

Inclusions List for New Homes

Foundations

Site would be cleared and leveled by Builder including compaction test ready for building works.
Slab as per engineers details.
If required site to be surveyed by owner

External Walls

Brick veneer with rolled joints
Brick: Homestead-red or owner's choice to the value of \$850 per 1000
If Render is required allow \$35 per square meter

Framing

90mm x 35mm used for bottom and top plates
Studs spaced at 600mm centers
Noggins are spaced at 1375mm
Ceiling height as per plan 9ft

Windows

Colourbond Aluminum windows to dwellings as per window schedule (screens included).
Security doors not standard

Lintels

To be Oregon and pine as shown on plan
Steel fabrication as per plans and specifications all to be painted

Trusses

As per manufacturers plans and specifications

Roof

Colourbond corrugated roofing iron to be selected by owner

Fascia and Gutter

Colourbond colour to be selected by owner

Internal Walls

Ceiling height as per plan
10mm plasterboard to walls and ceilings
6mm villa board to wet areas
55mm cove cornice to house and carport.
10mm plasterboard to carport ceiling
Craftwood bulkheads to Kitchen

Floor Coverings

Carpet to be supplied and laid by builder where required.
Allowance of \$160 per BI/meter
Aluminum edge strip to carpet/tiled/floor board junctions

Tiling

200mmx200mm Wall tiles to be 1200mm high above bath and vanity
200mmx200mm Wall tiles to be 1800mm high in showers as per plan
Splash back in kitchen to be tiled (between overheads and bench tops)
Splash back in laundry to be tiled 600mm high

Wall tiles to the value of \$30 per meter supplied

300mmx300mm Floor tiles to be laid in bathrooms, toilet and laundry or as specified

Floor tiles to the value of \$30 per meter supplied

Border tiles are not included

Border tiles, decorative tiling features or non-standard tile sizes may incur additional costs

Kitchen

Kitchen to be supplied and installed as shown on plan

Doors - to be selected by owner from melamine range with 1mm or 2mm PVC edging
(upgrades to other styles & material available)

Bench tops - to be selected by owner from 34mm square edge or round edge (postformed)
laminare (upgrades to other materials available, e.g. Caesarstone, Granite, Corian)

Handles- Builders standard range

Kitchen appliances

S/steel Gas hot plates

S/steel electric oven

S/steel rangehood

Dishlex dishwasher

Supplied by Builder to the value of \$1,800

Vanity Units

Lamiwood doors and selected laminate post form bench tops. As per plan.

Laundry Cupboards/Accessories

Lamiwood doors and selected post form bench tops.

Bedrooms and Laundry Robes

2 Shelves per Robe

Easy to clean laminate sliding doors to robes

Bathroom and Ensuite fittings

Builder to supply Plumbing PC items to the value of \$3,000

Sewer to connect into sewer point

Retro Towel rails, toilet roll holders to be supplied by Builder

Framed, clear safety glass shower screen

Frameless polished edge mirror over vanity units

Hot Water Service/ Rain Water Tank

Rennai solar hot water unit with 20lt infinity gas hot water back up as per 5 star energy rating with energy saving

Rain water tank not included but can be installed

Heating and Cooling

Daikin fully ducted Reverse cycle system to heat/cool 84% of home

4 zone dampers to bedrooms, study and living area as specified by Deville's Air Conditioning & Refrigeration.

Electrical

Electrical all to be wired as per Plan
Single Phase power required 10 l/m allowed
Standard light fittings as indicated:
Down lights to Kitchen, family and hallway,
Batten holders to study, lounge, bedrooms, toilet, laundry and pantry
IXL tastics to bathrooms, 2 fluro to carport
Fancy light fittings are not included.
Double power points to all rooms
Smoke detectors as required
Earth leakage electrical safety switch
2TV points with aerial supplied and installed
Fans to toilets
7 external lights \$65 per light
2 Telephone points
Lights to be fitted with energy efficient globes
Electrical inspection and safety certificate supplied

Insulation

Ceiling insulation with a rating of not less than R3.5 batts to be laid in ceiling of dwelling.
External walls to be clad in Sisalation and R 1.5 batts installed

Internal doors, handles and architraves/skirting

Solid core flush panel External doors 2040mm high
Lockwood tri-lock to front door to the value of \$180, entrance set to other external doors
Hollow core flush panel internal doors to the value of \$40
Lockwood passage lever to internal doors to the value of \$40
MDF architraves 18mm x 67mm MDF, skirting 18mm x 92mm MDF
Raven external door seals

Painting

Two coats to ceiling and three coats to walls.
Two coats of acrylic semi gloss to doors, skirting and architraves.
Colour to be selected by owner
Darker colours and feature walls will add an extra cost

Fencing

Colourbond panel fencing to boundary 1.8 m high

Paving

Concrete or paving to perimeter of dwelling.
1.0m wide paths
Driveway
Outdoor area

External works

Landscaping to the value of \$2500
Clothes line supplied and installed
Remote controlled Tilt-a-door with 2 controllers
Letter box not included

Colour Consultant

Our Colour Consultant Sal Wood can help with every detail of your finish, from paint colours to floor coverings, bench tops and cabinet finishes. The right choices don't have to cost more, and can significantly enhance the look, feel and value of your home.

Lifestyle Developments is delighted to offer the services of colour consultant Sal Wood to assist our customers in creating a unique look for their new home. A consultation (up to 4 hours) is a standard inclusion for all new home customers.

Additional information

- Storm water and drainage as per plan
- Water board fees are an additional cost
- 6 year home owners warranty
- Construction insurance included- mandatory
- Public Liability insurance cover to the sum of \$10,000,000
- 6 months home maintenance service
- Building Permits
- Plans and engineering
- Third party fees including Council, Powercor, water board etc... are unavoidable costs and are always passed on to the owner with no additional margin.
- Termite protection as per AS/NZS
- OH&S site plan and site inductions
- Internal and external cleaning on completion
- All services connected to their mains ready for use
- Lifestyle Developments shopping list
- Lifestyle Developments hand over/Maintenance package
- Satisfaction slip
- Five star energy rating approved
- Depreciation list-available for investment properties