

Standard Inclusions Effective for Deposits taken from 14th November 2014



Preliminaries	
• Soil test • Contour Survey & Site Assessment • Property Service Information • Working Drawings • Engineering	
Site & Connections	
• Class M site classification • All Connections are based on 650m² block with 5.0m setback front • Engineered designed Class M reinforced Concrete Slab • 300mm site fall allowance over the building area • Single phase underground power to supply pit (up to 12 metres) • Dry tapping water connection (same side of Street) • Sewer and stormwater connection to Legal Point of Discharge • Natural Gas Connection (up to 20 metres) • Note: Legal Point of Discharge must be located on actual building block • Termite treatment including slab penetration barriers and perimeter spray • Trenched Telecom conduit (up to 9 metres) Connection by others	
Structural	
• Stabilized timber wall framing to Australia Standards • 2440mm Nominal ceiling height to Single Storey Homes • 2590mm Nominal ground floor ceiling height to Double Storey Homes • 2440mm Nominal Ceiling height to first floor of Double Storey Homes • Engineered Trussed Roof Structure with standard roof pitch of 22.5 degrees • Colorbond metal fascia, spouting and downpipes	
External	
• Extensive range of face bricks from Builder's Category 1 Range • Natural mortar with rolled joints • Aluminium sliding windows with clear single glazing • Aluminium sliding doors (subject to house design) • Extensive range of cement roof tiles from Builder's Category 1 Range • Corinthian Madison PMAD 104 entry door • Gainsborough Governor entry lock • Chrome plated external hinges & latches	
Insulation	
• R2.5 Glass wool ceiling insulation batts • R1.5 Glass wool wall insulation batts with sisalation wrap • External door seals to all external hinged access doors	
Internal	
• 2040mm flush panel internal doors • White cushion door stops to all opening doors where applicable • Gainsborough Contractor Series Lever door handles • Chrome hinges, latches & striker plates • 2040mm hinged flush panel or plaster sliding internal robe doors • 67mm x 18mm painted single splayed MDF Architraves and Skirting • Melamine shelving to robes, linen cupboards and pantry • Single shelf with hanging rail to robe, four equally spaced shelves to pantry and linen cupboards • 10mm plaster lining to walls and ceiling, WR board to relevant wet areas • 75mm Cove cornice throughout • Three coat acrylic paint system to internal walls, allowance of two internal colours, semi-gloss acrylic to woodwork & doors	

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- Soil test
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Site & Connections

- Class M site classification
- All Connections are based on 650m² block with 5.0m setback front
- Engineered designed Class M reinforced Concrete Slab
- 300mm site fall allowance over the building area
- Single phase underground power to supply pit (up to 12 metres)
- Dry tapping water connection (same side of Street)
- Sewer and stormwater connection to Legal Point of Discharge
- Natural Gas Connection (up to 20 metres)
- Note: Legal Point of Discharge must be located on actual building block
- Termite treatment including slab penetration barriers and perimeter spray
- **Trenched Telecom conduit (up to 9 metres) Connection by others**

Structural

- Stabilized timber wall framing to Australia Standards
- 2440mm Nominal ceiling height to Single Storey Homes
- 2590mm Nominal ground floor ceiling height to Double Storey Homes
- 2440mm Nominal Ceiling height to first floor of Double Storey Homes
- Engineered Trussed Roof Structure with standard roof pitch of 22.5 degrees
- Colorbond metal fascia, spouting and downpipes

External

- Extensive range of face bricks from Builder's Category 1 Range
- Natural mortar with rolled joints
- Aluminium sliding windows with clear single glazing
- Aluminium sliding doors (subject to house design)
- Extensive range of cement roof tiles from Builder's Category 1 Range
- Corinthian Madison PMAD 104 entry door
- Gainsborough Governor entry lock
- Chrome plated external hinges & latches

Insulation

- R2.5 Glass wool ceiling insulation batts
- R1.5 Glass wool wall insulation batts with sisalation wrap
- **External door seals to all external hinged access doors**

Internal

- 2040mm flush panel internal doors
- White cushion door stops to all opening doors where applicable
- Gainsborough Contractor Series Lever door handles
- Chrome hinges, latches & striker plates
- 2040mm hinged flush panel or plaster sliding internal robe doors
- **67mm x 18mm** painted single splayed MDF Architraves and Skirting
- Melamine shelving to robes, linen cupboards and pantry
- Single shelf with hanging rail to robe, four equally spaced shelves to pantry and linen cupboards
- 10mm plaster lining to walls and ceiling, WR board to relevant wet areas
- **75mm Cove cornice throughout**
- **Three coat acrylic paint system to internal walls, allowance of two internal colours, semi-gloss acrylic to woodwork & doors**