



## Jordan Springs Inclusions List

### General Services

- Site inspections and written tender fixed for 90 days
- Fixed price contract (subject to authorities)
- preparation and approval of building plans, specifications and all relevant authority requirements (if required)
- Payment of insurance for Public Liability, Workers Compensation & Contract Work Insurance
- Payment of Engineer's fees for standard slab
- Payment of Water Authorities standard approval fee
- An appointment with one of our experienced colour Consultants to assist you in coordinating your colours
- Architectural/Designer drawings and specification required for council approval
- Structural drawings required for council approval and construction
- Council building application fee's (development approval & construction certificate fees)
- **Note:** Different general services are required for one off houses, please check with your consultant.

### Statutory Requirements

- 6-year structural warranty
- 3 months – Maintenance warranty. Due to the confidence we have in our quality inclusions and tradesman
- Sediment control measure
- Temporary fencing to site as required
- Structural engineer's inspections & certifications of slab
- Termite protection and certification
- Scaffolding and safety rails required by Work Cover
- Temporary site toilet during construction
- All weather driveway access to site
- Cleaning and removing of all building and debris
- All glazing to Australian standards
- Other statutory requirements will be adhered to accordingly

### Slab Structure

- **Concrete Slab:** Waffle pod construction engineer designed on 'M Site'

### External Construction

- **Bricks:** Builder's Range
- **Mortar:** Natural or Off White to brick work
- **Brick Joints:** Flush or Ironed
- **Roof:** Metal Roofing Including Anticon Insulation Blanket

- **Windows:** Aluminium Frame throughout
- **Entry:** Timber Frame
- **Eaves:** 450mm Wide subject to drawing
- **Fascia & Gutter:** Colourbond Fascia & Gutter
- **Downpipes:** PVC and Painted
- **Garage:** Sectional overhead garage door
- **Laundry Door:** As per plan
- **Front/Rear Patio:** As per plan
- **Taps:** 1 x mains water front, 1 x recycled water rear

## Internal

- **Frames & Trusses:** Architecturally designed frames & trusses as per Australian Standards
- **Internal Lining:** 10mm plasterboard
- **Cornices:** 90mm Cove throughout
- **Skirting/Architraves:** Pine 67mm throughout, paint finish
- **Doors:** Redicote Flush Hollowcore, paint finish
- **Door Furniture:** Quality Door Furniture from our selected range
- **Wardrobes:** As per plans
- **Ceiling Height:** Ground Floor 2400mm or unless changed. First Floor 2400mm or unless changed
- **Shelving:** One melamine shelving with one hanging rod to wardrobe and 4 shelves to Linen
- **Staircase:** Timber treads and risers ready for carpet, paint finish to handrail, newel posts and stringers, balustrade from the builders range
- **Paint:** Ceiling one colour, walls and trims one colour with two coat finish
- **R.1.5 Wall Insulation**
- **R.3.0 Ceiling Insulation**

## Ensuite & Bathroom

- **Vanity:** Fully Laminated
- **Benchtop:** Fully Laminated with acrylic tops
- **Mirror:** Polished edge mirror
- **Bath:** 1525mm Acrylic bath in white
- **Shower Screen:** With Pivot or Sliding Doors, laminated safety glass and colour coordinated frame
- **Exhaust Fan/Light/Heater:** Combination 3 in 1
- **Tap Ware:** Metal or Chrome Tape Ware
- **WC:** Full Vitreous China Concealed trap
- **Bathroom Tiling:** Floor – one row of skirting , 2m high in shower and 600mm high around bath @ \$28.00 per sq.m
- **Ensuite Tiling:** Floor – one row skirting, 2m high in shower and 600mm high around bath @ \$28.00 per sq.m
- **Toilets:** Vitreous China
- **Accessories:** Towel rails, soap holders & toilet paper holders
- **Wet Areas:** Complete water proofing to all wet areas.

## Kitchen

- **Cabinetry:** Melamine finish to cupboards and end panels
- **Door Knobs & Handles:** In a wide range
- **Overhead Cupboards:** As per plan
- **Benchtops:** Laminated finish
- **Sink:** 1 & ¾ bowl stainless steel
- **Tapware:** flickmixer
- **Dishwasher:** Provision including connections
- **Cooktop:** 600mm stainless steel cooktop
- **Oven:** 600mm stainless steel electric oven
- **Rangehood:** 600mm stainless steel rangehood
- **Tiling:** Splashback to the full height below overhead cupboards to bench top @ \$28.00 per sq.m

## Kitchen Continued

- **Dishwasher:** provision including connections
- **Cooktop:** 600mm stainless steel cooktop
- **Oven:** underbench 600mm stainless steel electric oven
- **Rangehood:** 600mm stainless steel rangehood
- **Tiling:** Splashback to the full height below overhead cupboards to bench top @ \$28.00 per sq.m

## Laundry

- **Tub:** 45 Litre steel tub with rinse by pass
- **Tiling:** Splashback @ \$28.00 per sq.m, 450mm x 450mm. Tiling to the floor and one tile skirting
- **Tapware:** Washing machine connection in chrome

## Electrical

- **Lighting:** Light point with batten holder
- **PowerPoints:** A double power point in each bedroom, study, all living areas, bathrooms & ensuite. Two doubles in the main bedroom, garage, laundry & kitchen. Single power point to fridge, oven, range hood and microwave/dishwasher if applicable.
- **NBN:** Provision included with 2x tV points & 2x phone points where applicable.
- **TV Point:** x2 from NBN Provision
- **Phone Point:** x2 from NBN Provision
- **Safety:** Smoke detectors direct wired and battery backup
- **Safety:** Electrical safety switch to metre box
- **External Lights:** 2 lights provided front and back ( 1x front & 1x back)

## Hot Water Service

- **Unit:** 26L instantaneous natural gas hot water system

## **Water Tank**

- As specified by BASIX requirement where applicable

## **Disclaimers**

- All inclusions are from the builders quality range and the inclusions list are guide only
- The inclusions mentioned can change any time without notice due to stock availability

## **Additional Inclusions Above Our Standard**

- Tiles throughout ground floor living areas
- Carpet to all bedrooms, stairs & first floor
- Polyurethane kitchen cupboards
- 900mm Free standing Design Oven & Cooktop
- 20mm Caesar Stone Benchtops from standard range
- 2x Zone Alarm Systems with 1x Controller pad
- Vertical blinds to windows
- Polyurethane vanities with stone tops in bathrooms
- Flyscreens to windows and flyscreen doors to sliding glass doors
- Automatic Garage door with 3x remotes
- Concrete Driveway
- Turf to front and rear yards
- Fencing to sides and rear with 1x gate
- Letterbox and Clothes Line
- Tiles to Alfresco & Porch
- Colourbond Roofing
- Timer retaining wall, if required

## **SPECIAL!**

- 2 Zone Ducted Air-conditioning Systems