

Rent Ready Inclusions



Preliminary Works

- + Site survey & soil test
- + Building Permit application
- + Plans drawn & sited

Fixed Site Costs

- + Up to 'H1-D' class concrete slab
- + Site scrape &/or balanced cut & fill for up to 500mm site fall over the building area

Kitchen

- + 900mm stainless steel oven
- + 900mm stainless steel gas cooktop with cast iron trivets
- + 900mm stainless steel undermount range hood (vented)
- + Stainless steel dishwasher
- + double bowl stainless steel sink with drainer & waste basket
- + Gooseneck sink mixer
- + Glass splashback
- + Water point to refrigerator space

Cabinetry

- + Fully lined melamine modular cabinets with pot drawers, microwave provision & overhead cupboards
- + Standard laminate doors & drawers with soft close runners to drawers
- + Reconstituted stone kitchen bench top with 40mm square edge detail
- + Handles as per interior colour schedule
- + Island bench extension overhang to 900mm

Taps & Outlets

- + Chrome basin mixer tapware
- + Chrome bath mixer with wall sprout
- + Chrome shower mixer with shower rail & rose

Carpet

- + Builders range carpet to bedrooms & living areas

Bathroom & Ensuite

- + White vitreous china square half inset vanity basin
- + Polished edge mirrors full length of vanity mounted one tile above bench top
- + Reconstituted stone vanity benchtop with 40mm square edge detail
- + White acrylic bath on tiled podium
- + Tiles shower base
- + Semi-frameless shower screen with powder coated aluminum frame & clear glazed pivot door
- + Back to wall vitreous china toilet site with soft closing seat
- + Double town rails with separate toilet roll holders in chrome
- + Vented exhaust fans including self sealing air flow draft stoppers

Ceramic Tiling

- + Builders range gloss tiles to bathroom & ensuite walls
- + Builders range matt finish floor tiles to bathroom, laundry, water closet, entry, kitchen, meals & family/living areas
- + 100mm high skirting tiles to bathroom, ensuite, water closet & laundry

Plaster

- + Plasterboard to ceiling & wall, Villaboard to ensuite, bathroom & above laundry trough
- + 75mm cove cornice to all areas

Ceilings

- + 2700mm (nominal) ceilings throughout

Window Coverings

- + Holland blinds with chain mechanism throughout (full block-out) including sliding door/s
- + Privacy blinds fitted to front windows (clear glass only)

Laundry

- + 45 litre stainless steel drop in tub with laminate cabinet
- + Mixer tap in chrome finish.
- + Chrome washing machine stops fitted inside laundry cabinet

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External Features

- + Clay bricks selected as per colour schedule
- + Part render & face brick facade
- + Natural colour mortar joints (white sand/grey cement) Rolled joints
- + Aluminum sliding windows with powdercoat finish
- + Feature windows to front elevation (house specific)
- + Brickwork infills above windows on front elevation
- + Brick infills above side & rear elevation windows & doors
- + Aluminum front entry frame with powdercoat finish & clear glazed sidelight(s) (house specific)
- + 2040mm aluminium sliding door with powdercoat finish or hinged external laundry door
- + Aluminum sliding external laundry door with powdercoat finish or hinged door (house specific)
- + Concrete colour on roof tiles from builders standard range
- + Cololurbond metal fascia & barge. Quad gutter with 100 x 50mm rectangular downpipes
- + Part A termite treatment with Homeguard Mesh
- + Aluminum sliding fly screen door (no grille) to all external sliding doors

Internal Features

- + 2340mm flush panel hinged doors with chrome hinges to rooms
- + Internal lever door furniture in chrome finish
- + 67 x 18mm bevelled edge MDF skirting & 67 x 18mm bevelled edge MDF architraves
- + Door seal & brush strip draft seal to nominated doors in accordance with energy rather assessment report
- + Full perimeter draft seal to all entry door frames excluding garage external pedestrian door
- + Weather deal to all external hinged doors
- + Aluminum fly screens to all opening sashes

Garage

- + Garage with tiled hip roof including lift up sectional Colourond door in Settler profile to front
- + Brick infill above garage entry, plaster lined with barge board skirting & concrete floor
- + Remote control with 2 No. handsets including single power point to garage ceiling
- + Slab rebate to garage entry to resist water & dirt regress
- + Brick veneer to external walls if required
- + Melamine shelf (up to 4000mm length x 300mm depth @ 1800mm from floor level)
- + Weatherproof flush panel pedestrian door with low sheen acrylic paint finish.
- + Entrance lockset keyed alike to front door

Insulation 6 star rating

- + Glasswool batts to house only, in accordance with energy rating report
- + Glasswool batts (including party wall between house & garage) plus weather wrap to external brick veneer walls (excluding garage), joins in weather wrap to be taped & gaps around windows/doors sealed

Paint - 3 coat application

- + Enamel gloss to internal doors, skirtings & architraves (to be one colour)
- + Flat acrylic to ceilings (one colour throughout)
- + Washable low sheen acrylic to internal walls (one colour throughout)
- + Satin enamel to front entry door
- + Colours selected as per interior & exterior colour schedules

Storage Shelving

- + One white melamine shelf with hanging rail to WIR
- + Shelving unit to Master robe up to 4 shelves 600mm wide
- + One white melamine shelf with hanging rail to robes
- + Four white melamine shelves to pantry/linen

Doors

- + 2340mm high sliding redicote flush panel sliding doors to robes
- + 2340mm high flush panel hinged door/s to pantry/linen

Handles

- + Gainsborough internal lever door furniture in chrome finish

Heating & Cooling

- + Rinnai 12.5kw inverter ducted heating & cooling with 2 zones

Plumbing

- + 2 x external taps (1 to front water meter & 1 near laundry exit)
- + 1 x grey water tap (if grey water reticulation is available)
- + Recycled water connection (estate specific)

Framing

- + 90mm thick MGP10 stabilized timber frame

Hot Water System

- + Solar HWS with gas booster Continuous Flow system
Note: Location of unit will be installed at builder's discretion

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Security

- + Bosch alarm system with 3 x sensors & keypad
- + Window locks to all opening sashes (keyed alike)
- + Security door to front entry
- + Trilock front entry lock combination set

External Paving

- + Exposed Aggregate concrete to driveway & porch area
- + Alfresco area to be part of slab with colour charcoal painted finish (house specific)
- + 2000mm wide x 1500mm deep clothesline pad with colour through concrete (charcoal)
- + 1.0mtr wide concrete path to rear perimeter of home (up to 43m²)

Electrical

- + LED downlights throughout house (number of light points house specific)
- + Energy saving white round fixed LED fluorescent downlight with sensor to porch
- + Weather proof para flood light to external wall at to rear
- + Double 1200mm fluorescent light with diffuser to garage
- + Double power points throughout excluding dishwasher, microwave provision & fridge space
- + Up to 3 x TV points including coaxial cable to roof space one to main bedroom & living areas
- + Installation & pre-wire 3 x data points for TV antenna where Optic Fibre NBN is not available
- + Optic Fibre Hub (Estate specific) including 3 x TV points, 2 x telephone points, 1 x data point & conduit for connection to supply pit
- + White wall mounted switch plates
- + Hardwired smoke detectors with battery backup
- + RCD safety switch & circuit breakers to meter box
- + Door bell

Fencing Allowance

- + Wing fence or gate, where applicable (house specific)
- + 1800mm high fencing to boundaries as per estate design guidelines (at half share allowance only)

Landscaping

Front

- + Low maintenance garden with irrigation system & timer
- + Weed Mat to garden beds
- + Letterbox

Rear

- + Low Maintenance garden beds with instant turf to grass area plus irrigation system & timer
- + Weed Mat to garden beds

Clothesline

- + Hills or Daytek folding clothesline – ground mounted or wall mounted (house specific)

Connection Costs

- + Connection of services (water, gas, electricity, sewer, storm water & telephone conduit). Does not include electricity & telephone consumer account opening fees

Weekly Updates

- + Weekly updates provided on construction progress with photo updates at every milestone (building stages)

Quality Inspections

- + Internal quality inspections at each stage of construction
- + Independent building inspections provided at practical completion stage completed prior to handover

**The builder reserves the right to substitute the make, model or type of any of the above products to maintain the quality and product development of its homes. Changes may be made subject to Res Code requirements. Window and sliding door sizes may vary subject to energy rating requirements. Electricity transfer fee applies.
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