



# Inclusions

KITCHEN	BATHROOM & ENSUITE
<p>Appliances</p> <ul style="list-style-type: none"> <li>Westinghouse 600mm Gas Cook-top</li> <li>Westinghouse Oven 600mm with Shut Off Switch</li> <li>Westinghouse 900mm Canopy Rangehood ducted to roof space</li> </ul>	<p>Bathroom, Ensuite &amp; Powder Room Vanity</p> <ul style="list-style-type: none"> <li>White Gloss Vanity with White Ceramic Basin on Chrome legs, up to 600mm wide</li> <li>Chrome Modern Round Pin Mixer</li> </ul>
<p>Benchtop</p> <ul style="list-style-type: none"> <li>32mm Laminate Tight Edge Benchtop</li> </ul>	<p>Bathroom, Ensuite and Powder Room Tiling</p> <ul style="list-style-type: none"> <li>Porcelain 300 x 300mm Floor (non slip) Tiles</li> <li>Porcelain 300 x 600mm 2.0m High in Shower, 600mm High Around Bath and 100mm Skirting</li> </ul>
<p>Cabinetry</p> <ul style="list-style-type: none"> <li>Laminated finish - wide range of standard Colours</li> <li>Laminate finish under bench cabinetry only</li> <li>Kickboards - Matching Cupboards Colours and Finish</li> <li>128mm D-Bar Handles to Lower Cabinets</li> </ul>	<p>Waterproofing</p> <ul style="list-style-type: none"> <li>High Quality Installed as per Australian standards</li> </ul>
<p>Pantry</p> <ul style="list-style-type: none"> <li>Polyurathane or Laminated as shown on plans</li> <li>5 Rows of Solid Melamine Shelving</li> </ul>	<p>Shower &amp; Bath</p> <ul style="list-style-type: none"> <li>Shower Screen Fully Framed Polished Aluminium with Toughened Clear Glass</li> <li>1500mm Drop in Acrylic White Bath Set in Tiled Hob as per plan</li> </ul>
<p>Sink &amp; Tapwear</p> <ul style="list-style-type: none"> <li>Stainless Steel Sink, Drop-In Double Bowl</li> <li>Chrome, Gooseneck Flick Mixer</li> </ul>	<p>Toilet</p> <ul style="list-style-type: none"> <li>Full Porcelain Closed Coupled Suite with Soft Close Seat</li> </ul>
<p>Splashback</p> <ul style="list-style-type: none"> <li>300 x 600mm Polished Porcelain Tile</li> </ul>	<p>Mirror</p> <ul style="list-style-type: none"> <li>6mm Polished Edge Mirror to Match Vanity Size</li> </ul>
<p>General</p> <ul style="list-style-type: none"> <li>Dishwasher Provision Only with Plumbing and Electrical Points</li> <li>Fridge Provision with Electrical Point</li> <li>Microwave Provision Only with Electrical Point</li> </ul>	<p>Tapware</p> <ul style="list-style-type: none"> <li>Chrome Modern Round Pin Wall Mixer to Shower and Bath</li> <li>Chrome Round Bath Spout</li> <li>Hi Rise Multifunctional Shower Head</li> </ul>
	<p>Accessories</p> <ul style="list-style-type: none"> <li>Chrome Plated Push Plugs</li> <li>Chrome Plated Double Towel Rails</li> <li>Chrome Plated Ring Towel in Powder Room</li> <li>Toilet Roll Holder in Chrome Finish</li> <li>Stainless Steel Finish Floor Waste</li> <li>Privacy Lock to Door</li> <li>Double Power Point</li> <li>Chrome Plug and Waste to Bath</li> </ul>

INTERNAL FEATURES	EXTERNAL FEATURES
<p>Walls</p> <ul style="list-style-type: none"> <li>• 10mm Plasterboard to Internal Walls</li> <li>• 6mm Villaboard to Wet Areas</li> <li>• 90mm Cove Cornices Throughout</li> <li>• Premium Quality Paint to Ceiling, Walls, All External Painted Areas and Doors</li> </ul>	<p>Main External Material</p> <ul style="list-style-type: none"> <li>• PGH Face Brick from selected range of colours</li> </ul> <p>External Cladding</p> <ul style="list-style-type: none"> <li>• Lightweight Cladding as per concept plan where applicable</li> </ul>
<p>Skirting &amp; Architraves</p> <ul style="list-style-type: none"> <li>• 66mm x 18mm Pine - with Paint Finish</li> </ul>	<p>Roof</p> <ul style="list-style-type: none"> <li>• Boral Concrete Roof Tiles</li> <li>• Sarking Under Tiles</li> </ul>
<p>Wardrobes (Where shown on plans)</p> <ul style="list-style-type: none"> <li>• Melamine Top Shelving with Hanging Rail</li> </ul>	<p>Windows</p> <ul style="list-style-type: none"> <li>• Lockable, Single Glaze Aluminium Windows in selected range of colours</li> <li>• Obscure Glazing to Wet Areas for Bathroom and Powder Room</li> <li>• Key Lockable Sliding Doors with Deadlock and Toughened Glass</li> </ul>
<p>Doors</p> <ul style="list-style-type: none"> <li>• Hume Hollow Core Doors with Semi Gloss Paint Finish</li> <li>• Round Lever Door Handles in Satin Chrome</li> </ul>	<p>Entry Door</p> <ul style="list-style-type: none"> <li>• 820 mm Entrance Door with Featured Frosted Glass Panels in Full Gloss Paint Finish</li> <li>• Security Lever and Deadlock in Satin Chrome</li> </ul>
<p>Flooring to Wet Areas</p> <ul style="list-style-type: none"> <li>• Porcelain 300x300mm Floor (non slip) Tiles</li> <li>• 100mm Skirting</li> </ul>	<p>External Door</p> <ul style="list-style-type: none"> <li>• 820mm Solid Block-Board</li> <li>• Security Lever and Deadlock in Satin Chrome</li> </ul>
<p>Linen Shelving</p> <ul style="list-style-type: none"> <li>• 4 Rows of Solid Melamine Shelves</li> </ul>	<p>Garage Door</p> <ul style="list-style-type: none"> <li>• Colorbond Roller Door with in standard range of colours</li> </ul>
<h2 data-bbox="188 1025 389 1070">LAUNDRY</h2>	<p>Front Porch</p> <ul style="list-style-type: none"> <li>• Concrete finish</li> </ul>
<p>Tub</p> <ul style="list-style-type: none"> <li>• 45L Freestanding Tub and Cabinet</li> </ul>	<p>Front Facade</p> <ul style="list-style-type: none"> <li>• Face brick from PGH Selected Range or Textured Paint Finish as shown on plans</li> </ul>
<p>Tapware</p> <ul style="list-style-type: none"> <li>• Standard Sink Mixer</li> </ul>	<p>Fascia and Gutter</p> <ul style="list-style-type: none"> <li>• Metal Fascia and Quad Gutter in Colorbond Colours</li> </ul>
<p>Washing Machine Provision</p> <ul style="list-style-type: none"> <li>• Hot and Cold Washing Machine Connection and Power Point</li> </ul>	<p>Termite Control</p> <ul style="list-style-type: none"> <li>• Termite Protection System to Perimeter of House and Termite Collar to All Slab Pipe Penetrations and Brick Piers</li> </ul>
<p>Splashback</p> <ul style="list-style-type: none"> <li>• 300 x 600mm Polished Porcelain Tiles Behind Tub</li> </ul>	<p>Downpipes</p> <ul style="list-style-type: none"> <li>• Painted to Suite Gutter Colour, 90mm Round PVC Downpipes</li> </ul>
<p>Tiling</p> <ul style="list-style-type: none"> <li>• Porcelain 300 x 300mm Floor (non-slip) Tiles with 100mm Skirting</li> </ul>	
<p>Accessories</p> <ul style="list-style-type: none"> <li>• Stainless Steel Finish Floor Waste</li> </ul>	

## EXTERNAL FEATURES CONT.

### Garden Taps

- Fresh Water Tap
- Rain Water (or recycled water tap)

### Hot Water Unit

- Bosch 20L Instant Gas Hot Water System

## GENERAL SITE WORKS

### General Site Works

- Council Bonds
- Home Owners Warranty Insurance
- Complying Development Approval Costs
- Contour Survey and Slab Pegout
- Sediment Control Barrier Installed to Site
- Trade Waste Removal and Disposal as required by council
- Temporary Fence, Supplied and Installed to Perimeter of Site as necessary
- Temporary Site Toilet, Supplied to Site for Period of Construction
- Telstra Communications Mains Connection to House up to 12Lm where applicable
- Sewer Mains Connection to House up to 10Lm
- Stormwater Mains Connection to House up to 10Lm
- Water Mains Connection to House up to 10Lm
- Gas Mains Connection to House where applicable
- Electrical Mains, Single Phase Mains Connection to House up to 10Lm

## GENERAL SITE WORKS CONT.

### Structure

- Concrete Waffle Pod Slab up to M Class
- Concrete Slab Strength up to 25Mpa
- 100mm Slab to Rainwater Tank
- Pre-fabricated 90mm External and 70mm Internal Frames and Trusses as per Australian standards
- 2435mm Ground Floor Ceiling Height
- Structural Steel Beams where required

### BASIX

- BASIX Certification and Rating
- R3.0 Insulation Batts to External Walls Except Garage; R3.5 Insulation batts to Ceiling
- Three Gas Connections to Cook-top, Hot Water Heater and Gas point in Living Room

## SAFETY AND ELECTRICAL

### Safety

- Two Smoke Alarms, Direct Wired with Battery Back Up
- Safety Switch to Electrical Meter Box
- Deadbolt to Timber External Doors
- Security Lock to Sliding Glass Doors

### Lighting

- 1 Oyster Light Per Room as per plan
- 1200mm Single Fluorescent Light to Garage
- Limited 2 Way Switching

### Electrical

- One Pre-Wired Television Points
- One Pre-Wired Telephone Point
- One Double Power Point Per Room
- Power Points for Appliances (Kitchen cook-top, dishwasher, refrigerator, microwave, range hood)
- Power Points for Hot Water Unit and Rainwater Tank as per plan

## NBN

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- Optic Fibre Provisions - 1x Phone, Data and TV Points to Garage with Power Point and Conduit Pipe to Property Boundary