stainless Steel
Range-hood – Blanco BRS60PX Slide-out Range-hood – Stainless Steel
Dishwasher – Blanco BFDW65X Dishwasher – Stainless Steel finish

**CABINETMAKER -
KITCHEN**

Laminated Bench Tops with 90 degree Rolled edge as per Master Plan
Laminated Faced Doors with white lined cabinet constructed from Highly Moisture Resistant Boards
600mm wide with matching plywood Kick Boards (as per Master Plan)
Pantry Unit where indicated on Master Floor Plan, with 4 rows of shelving
Overheads, Fridge box or wall oven tower as per Plan
Provision for Dishwasher
Single Bank of Drawers as shown on Kitchen Layout Plan
Breakfast Bar with overhang as shown on Master Plan (if applicable)
Handles for Cupboards to be selected from builders range

**CABINETMAKER -
BATHROOM**

Vanity Cabinet with Laminated Bench Tops with 90 degree Rolled edge
Laminated Faced Doors with white lined cabinet constructed from Highly Moisture Resistant Boards to width & length indicated on Master Floor Plan with matching plywood Kick Boards
NIL Drawers
Handles for Cupboards to be selected from builders range

BUILT-IN ROBES	Master Bedroom - Robe (style indicated on Master Floor Plan) including Single Clairson Shelf and Hanging Rail All other bedrooms - Ceiling height Built-in Robe to width indicated on Master Floor Plan, with Painted Plasterboard sliding doors including Single Clairson Shelf and Hanging Rail
LINEN CUPBOARD	Ceiling height Built-in Linen Cupboard with Painted Plasterboard sliding doors including 4 Rows of Clairson Shelving
WET AREA TILING	To be selected from our Builders Range ** Tiles laid on an angle, Features or any tile cutting will incur extra labour costs
WALL TILES	Shower - Tile shower recess with Wall Tiles to 2000mm height Bath - Fully tiled bath fronts with 500mm height tiling above bath (or 2 Tiles High whichever the lesser) Laundry - Splash back 2 Tiles above laundry tub (or 500mm whichever the lesser) Kitchen - Fully tiled to 600mm high, (under Overhead cupboards) Vanities - Fully tiled to underside of mirror
FLOOR TILES	Bathroom - Fully tiled floor with metal waste and tiled skirting to all walls Ensuite - Fully tiled floor with metal waste and tiled skirting to all walls Laundry - Fully tiled floor with metal waste and tiled skirting to all walls W.C. - Fully Tiled floor with tiled skirting to all walls
FLOOR COVERINGS	Tiles to be selected from our Builder's Range ** Floor tiles laid on an angle, feature tiles cut in or tiles larger than 400x400 will incur extra labour costs Supply and Lay Tiles to Entry (not including Porch and Patio), Living Areas, Kitchen and all Hallways Carpet to be selected from our Builders Range Supply and Install Carpet to all Bedrooms & Robes
PAINTING	All Colours to be chosen from "White" based paints. Deep-based paints will incur an extra cost, Additional Paint Colours will incur an extra cost, Feature Walls will incur an extra cost Standard Colour Choice - 1 Exterior Wall Colour, 1 Interior Wall Colour, 1 Interior Gloss Enamel Colour (Total 3 Colours / Brush Changes) Internal garage CMB walls - Block filler and 2 coats washable 100% Acrylic Internal Plasterboard walls - Sealer undercoat and 2 coats of washable 100% Acrylic Internal timbers - Sealer undercoat with Gloss Enamel finish Ceilings - Sealer undercoat with 2 coats ceiling finish – WHITE ONLY External Rendered walls - 3 coats of washable 100% Acrylic Eaves - 2 coats of 100% washable Acrylic Gable ends - 3 coats of 100% washable Acrylic
DRIVEWAY & PATH	Supply and Lay 100mm Reinforced Exposed Aggregate Driveway & Path to 65m ²
HOUSE CLEAN	Builders Clean by professional cleaners on completion
SITE CLEAN	Site cleaned of all builders' rubbish on completion

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