

General



- 90 day maintenance defect period
- All Risk/Public Liability/Construction Insurance
- Basix certification (energy efficiency rating)
- Pre-wire the house ready for telecommunication fit off and connection
- NBN ready
- Underground electrical mains run-in meter and connection to power
- Full termite protection
- **TV antenna** and connection

External



- **Colourbond roof as per plans**
- Aluminium framed windows, sliding door/s (where applicable, see plans), flyscreens to all opening windows and sliding doors
- **Double glazing to all windows and sliding doors**
- External materials as indicated on architectural plan
- Concrete driveway (path and/or hardstand as per plans)
- Clothesline
- External light/s to main entry door/s
- **Enviroflo Electric Heat Pump**
- Two external taps - 1 x front, 1 x back
- **Slimline water tank**
- **Full landscaping, including colorbond fence, 2 x trees (1 x front/1 x back), front shrubs, grass to back yard, mulch to front yard, concrete pads for clothesline, water tank**
- General use and watertank powerpoints.

Internal



- Insulated walls and ceiling as per Basix (excluding garage ceiling)
- Skirting, architraves and doors
- Door furniture - privacy sets to toilet, bathroom and ensuite
- **Three phase electricity**
- Switchboard in meter box
- Smoke detectors (hardwired with battery backup) supplied and installed in accordance with the building code (refer electrical plan)
- Door stops to hinged doors
- Split system to living/dining and bedroom one
- LED downlights throughout

Entry



- Front door - frosted glass highlight door, stained or painted finish
- Solid back door(s) where applicable
- Coat cupboard or linen as per plan
- Sensor light to front entry
- Door furniture - Gainsborough range
- Weather seal to external doors

Kitchen



- LED lights and power points
- Kitchen cabinetry - melamine matt finish carcass and kickboard
- Joinery handles - Square D to lower cupboards and finger pull above bench, soft close drawers
- **20mm engineered stone benchtop**
- Tile splashback
- **Floor finish - Spotted Gum or Eastern Blackbutt hybrid flooring as per colour selection**
- Appliances - electric oven, electric cooktop, **ducted rangehood**, Fisher & Paykel appliances (Or equivalent)
- Double bowl sink
- Mixer tap
- 2 x double power points, additional to appliance built in powerpoints
- WIP - Laminate bench-top, shelving & 2 x double power points
- 1 x power point each for dishwasher, microwave, fridge and range hood

Dining/Living



- LED downlights
- 3 x double power points
- **Floor finish - Spotted gum or Eastern Blackbutt hybrid flooring as per colour selection**
- TV outlet

Media/Multipurpose/Bed 5 (where applicable)



- LED downlights
- 2 x double power points
- TV outlet
- Floor finish - cut pile twist carpet

Master Bedroom



- LED downlights
- 2 x double power points
- TV outlet
- Walk in robe/robe - top shelf, shelving units and hanging rails (as per plan)
- Floor finish - cut pile twist carpet

Laundry



- LED downlights
- 2 x double power points
- 30 or 45 litre laundry tub cabinet
- Ceramic tiles to floor, skirting and laundry tub splashback
- Mixer tap
- Washing machine tap connections

Bedroom 2, 3, 4 (where applicable)



- LED downlights
- 1 x double power point in each room
- Built in robe with vinyl sliding doors, top shelf, shelving units and hanging rails
- Floor finish - cut pile twist carpet

Garage



- Panel lift garage door with wall remote control and **2 x hand controllers**
- **Manual rear roller door (no remote) where applicable**
- Double fluorescent light
- 1 x double power point; 1 x single power point for panel lift door
- External wall mounted light above garage door
- Concrete slab floor

Powder Room



- Ceramic dual flush toilet pan and cistern with soft close lid
- Toilet roll holder
- Towel ring
- Ceramic tiles to floor and skirting
- LED downlights
- Vanity cabinet with sink (as applicable)
- Mixer set (as applicable)
- Mirror above vanity (as applicable)

Terms & Conditions



- 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 the specified inclusions
- To expedite the construction process there will be no variations to the plans or the inclusions list other than specified upgrades
- The specifications within the final Contract for Sale takes precedence over this list

Bathroom & Ensuite



- 1 x double power point in each room
- Ceramic tiles to floor and skirting tiles
- Wet-seal treatment to floor and shower
- Bathtub - to main bathroom
- Shower screen clear laminated glass, semi-frameless
- Vanity cabinet, sink and wall mount mirror
- Bath, vanity and shower mixer sets
- 1 x double towel rail
- Exhaust fan to bathroom and ensuite
- **Shaving cabinet to ensuite**

Boldened items: Village Building is pleased to offer these items as standard inclusions within our house and land packages.

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