

Quality Inclusions E/AA Ginninderry

GENERAL

Plan Approvals Including ACT Government Fees & Charges
Quality Inspection & Supervision
Minimum 6 Star Energy Efficiency Rating as per Territory Plan requirements
All Risk, Public Liability & Construction Insurance
90 Day Maintenance Period
Footings & Slab Designed to Engineers Specifications
Termite Protection as per BCA/NCC
Wall & Ceiling Insulation as per EER Requirements and to Comply with BCA/NCC
Lockable Aluminium Windows & Sliding Doors with Fly Screens
Weather Seals Fitted to External Doors
Stiebel 302Ltr Heat Pump Hot Water Service
2 x External Power Points (Hot Water & Water Tank)
2 x External Flood Lights
Site & House Cleaned on Completion
All Wiring to Australian Standard
Three Phase Power

Switchboard with Earth Leakage Protection
Underground Power Connected to Switchboard
Electricity, Water, & Telecommunication Connections to Providers Connection Point (excludes any service provider connection fees)
4kw solar PV system supplied and installed
4000L rainwater tank with automatic switchover pump

EXTERNAL

Face Brickwork to be selected from Austral Bricks Everyday Life Range
One coat premium cement based polymodified acrylic smooth render finish to Front Façade as per plan. Colour **as selected**
Stria Cladding to front façade and roof articulation as per plan. Paint colour **as selected**
Eaves linings to be moisture resistant fibro with 19mm x 19mm trim. Paint finish to be Eaves White.
Colorbond Roof, Fascia & Gutters as per Plan, colour **as selected**
Two External Taps Attached to House (Where Applicable)
Paraline Clothesline Supplied & Installed
Landscaping allowance \$10,000 supplied and installed

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Locally Sourced Sandstone Retaining Wall and steps to the value of \$13,500.00 supplied and installed
Half Share Boundary Fencing
100mm Plain Concrete Driveway and Footpaths up to 60m2

INTERNAL

2550mm Ceiling Height
75mm Cove Cornice Throughout
Plasterboard Internal Wall & Ceiling Linings
Internal Flush Panel Hinged or Sliding Doors throughout
Brushed Chrome Internal Door Furniture Including Door Stops
Smoke Detectors (240V) as per BCA/NCC
Reverse Cycle Ducted Heating & Cooling with Thermostat Control
Timber Laminate Flooring as per Colour Selection Boards to Entry, Kitchen, Family/Meals and rear Hall
Floor and wall tiling to Wet Areas as per Colour Selection Boards
Carpets to All Other Living Areas & Bedrooms as per Colour Selection Boards
Architraves & Skirting 67mm x 18mm custom wood half splayed

Internal Paintwork as per Colour Selection Boards

PORCH

Front Door to be selected from Hume Doors Newington Range. Paint Colour to Match External Colour Schedule
Door Furniture to be Gainsborough Trilock Precis Lever
2 x LED Down Lights
100mm reinforced Concrete Slab with cove finish

ENTRY

Timber Laminate Flooring as per Colour Selection Boards
2 x LED Down Lights
75mm Cove Cornice

LOUNGE

Carpet as per Colour Selection Boards
4 x LED Down Lights

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2 x double Power points
1 x TV point
1 x Data point
75mm Cove Cornice

KITCHEN

Cabinetry designed by Kitchen Designer. Colours and finishes as per Colour Selection Boards including 20mm Stone Benchtop
Tiled Splashback as per Colour Selection Boards
Tisira 600mm 4 Zone Induction Cooktop
Bosch 600mm Stainless Steel Oven
Bosch 600mm Slideout Rangehood
Bosch 600mm Freestanding Dishwasher
1 & ¾ Flushmount Sink with Drainer
Gooseneck Sink Mixer
6 x LED Down Lights
2 x double Power Points
4 x Single Power Points for Fridge, Dishwasher, Microwave, Rangehood

1 x separate electrical circuit for Cooktop
Timber Laminate Flooring as per Colour Selection Boards
75mm Cove Cornice

FAMILY & MEALS

6 x LED Down Lights
3 x double Power points
1 x TV point
1 x Data point
1 x Telephone Point
Timber Laminate Flooring as per Colour Selection Boards
75mm Cove Cornice

LAUNDRY

Laundry Utility Tub & Cabinet
Laundry Sink Mixer
Chrome Washing Machine Tapware

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Laundry Cabinetry designed by Kitchen Designer. Colours and finishes as per Colour Selection Boards including 20mm Stone Benchtop
Floor, Skirting & Splashback Tiles as per Colour Selection Boards
1 x Light Point with Oyster Fitting
2 x double Power Point
75mm Cove Cornice
1 x standard floor waste
External Door to be Flush Duracote with Gainsborough Governor External Lockable Handle

REAR HALLWAY & STAIRS

Linen cupboard with Fixed Melamine Shelving. Flush Panel Doors
4 x LED Down Lights
Staircase to be MDF with round Powdercoated Aluminium handrail
Timber Laminate Flooring as per Colour Selection Boards (slip resistance for stairs)
75mm Cove Cornice

GARAGE

100mm plain concrete with steel trowel finish
Panel Lift Garage Door with 2 x Remote controls and 1x Wall Remote
75mm Cove Cornice
2x Fluorescent Tube Lights
1x Single Power Point for Garage Door
1x Double Power Point
External Door to be Flush Duracote with Gainsborough Governor External Lockable Handle

BED 1

Carpet as per Colour Selection Boards
Robe Internals Incorporating White Melamine Adjustable Shelving & Chrome Hanging Rails
3x Double Power Points
1x TV point
1x Data point
5 x LED downlights (including 1 x WIR)

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75mm Cove Cornice

BED 1 ENSUITE

Floor & Wall Tiles as Per Colour Selection Boards
Wall Tiles 2100mm High in Shower Recess & 1200mm High Throughout
Chrome Frame, Clear Glass Shower Screen (Doors to Suit)
Phoenix Hand Shower on Rail
Phoenix Shower Mixer
Phoenix 600mm Double Towel Rail
Cibo Wall Hung Vanity (Sized to Suit)
Phoenix Basin Mixer
Polished Edge Mirror 900mm High (Basin Width)
Phoenix Towel Ring
Stylus Back to Wall Toilet Suite
Phoenix Toilet Roll Holder
1 x 2-Light 3-in-1 Tastic
1 x Double Power Point
1 x standard Floor Waste
75mm Cove Cornice

BED 2, 3 & 4

Carpet as per Colour Selection Boards
Robe Internals Incorporating Shelving & Hanging Rails
Sliding Doors with 1 x White & 1x Mirrored Insert
2 x Double Power Points to each room
1 x Light Point with Oyster Fitting to each room
75mm Cove Cornice

WC

Floor & Skirting Tile as per Colour Selection Boards
Stylus Back to Wall Toilet Suite
Phoenix Toilet Roll Holder
1x Light Point with Oyster Fitting
Privacy Adaptor Fitted to Hinge Door (lift off hinges)

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BATH

Floor & Wall Tiles as Per Colour Selection Boards
Wall Tiles 2100mm high in Shower Recess & 1200mm high Throughout
Chrome Frame, Clear Glass Shower Screen (Doors to Suit)
Phoenix Hand Shower on Rail
Phoenix Shower Mixer
Caroma 1675 Bath Tub
Phoenix Bath Spout
Phoenix Bath Mixer
Phoenix 600mm Double Towel Rail
Cibo Wall Hung Vanity (Sized to Suit)
Phoenix Basin Mixer
Polished Edge Mirror 900mm High (Basin Width)
Phoenix Towel Ring
Privacy Adaptor Fitted to Door
1 x 2-Light 3-in-1 Tastic
1 x Double Power Point
2 x standard Floor Waste
75mm Cove Cornice

INTERIOR DESIGNS & SELECTIONS

The Choice of Three (3) Internal Colour Selections that have been Professionally Designed & Selected. These Colour Selections have been Individually Crafted for the Purchasers Selection. Colour Selections are required to be made on Exchange of Contracts or prior to Commencement of Construction. If a Purchaser does not make their Colour Selection within the timeframe, the Builder may choose a Colour Selection on behalf of the Purchaser.

The Builder reserves the right to substitute included items with items of similar value and quality, where items are discontinued or no longer available.

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EXCLUSIONS

Front Fencing and gates to be undertaken by Developer
Excavation of Rock
Removal of soil or waste dumped by others prior to commencement of construction
Any Item Not Otherwise Mentioned

PROJECT PRICE \$439,650.00
