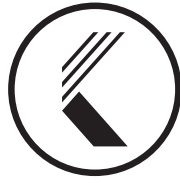


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INCLUSIONS LIST

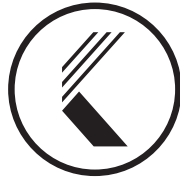


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INCLUSIONS LIST

GENERAL

Interior Designer	Quattro Architecture
Maintenance	12 months maintenance period, 6 year structural warranty
Insurance	2 year home warranty insurance
Energy efficiency	Minimum EER '6 star'
Insulation	Walls and ceilings as per EER certificate
Windows/sliding doors	Flyscreens to all openable
Roof and external walls	As per Development Approval drawings
Party walls	Fire and acoustic rated plasterboard, in accordance with NCC
Internal walls	13mm plasterboard, 3 coat paint system
Balustrades	Aluminium glazed
Ceiling	Elevated ceilings - square set, flat paint
Architraves	67mm bevelled edge - semi-gloss paint
Skirting	90mm bevelled edge - semi-gloss paint
Internal doors	Flush panel 2040mm high - semi-gloss paint
Heating/cooling	Ducted reverse cycle heating and cooling throughout (zoned)
External lighting	As per Development Approval drawing
External power	1 x double GPO to each Ground Floor alfresco area
External taps	1 per courtyard
Linen cupboard	4 x melamine shelves with broom section
Hot water	1 individual gas continuous hot water system
Letterboxes	As per Development Approval drawing - lockable
Privacy locks	To all wet areas
Data service	NBN ready



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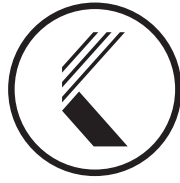
INCLUSIONS LIST

ENTRY

Door	Solid core paint finished timber door
Lighting	1 x LED down light - motion activated

KITCHEN

Bench top	Refer to sample board – stone with 38mm edge with waterfall sides
Splashback	Refer to sample board – includes colour-matched epoxy grout
Joinery	Refer to sample board
Joinery carcass	Water resistant melamine
Joinery doors & drawers	Soft closing
Tapware	Dorf Viridian Gooseneck sink mixer – polished chrome finish
Oven	Bosch HBA73R350B pyrolytic stainless steel electric oven
Dishwasher	Bosch SMi50D05AU semi integrated stainless steel dishwasher
Cook top	Bosch PCQ715B90A 70cm gas cooktop stainless steel incl. wok burner
Range hood	Ilve IVUM50 60cm rangehood – ducted
Microwave	Bosch HMT84G654 A built-in microwave oven – stainless steel
Sink	Clark Prism 870mm double bowl stainless steel under mount
Lighting	3 x feature down lights
Power	2 x double GPO's above bench including one with double USB outlet 1 x double GPO to island bench 4 x single (fridge, microwave, rangehood, dishwasher)



THE KEW

INCLUSIONS LIST

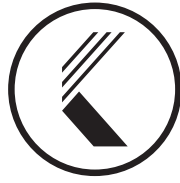
LIVING/DINING

Flooring	Refer to sample board – engineered timber floating floor
Data/phone	1 CAT 6 point
Power	3 x double GPO's
Lighting	6 x LED down lights
Foxtel	1 double point for Foxtel IQ
MATV	1 point

LAUNDRY/POWDER ROOM

(WHERE APPLICABLE)

Floor tiling	Refer to sample board
Skirting and splashback	Refer to sample board
Laundry tub	Stainless steel freestanding
Tapware	Dorf Kip sink mixer – polished chrome finish
Hot/cold machine cocks	Concealed under laundry tub
Dryer	Fisher & Paykel 5kg vented – electronic
Toilet Suite	Caroma Luna back to wall toilet suite – soft close, white
Hardware	Towel ring, toilet roll holder - Caroma Urbane, polished chrome finish
Wash basin	Forme Picolo 400mm vanity – wall hung
Wash basin tapware	Dorf Viridian basin mixer – polished chrome finish
Mirror	Frameless
Ventilation	Extraction fan
Lighting	1 x LED downlight
Power	1 x double GPO



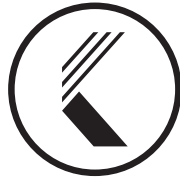
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INCLUSIONS LIST

BATHROOM/ENSUITE

(WHERE APPLICABLE)

Floor tiling	Refer sample board
Walls tiling	Refer sample board – full height tiling including feature wall
Shower rail	Dorf Viridian multifunction rail shower – polished chrome finish
Shower tapware	Dorf Viridian shower mixer square back plate – polished chrome finish
Shower screen	Semi-frameless
Floor waste	Smart tile
Bathroom hardware	2 x single towel rail, towel ring, toilet roll holder, shower shelf, robe hook – Caroma Urbane, polished chrome finish
Mirrored shaving cabinet	Forme – Logan – semi-recessed
Vanity unit	Forme – Mont Albert – wall hung, white
Vanity tapware	Dorf Viridian basin mixer – polished chrome finish
Toilet suite	Caroma Luna back to wall toilet suite – soft close, white
Lighting	2 x LED downlights
Power	1 x double GPO
Bath (bathroom only)	Stylus Origin 1550mm oval freestanding bath (not in U14 or U15)
Bath tapware	Dorf Viridian wall bath mixer – polished chrome finish
Tastic	Integrated heat lamp and light
Ventilation	Separate extraction fan with run-on timer



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INCLUSIONS LIST

MAIN BEDROOM

Lighting	4 x LED downlights
Power	3 x double GPO
Data	1 CAT 6 point
MATV	1 point
Foxtel	1 double point for Foxtel HQ
Wardrobe	Sliding doors - 1 mirrored, 1 white sheen panel - refer to sample board (where applicable)
Wardrobe shelving	Melamine finish - white
Carpet	Refer sample board - loop pile 100% pure wool

BEDROOMS

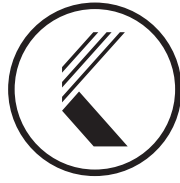
(WHERE APPLICABLE)

Lighting	4 x LED downlights
Power	3 x double GPO
Data	1 CAT 6 point
MATV	1 point
Wardrobe	Sliding doors - 1 mirrored, 1 white sheen panel - refer to sample board
Wardrobe shelving	Melamine finish - white
Carpet	Refer sample board - loop pile 100% pure wool

STUDY

(WHERE APPLICABLE)

Lighting	2 x LED downlights
Power	1 x double GPO
Data	1 CAT 6 point



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INCLUSIONS LIST

GARAGE

Garage door	Electric panel lift - timber look finish
Ceiling	Overhead racking for storage
Lighting	Surface-mounted fluorescent light
Power	1 x double GPO
Floor finish	Concrete

OTHER

Fencing and gates	1.5m high chain wire fencing with semi-mature hedge
Driveway	As per Development Approval drawing
Porch	Tiled with slip resistance tiles – refer sample board
Courtyard	As per marketing plan
Balcony	Wall mounted LED light (where applicable)
Clothesline	Foldable - as per Development Approval drawings

Disclaimer: This Inclusions Schedule must be read in conjunction with the Special Conditions of Contract.