# INCLUSION LIST

ADDRESS: LOT 230 Ostman Way Donnybrook Victoria 3064

Connections/ Site Costs

- Storm Water and sewer connection
- Concrete pump
- Excludes electricity and telephone consumer account opening fees

Slab and Foundation

- As per Engineering specifications
- As per Australian Standard and Specification

Framing

- As per Engineering specifications
- As per Australian Standard and Specification

External features

- Aluminum window frames as per plans
- AAC Panels finish as per plans
- Render finish as per plans
- Entry doors as per plans
- Concrete driveway and perimeter concrete as per plans
- External garden taps
- Colorbond Roofing as per plans

Insulation

- Sisalation to external walls of house.
- Ceiling and wall insulation to comply with 6-star Energy rating report

Internal features

- 2700mm high ceiling on ground floor Plasterboard to ceilings and walls throughout
- Privacy locks to bathroom, powder, Master suite or Ensuite
- Waterproof plaster to wet areas with membrane to shower and bathtub.
- 67mm MDF primed architraves

Doors

- Door Designs as per clients' specifications (10s internal
- doors).
- 2340 high internal doors throughout.
- Custom front entry door as per clients' specifications (Solid Timber Door) as per plans.

Door Furniture

- Door Weather seals to external entry doors
- Chrome hinges, latches and striker plates throughout or similar
- Gainsborough Trilock to front entry door or similar
- Door handles to internal doors as per client specifications.

Robes and Linen

- Melamine shelf with hanging rail robes
- Melamine shelf to pantry and linen cupboards

Laundry

- Custom Cabinetry as per plan
- Soft close cabinetry
- 40mm stone benchtop
- Single stainless-steel sink

Tapware

- Tapware throughout as per clients' specifications.

Bathroom and Ensuite

- Excellent range of floor and wall tiles to ceiling
- Custom made floating vanity
- Ceramic Basin
- Luxury mirror with LED backlight
- 40mm Stone benchtop
- Niche in shower

Kitchen

- 900mm Electric Cooktop and Electric Oven, Domain or similar brand
- 900mm Rangehood, Domain or similar brand
- Soft close doors and cabinets
- Overhead Cabinets as per plan
- Dishwasher space
- Double Sink
- Tiled Splashback
- 40mm Stone Benchtop with Waterfall feature

Paintwork

- Dulux/haymes or similar painting system throughout
- Painting specification includes ceilings, doors, door frames, woodwork, eaves, fascia and gutters, downpipes, and gables.

Hot water system

- Electric hot water unit

Flooring

- Hybrid timber flooring or similar throughout

Heating & Cooling

- 10kw Mitsubishi Refrigerated Heating/Cooling

Electrical

- RCD Safety Switch to all lighting circuits and power point circuit
- Weatherproof powers pints externally as per clients' specifications
- Double and single power points as per clients' specifications
- Exhaust fans to ensuite and bathroom
- LED downlights throughout
- Pendant light in the kitchen
- Hard wired smoke detectors
- National Broadband Network (NBN) package including TV point, data point and antenna

Garage

- Plaster board to ceiling
- Colorbond sectional panel lift door to front of garage with 2 remotes
  Internal entry to house via garage
- Weatherproof external solid door to rear of garage.

Blinds & landscaping included.