

OwnPlace 2TM

Inclusions list

SECTION 82, 85 & 88
BONNER



General

Structural guarantee 10 years
Housing Indemnity Insurance
Drafting of plans
6 Star Energy Rating
Plan approved with the LDA
2 x keys for each lock
Full termite protection system
Maintenance period 90 days
House cleaned on completion (Builders clean)

Construction

Footings Engineered designed class 'M' concrete slab.
Frame Stabilised timber wall frame & roof trusses to Aust. Stds.
Connections Service connection of electricity, water supply, sewerage system & stormwater drains
Excludes gas supply & telephone consumer account opening fees.
Plumbing External water taps – 1 to front & 1 to rear.

External features (house specific - see working drawings)

Bricks If required will be PGH clay bricks from builder's selection.
External panels Lightweight cladding similar or equal to James Hardie 'Skyon' sheeting (builders selection)
Metal roofing Colourbond lined composite roofing panels
Roof plumbing Maintenance-free Colourbond fascia, gutter & downpipes.
Front entry door Corinthian solid core front door (from builders selection) with weather seal.
Door furniture Gainsborough Tri Lock combination set in polished or satin chrome (from builders selection)
Windows Aluminium sliding windows (with keyed alike locks)
Sliding door Aluminium framed sliding doors
Flyscreens To all opening windows and external sliding doors

Car Accommodation

Door 1 x Single motorised opening roller door (2150mm nominal height) in builder's range of selected colours with 2 x remote hand controllers

- 1 x double power point
- 1 x fluorescent light

Heating & Hot Water

Heating Living areas only
Gas wall heating with electronic multi-programmable thermostat / timer
Hot water Rinnai 1500 Instant gas in recess box
Water Tank Only if required by L&D's or Territory Plan

Energy efficiency features

Wall insulation As per energy rating report.
Ceiling insulation As per energy rating report.

Internal Features

Ceiling height 2400mm nominal – Ground Floor
Feature raked ceiling (min 2400mm) – First Floor
Internal doors Hume flush panel 2040mm doors throughout.
Linen doors Flush panel 2040mm high hinged doors
Door handles Gainsborough passage sets to front door & door handles to cupboards in satin chrome (from builder's selection)
Skirtings 67 x 12mm skirtings
Architraves 67 x 12mm architraves
Cornice Builder's selection.
Door stoppers To all hinged doors.

Appliances

Cook top Omega OG64X Gas stainless steel 600mm cook top.
Oven Omega 651XB stainless steel 600mm Bassano electric fan forced oven.
Rangehood Omega stainless steel 600mm Front recirculating slideout rangehood.

OWNER/S INITIALS _____

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Cabinetry

Cabinets	Laminate door with 1mm ABS edge (incl. 16mm HMR white melamine cabinets) with overhead cupboards to kitchen.
Bench tops	34mm Postformed Laminate - 180 degree edge (selected colours)
Handles	Cabinet handles from builder's selection.

Kitchen

Dishwasher	Provision including single power point & capped cold water point.
Microwave	Provision incorporated in kitchen cupboards (house specific).
Sink	Clarke 1¾ bowl stainless steel sink.
Tap	Abey sink single lever mixer tap in polished chrome.
Drawers	Bank of 4 drawers with cutlery insert to top drawer.
	<ul style="list-style-type: none">3 x batten holders3 x double power pointsKitchen cabinetry (see above)Kitchen appliances (see above)Electrical installation & connection to all appliances supplied.Plumbing installation & connection to all appliances supplied.

Wall & Floor Tiling

Walls	Ceramic wall tiles as per selected schedule to kitchen, bathroom, ensuite & laundry. Acrylic tile trim to bath hob/s.
Floor	Ceramic floor tiles as per selected schedule to bathroom, laundry & WC.

External Paintwork

Front door	Dulux low sheen acrylic.
Woodwork	Dulux low sheen acrylic.
External ceilings	Dulux low sheen acrylic.

Internal Paintwork

Woodwork & doors	Dulux acrylic satin to doors, skirtings & architraves (one colour).
Ceilings	Dulux flat acrylic (one colour throughout).
Walls	Dulux washable satin acrylic (one colour throughout).

Electrical

Power points	Double power points throughout except. Single power points to dishwasher & microwave provisions & fridge space.
Internal light points	Fixed batten holders as per electrical layout plan (house specific).
External light points	Fixed batten holders (weather-proof).

Switches	Wall mounted white switches
TV point	One TV point with coaxial cable provided into 'Fiber to the Home' meter box.
Phone point	One Phone/Data point
Safety switch	RCD safety switch & circuit breakers to meter box.
Smoke detector(s)	Hardwired with battery backup – as per BCA

Entry

- 1 x batten light fixture
- 1 x double power points
- Tiled floor

Living

- 2 x double power points
- 2 x batten holders
- 1 x TV point outlet
- Carpeted floor

Dining

- 1 x double power point
- 2 x batten holders
- Carpeted floor

Bedroom 1

- 1 X batten light fixture
- 2 X double power points
- Carpeted floor

Bedroom 2

- 1 X batten light fixture
- 2 X double power points
- Carpeted floor

Laundry (in garage)

Tub	Clarke Utility 45ltr s/steel bowl & cabinet in white.
Tap	Abey basin mixer tapware in polished chrome
	<ul style="list-style-type: none">2 x washing machine cock taps1 x light fixture with exhaust fan2 x double power pointCeramic tiles to floor (where shown) skirting tile and splashback to tub

Storage/BIR's

Bedroom robes	Pre-finished sliding doors One white melamine overhead shelf with bank of shelves to one side & powder coated hanging rail.
Pantry / linen	White melamine adjustable shelves (house specific).

Bathroom

Basin	Marquis Cronulla Vanity Unit in white (width to suit)
Bath	Adatto 1650mm bath in white
Toilet	Caroma Illawara pan & dual flush cistern in white.
Shower	Bermuda 3F adjustable handshower on rail with soap dish
Shower screen	Framed shower screen – 2100mm high with safety glass & pivot door
Mirror	Fixed mirror with polished edge to width of vanity unit.
Tap	Abey basin mixer tapware and shower/bath mixer in polished chrome.
Exhaust fan	IXL Tastic 3 in 1 in bathrooms
Taps	Abey basin mixer tapware
▪	1 x light fixture with exhaust fan
▪	Ceramic tiles to floor & skirting tile to wall

Powder Room

Toilet	Caroma Illawara pan & dual flush cistern in white.
Basin	Wall hung vanity (Powder room only)

Window treatments

Blinds	100mm vertical blinds (colour as per colour scheme) to windows facing street/park only.
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Landscaping

Site preparation	Scraped clean of builders rubbish
Clothes line	Freestanding 2.1m Paraline.
Pavement	Concrete pavement to front door and clothes line
Verge	Reinstate verge areas and oversow with dryland grass seed as required.

General Notes

- The Builder reserves the right to substitute any specified inclusions with that of equal or higher quality in the event of unavailability.
- Due to construction factors such as plumbing, ducted service requirements, etc. the Builder reserves the right to make minor changes / adjustments to the plans to ensure satisfactory completion of the project with all of the specified inclusions.
- The plans or inclusions list cannot be varied without the Builder's agreement. To expedite the construction process, it should be generally assumed that any requests for variation to the plans or the inclusions list (other than those specific written "Options and Upgrades" offered by the Builder) will be declined.
- The contract drawings take precedence over the Inclusions list