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**Address**:

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Wodonga, VIC, 3689

**Date:** 12th March, 2016

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| Detailed Inclusions List | |
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| The Bellevue (As Displayed) | |
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| *Preliminaries* |  |
|  | 7 year Structural Guarantee |
|  | Building Plans and Specifications |
|  | Energy Efficiency Report |
|  | Building approval fees |
|  | Home Owner's Warranty Insurance |
|  | Builder's Construction Works & Public Liability Insurance |
|  | Sewerage and stormwater fees |
|  | Site Cut & Soil Removal |
|  | Connection of Gas, Water, Electricity, Telecommunications Services to the Building |
|  | (Final company service connection fees into owner's name paid for by the owner) |
|  | Site toilet and rubbish skip |
|  | Six month maintenance service |
|  | Engineers slab design for Class “H1-D” Site |
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| *Structure* |  |
| *Frame* | 90X35mm (MGP 10 Standard pine timber wall frames and Standard Pine trusses) |
| *Slab* | A Waffle Pod Slab for Class "H1-D" soil |
| *Termite Protection* | Under slab and house perimeter chemical spray |
| *Ceiling Height* | Ceiling height (2.55m) |
| *Insulation* | Sisalation paper to external walls |
|  | R5.0 insulation to ceilings in living areas |
|  | R2.5 Wall Batts to External Walls |
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| Exterior |  |
| *Windows* | Aluminium awning windows to the Family and Dining Rooms  Aluminium Fixed Windows to the Lounge, Family & Kitchen  Aluminium Doubled Glazed, Sliding Stacker Doors to the Kitchen, Hallway & Master Bedroom |
|  | Aluminium Single Glazed sliding windows to the remainder of the house |
|  | Aluminium Fly screens to all windows and sliding doors |
|  | Keyed Lock Windows |
| *Roofing* | Colorbond fascia, gutter and valleys |
|  | Colorbond metal roof cladding with insulation paper |
|  | Downpipes – Rectangular |
| *Portico* | Brick Portico with render |
| *Timber Slats to Portico* | Cedar Timber Slats to the top of the Portico |
| *Bricks* | Boral ‘Malt’ Main Brick – Boral ‘Platinum’ Feature Brick |
| *HWS* | Rinnai Infinity 26 – Gas Continuous HWU (Builder’s Model) |
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| Interior |  |
| *Colour Consultant* | Colour consultant is included |
| *Painting* | 3 coats of acrylic gloss paint to all woodwork and |
|  | doors |
|  | 3 coats of washable low sheen to walls and 3 coats of flat to ceilings |
| *Carpet* | Carpet to Master Bedroom, Bed 2, Lounge, Bed 3 & Bed 4 |
| *Wardrobe Shelving* | 16mm laminex shelving |
|  | 4 shelves to linen cupboard |
|  | 1 shelf & hanging rail plus one bank of 3no. 600x450mm shelves to cupboards |
| *Wardrobe Doors* | Framed mirror sliding doors |
| *Master Bedroom Wardrobe Shelving* | 2 Banks of 5 Shelves and Hanging Space in the His & Hers Wardrobes |
| *Plaster* | 10mm plasterboard to walls and ceilings |
|  | 6mm fibre cement sheet to bathroom and ensuite |
|  | Square Set ceilings to the Entry, Lounge, Kitchen, Dining and Family Rooms  90mm Cove Cornice to the remainder of the house |
| *Front Door* | 1000mm Ent. Door - Stained - Hume Savoy Entrance Door - XS 24 – Sliced Pacific Maple Finish with Clear Glass inserts |
| *Front Door Handle* | *Lane 600mm Square D Pull Handles – L979024 – SSS (1 Pair Back to Back for the Entrance Door)* - Platinum Mortise Lock – SSS – 60mm Roller Catch - *Platinum Architectural Euro Cylinder Round Escutcheon Set – Stainless Steel (For Mortise Lock) – 1 Pair for front and back of entrance door* - Platinum Euro Double Cylinder – Stainless Steel - (Keyed from both sides for mortise lock) |
| *Internal Doors* | Hume PCMDF Flush Doors |
| *Internal Door Handles* | Lane ‘Tovetto’ Square Rosette Passage Leversets – BSC |
| *Electrical* | LED Downlights to the Master Bedroom, Ensuite, Entry, Lounge, Kitchen, Family, Dining rooms and Hallway |
|  | Smoke detectors to sleeping areas |
|  | 25 power points and 1 telephone point |
|  | (Includes 2 Double Power points to each Bedroom) |
|  | 1 Ceiling light point per bedroom |
|  | 1 TV point wired to a location in the ceiling |
| *Architraves & Skirtings* | MDF 67x18mm architraves  MDF 67 x 18mm skirting |
|  | FJ Pine Jambs and FJ Pine Architraves to all wet areas |
| *Tiles (Floor and Walls)* | Porcelain Floor and wall tiles (Rectified) |
|  | Tiles to the Bathroom, Ensuite, Laundry, Kitchen, WIP, Entry, Dining, Family & Hallway |
| *Waterproofing* | Waterproofing in the bathroom and ensuite |
| *Cooling* | Braemar BM1150 ducted evaporative cooler |
| *Heating* | Braemar BM325 ducted gas heating |
| *Window Coverings* | Roller blinds to all windows except garage – AWF Daybreak Collection |
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| Kitchen |  |
| *Kitchen Appliances* | 900mm Omega SS kitchen appliances – Omega OF901XZ 900mm Freestanding Cooker – Omega ORC97G 900mm Glass Canopy Rangehood – Dishwasher Omega ODW702XB |
| *Cupboards* | PVC edge Laminate cupboards (overhead cupboards to ceiling height) – Blum soft closing Doors and Drawers |
| *Benchtops* | 65mm Diamond Gloss Laminex benchtops |
| *Splashbacks* | Mirror Splashback |
| *Sink* | Everhard ‘Squareline’ 1 & ¾ Bowl Sink – 1080mm |
| *Tapware* | Innova – Square Kitchen Mixer CP-F0440 |
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| Bathroom / Toilet |  |
| *Bath* | Decina – Bambino 1650mm Acrylic Bath |
| *Mirror* | Polished edge mirror above the vanity |
| *Basin* | Innova – Countertop Basin – 545 x 465 x 150mm |
| *Tapware* | Basin – Innova Square Line Basin Mixer CP-F0388 |
|  | Bath Tub – Innova Bath Spout & Mixer Combined CP F0441 |
|  | Shower – Raymor Malaney Square Shower Head |
| *Shower Base* | Tiled shower base |
| *Accessories* | Bathroom Accessories |
|  | Raymor Tanami Double towel rail (600mm), Tanami soap dish and Tanami toilet roll holder |
| *Toilet* | Stylus ‘Venezia’ Close Coupled Toilet Suite |
| *Ceramic Tiles* | Tiles (Floor, Skirting & or 1.0m high to walls and 2.0m high in shower) |
| *Shower Screen* | Satin Chrome Framed pivot door shower screen – Clear Glass |
| *Lighting* | Heat, light, fan units (4 heat lamp model) |
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| Ensuite |  |
| *Mirror* | Polished edge mirror above the vanity |
| *Basin* | Innova – Countertop Basin – 545 x 465 x 150mm |
| *Tapware* | Basins - Innova Square Line Basin Mixers CP-F0388 |
|  | Shower - Innova Square Shower Mixer & Raymor Rectangular Shower Arm & Menzies 200mm Square Shower Head |
| *Shower Base* | Tiled shower base |
| *Accessories* | Ensuite Accessories |
|  | 2no. 450mm (w) x 500mm (h) towel rails, Tanami soap dish and Tanami toilet roll holder |
| *Toilet* | Stylus ‘Venezia’ Close Coupled Toilet Suite |
| *Ceramic Tiles* | Tiles (Floor - 125mm tile skirting to walls and 2.0m in shower) |
| *Shower Screen* | Satin Chrome Semi-Frameless shower screen – Clear Glass |
| *Lighting* | Heat, light, fan units (2 heat lamp model) |
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| Laundry |  |
| *Laundry Trough* | Built-in laundry unit with Neko Cruze 45 litre insert trough |
| *Trough Cupboard* | PVC edge Laminex cupboards with Laminex benchtop |
| *Tapware* | Donson Marano Sink Mixer & ¼ Turn Washing Machine Taps |
| *Tiling* | Tiles (Floor - 125mm skirting to walls and 600mm to trough splashback) |
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| Garage |  |
| Front Facade Door | Stramit Taurean Panel-Lift Garage Door – Motorized |
| Garage Door Motor | Motor appropriate for garage door size |
| Rear Garage Door | Stramit Taurean Roller Door |
| Side Garage Door | Hume X1 820mm x 40mm Duracote External Door Painted - Hardwood External Door Frame |
| Lined Ceiling | Plaster lined ceiling with manhole access to roof |
| Garage floor | Plain Concrete to garage floor |
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| External Works |  |
| Concrete | Sealed Exposed Aggregate Concrete (Small Pebbles) to the Driveway & Paths as indicated on the Landscape Plan |
| Clothesline | Daytek Folding Clothesline Approx. 2.2m x 1.2m |
| Letterbox | Pre-cast Concrete – Installed & Painted |
| Fencing | 1800mm Colorbond Fence to the boundaries of the property |
| Landscaping | Turf, plants, black bark and rocks in accordance with the landscape plan. |
| Irrigation | Manual Drip irrigation to the garden beds and pop-up sprinklers to the grass areas |