

Inclusions List

BASE

GENERAL

Complete construction and engineering plans.
6 Year structural warranty.
Builders 6 month defect liability period.
All Certification fees, council & building approvals. Town planning fees not included if applicable.
Builders All Risk Insurance.
Building agreement including finishes & fixtures as per specifications.
Certified final inspections.
Final external & internal clean.
Constructions to N2 (W33) wind rating requirements.
Engineers soil test & slab design.

SITE WORKS

Site survey and set out by a qualified surveyor.
S class site. No piers included. No Rock Included.
Engineered slab as per engineers requirements to an S Class Design.
Cut & fill up to 250mm site fall over house lot to provide a level building platform. Excess fill/soil to remain onsite.

TERMITE TREATMENT

Trithor protection system to perimeter.
Trithor protection system to penetrations.

CONNECTIONS

Single phase underground power connection.
Plumbing & Drainage connections.
LPG Gas connection [final connection & gas bottles to be arranged by client].

PLUMBING

Two external taps.
Sewer connections to 70Lm.
Stormwater connections to 75Lm.
Water run in set back 6Lm.

EXTERNAL FINISHES

Double Height face brick from builders range as standard.
Painted PVC downpipes.

ROOF

Colorbond Roof Option Only.
Colorbond Fascia & Gutter from builders range.
450mm eaves if applicable to design.
20 Degree Roof Pitch.

ALFRESCO

Under main roof Alfresco - Plan Specific.
No Concrete Floor.

CEILING HEIGHT

2460mm Ceiling Height to the underside of the Truss.

INSULATION

Sisilation Wrap to external walls.
R2.5 Ceiling insulation Batts to ceiling area.

WINDOWS & DOORS

Corinthian PC104 | PC4 | PC9 Entrance door with painted finish.
Deadlock to external hinged doors.
One powder coated 1.2m x 1.8m aluminium sliding window per room & one powder coated 2.1m x 2.4m aluminium sliding single panel door from builders range.

KITCHEN

Laminex Bench Tops
Laminex Cupboard doors with melamine shelves.
Bank of four drawers.
Modern door handles to all cabinetry.
Tiled splashback to Kitchen.
Fienza mixer tapware.
Pantry built by carpenter.
No overhead cupboards.
1.1m wide 1 & 3/4 Bowl Sink with drainer.

APPLIANCES

Omega 60cm Electric Ceramic Cooktop 'Builders Range'.
Omega 60cm Stainless Steel under bench oven 'Builders Range'.

INTERNAL

Enclosed garage - plan specific.
Walk In Robe to master - plan specific.
Single shelf with hanging rail to all wardrobes.
Four shelves to Linen cupboard - plan specific.
Corinthian Flush Panel doors to all robes - plan specific.
Three Coat paint systems to walls.
Two coat paint system to ceilings, doors & mouldings.
90mm Cove Cornice.
42mm Primed MDF Window architraves.
68mm Primed MDF Skirting.

LAUNDRY

Project stainless steel laundry tub unit.
Washing Machine Taps - Standard Builders range.
Splashback tiling to Laundry tub unit.

BATHROOM & ENSUITE

Floor Tiles from builders range.
Privacy lock to Ensuite, Bathroom & WC.
Chrome Floor Wastes - Builders Standard
Wall Tiles up to 2m high in shower area.
Nude essential clear glass shower screen.
Splashback tiling to vanity.
Polymarble top with intergrated basin & 2 pac cabinet.
Vitreous China dual flush toilet suite.
Bambino Bath Tub 1510.

FLOOR COVERINGS

Tiling to all wet areas ONLY.
No floor coverings throughout rest of home.

ELECTRICAL

Meter Box with circuit breaker.
Underground Power run in 10Lm.
1 Double power point to all rooms (Excluding WC).
1 Energy Efficient Batten Holder to each room only.

GARAGE

Panel Lift Garage Door - Builders Range.

Bella Q Properties Pty Ltd Inclusions List as of March 2017.