

INCLUSIONS

Client Name: TBA

Job Address: Lot 607 John Howe Circuit
Muswellbrook NSW

Drawing Number: 2079-1 T.W

Tender Issue: 1

NOTE : ALLOWANCES THAT ARE NOT USED TO THEIR FULL VALUE WILL NOT BE CREDITED

This tender is based on a 221.11m² home

GENERAL INCLUSIONS

<i>DRAFTSMAN'S FEES</i>	<i>Includes free site inspection and working drawings</i>
<i>ENGINEERING</i>	<i>Engineering fees and inspections included</i>
<i>SITE COSTS</i>	<i>All site costs - excluding rock excavation</i>
<i>SITE PREPARATION</i>	<i>Benching of building platform (Subject to council approval and statutory regulations)</i>
<i>COUNCIL FEES</i>	<i>Building Application fees and Construction Certificate fees included</i>
<i>PIERING</i>	<i>Piering costs for concrete slab</i>
<i>CONCRETE SLAB</i>	<i>H' Classification reinforced slab floor</i>
<i>PEST CONTROL</i>	<i>Granite Guard Pest Control non toxic barrier</i>
<i>WATER / SEWER</i>	<i>Water and sewer connection to home 15 lineal meter allowance. No allowance for under road bore connection for water service</i>
<i>INSURANCE</i>	<i>Home Owners Warranty Insurance</i>
<i>ROOF TILES</i>	<i>Choice of roof tiles from Boral (Macquarie profile) or Bristile (Designer or Traditional profile)</i>
<i>FRAMES / TRUSSES</i>	<i>Seasoned timber frames and engineered trusses</i>
<i>CEILING HEIGHTS</i>	<i>2.4m ceiling height</i>
<i>ROOF PITCH</i>	<i>24.9 degree roof pitch</i>
<i>BRICKWORK</i>	<i>Selection of Austral or PGH brick (\$1,000 retail allowance)</i>
<i>WINDOWS</i>	<i>Lockable aluminium windows keyed alike as per plan (Standard colours only)</i>
<i>CLOTHESLINE</i>	<i>Hills Hoist foldaline (wall mounted) or Hills Hoist Rotary Clothesline</i>
<i>LETTERBOX</i>	<i>Brick with operable sleeve and light as per covenant</i>
<i>SHELVING</i>	<i>Aluminium powder coated 4 Shelves to linen 1 Shelf with hanging rack to wardrobes</i>

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TV ANTENNA	UHF
DRIVEWAY	Stencil concrete driveway with pathway to entry, 60m ² 20mpa concrete with F62 mesh reinforcement.No allowance for new driveway layback or kerbing requirements.
PATHS	Grey concrete path to tight side of house boundary, up to 1.3m width
REAR PATIO	Stencil concrete 20m ²
WATERTANK	4,500 litre above ground colourbond tank. Includes slimline control unit(complete with warning panel to allow fresh water top up). Connection to meet basix requirements. Rainwater signs x 2.Commissioning and testing of tank (once installed prior to occupancy.Colour to be Heritage Green as per covenant
FASCIA & GUTTER	Colorbond fascia with slotted quad gutter from standard colour selection
FENCING	Supply and install colourbond fencing with side gateand block off Colour to be heritage green as per covenant
LANDSCAPING	Landscaping to the front of the home, up to 15m ²
TURFING	Kikyu Turf to the front and rear yards, inclusive of soil preparation
RETAINING WALLS	Allowance of 35m ² treated timber retaining wall up to 1 metre maximum height.

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P.C ITEMS

OVEN	Westinghouse multi function underbench electric oven POP667S
HOT PLATE	Westinghouse 4 burner electric hot plate PHP255S
RANGE HOOD	Westinghouse retractable rangehood 600mm WRH608IS
DISHWASHER PROVISION	Diswasher provision only with power and water connections
TAP WARE	Kirra Chrome fittings
SHOWER SCREENS	Clear glass with an aluminium powder coated frame
MIRRORS	Elegantly framed mirrors to ensuite and main bathroom
KITCHEN	Laminated benchtop with polytec vacuum formed textured finish doors \$6,800 allowance inclusive of Radiant sink
KITCHEN TAPWARE	Look Blikk 35 sink mixer (10 year guarantee)
LAUNDRY	45 Litre Clark 8011 laundry tub
HOT WATER SYSTEM	Rheem Heat Pump 551310 hot water system
BATH	1510mm Bambino Decina bath
VANITY	White Bristol vanity unit in main bathroom and ensuite
TOILETS	R.A.K Bella Link toilet suites and cisterns (white)
WATER PURIFIER	S54 water purifier with goose neck arm
ACCESSORIES	Kirra Profile series 2 double towel rails 2toilet roll holders 2 soap dish holders 2 hand towel holders

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ELECTRICAL

TWIN FLUROS	2 supplied and installed to garage
LIGHT POINTS	22 wired and installed
SINGLE POWER POINTS	5 supplied and installed
DOUBLE POWER POINTS	20 supplied and installed
WEATHERPROOF POINTS	1 doubles supplied and installed
LIGHT FITTINGS	\$800 allowance to purchase light fittings
HEAT LAMPS	4 heat lamps with light supplied and installed to Bathroom 2 heat lamps with light supplied and installed to Ensuite
EXHAUST FAN WITH LIGHT	1 supplied and installed to Laundry
RG6 CABLE TV POINTS	2 supplied and installed
SMOKE DETECTORS	2 supplied and installed
PHONE POINTS	Pre-wiring provision for 2 points (Telstra to connect to street mains)
METRE BOX AND EARTHING	Included
METERING	Connection to street mains within 10m

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CERAMIC TILES

BATHROOM FLOOR	Up to \$30.00 allowance per sq metre
BATHROOM WALLS	1.8 metre high in shower recess - 1.2m the remainder Allowance of up to \$30.00 per sq metre
ENSUITE FLOOR	Up to \$30.00 allowance per sq metre
ENSUITE WALLS	1.8 metre high in shower recess - 1.2m the remainder Allowance of up to \$30.00 per sq metre
ENTRY FOYER	Up to \$30.00 allowance per sq metre
MEALS AND FAMILY ROOM	Up to \$30.00 allowance per sq metre
KITCHEN	Up to \$30.00 allowance per sq metre
KITCHEN WALLS	Up to \$30.00 allowance per sq metre (Maximum 600mm above benches)
LAUNDRY SPLASHBACK	Up to \$30.00 allowance per sq metre for tiles to the laundry tub splashback up to 300mm high
LAUNDRY SKIRTING	Up to \$30.00 allowance per sq metre 1 tile high up to 300mm high
LAUNDRY FLOOR	Up to \$30.00 allowance per sq metre for laundry floor
FRONT VERANDAH	Up to \$30.00 allowance per sq metre

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NOTE: All wall and floor tiles are laid square pattern (no allowance for diagonal lay variation will apply)

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FIXING MATERIALS

<i>FRONT DOOR</i>	<i>XVP12 or equivalent with frosted glass to suit paint finish **</i>
<i>INTERNAL DOORS</i>	<i>Oakfield panel doors by Hume Doors</i>
<i>DOOR FURNITURE - Internal</i>	<i>Gainsborough "Windsor" leverset (satin chrome 900 Series)</i>
<i>DOOR FURNITURE - External</i>	<i>Gainsborough 8901 Trilock leverset to front, and laundry (Satin Chrome)</i>
<i>SKIRTING</i>	<i>To suit paint finish 75mm x 25mm colonial skirting board</i>
<i>ARCHITRAVE</i>	<i>To suit paint finish 75mm x 25mm colonial architrave</i>
<i>CORNICE</i>	<i>90mm cove cornice</i>
<i>INSULATION</i>	<i>R1.5 to walls and R3.5 to habitable living area ceilings (excl garage)</i>
<i>VERTICAL BLINDS</i>	<i>Installed to all windows (excluding garage and wet areas)</i>
<i>CARPET</i>	<i>Choice of Pattern and Colour from the Penthouse Series Supplied by Cessnock Carpet Court</i>
<i>GARAGE DOORS</i>	<i>Panelift garage doors with one remote control motor and 2 handsets (Standard Colours Only)</i>
<i>FLYSCREENS</i>	<i>To all windows and sliding doors</i>

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FIXING MATERIALS CONTINUED

DOOR SEALS	RP3 Raven Door seals to all external doors
DOOR STOPS	75mm rubber cushion door stops to all openable doors
PAINING	Full Choice of colours from the Taubmans or Bristol Colour Guides allowing three coats of paint to walls and ceilings * Choice of 2 colours for walls, 1 colour for Ceilings and 1 colour for Architraves and skirtings Easy coat Microban antibacterial protection. Endorsed by NACA.

* No responsibility will be taken for the finished look if deep based colours are chosen. Any colour on the colour chart that is deep based, an additional coat is recommended being an extra cost of \$3.80 per m² of floor areas.

** Please note: Entrance and exterior doors should be finished in light reflective colours to reduce the risk of heat absorption which may cause warping. DARK COLOURS MAY VOID WARRANTY.