



## Detailed List Of Inclusions

### Preliminaries:

- Feature survey
- Building permit
- Planning permit is excluded
- Re-establishment survey is excluded
- Temporary fences and toilet

**Note:** Developer's approval is the responsibility of the client, any changes in plans due to MCP will be charged to client.

### Earthwork & connections:

- Maximum of 300mm cut and fill.
- Any rock cutting and removal is excluded.
- Excess soil removal is excluded.
- Electricity line and phone line
- Gas connections
- Stormwater and sewer connection to legal point of discharge

**NOTE:** Electricity, Gas & Telephone meter and account opening charges is the responsibility of the owner

### Foundation:

- H class waffle slab as per design
- Termite protection if required by council
- Piers, strip footings and bulk concrete due to building on easement are excluded

### Frame:

- Ceiling Height of 2550mm
- Windows Aluminium sliding and awning in front elevation
- Awning windows included in front elevation only
- All window openings with locks
- Obscure glass in bath, Ensuite and WC

Builders Initial: \_\_\_\_\_

Owners Initial: \_\_\_\_\_



## External work

- Roof pitch 22.5°
- Facia, Gutter and downpipes in colour bond
- Boral Bricks Horizon Range
- Boral Concrete Shaped Roof Tiles (Macquarie range – colour through selections excluded)
- Mortar white sand grey cement
- Window brick infills – to front windows only
- Window cement sheet infills throughout
- Front Garage door brick infill

## Doors:

- Entrance solid timber door XN1 with translucent glass 2040x820
- Laundry door - flush panel solid timber door
- Rear garage door – flush panel solid timber door
- Internal doors including robes 820x2040 MDF flush panel
- Garage door panel lift with motor & remote. Dawn & Cedar colours excluded

## Porch, Alfresco

- Brick piers, concrete floor and cement sheet infill

## Insulation

- R3.0 batts to ceiling
- R1.5 batts to walls

## Heating

- Gas ducted heating. 7 points to lounge, family and all bedrooms.



## Internal Features

- 67mm MDF Skirtings from standard builders range
- 100mm high tiled skirting to wet areas
- 67mm MDF Architraves from standard builders range
- 10mm plasterboard to walls and ceiling
- 75mm standard cornice throughout
- Builders standard Range with deadlocks to external doors or combination

## Shelving

- WIR to have 1 shelf with hanging rod and 4 selves (For each His and Her's)
- Bedroom robes to be divided into a single shelf with hanging rail and 4 shelves
- Linen 4 shelves

## Painting

- 2 Coat Paint Application
- Gloss enamel finish to Entry door
- Flat acrylic white to Ceiling
- Undercoat with low sheen and acrylic top coats to Walls
- Gloss enamel finish to Internal Doors
- Gloss enamel finish to Skirting & Architraves (same colour)

## Electrical

- Double GPO each room
- 25 Downlights to Main Areas
- Internal lighting batten holders to bedrooms, bathrooms & Laundry
- Smoke detectors-as per plan
- Exhaust fan to bathrooms and Ensuite
- Fan/light to laundry and WC
- Safety switches as per plan
- 2 TV point
- 2 Telephone points
- Telephone conduit to the house but connection fee Excluded.
- TV antenna Excluded
- External weatherproof and flood light 1 each.

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## Kitchen

- Laminated Cabinetry from builders range. - Gloss laminate excluded
- Laminated Benchtops from builders range
- Handles from builders range
- Appliances: 600mm stainless steel electric Oven from builders range  
900mm stainless steel gas cook top from builders range  
900mm slide-out range hood from builders range
- Stainless steel 1 and 3/4 bowl with single drainer from builders range
- Gooseneck flick mixer tap from standard builders range

## Plumbing fixtures

- White acrylic bath from standard builders range
- Polymarble shower bases (900mm x 900mm)
- Toilets from Standard builders range
- Flick mixer to bath, basin and showers from standard builders range

## Shower screens

- framed with clear toughen glass and pivot door polished edge
- Fixed mirror to vanities

## Laundry

- Aluminium upright laundry unit with 45 Lt single bowl
- chrome washing machine stops

## Hot Water Unit

- Rinnai or Bosh continuous hot water unit
- Controller excluded

## Energy efficiency

- 2000 litre slimline water tank with pump and rain aid  
**NOTE:** If there is a requirement to connect recycled water tapping to service the toilets and laundry then a watertank and pump will not be supplied as the 5 star energy rating will already be satisfied.



Studley Homes

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## Flooring Tiles:

- Ceramic Tiles from standard builders range at \$25/m<sup>2</sup>
- Tile size greater than 450mm x 450mm is excluded
- Porcelain tiles excluded
- Bathroom, vanities and laundry 200X200 tile one row over vanity and showers 1850mm allowance of \$25/m<sup>2</sup>
- Floor tiles wet area only

## Carpets

- Quality Carpet to all bedrooms at \$22 per m<sup>2</sup>

## Concrete & Landscaping

- 40m<sup>2</sup> coloured concrete driveway

## Pricing

Contact us directly for any pricing enquiries.

Builders Initial: \_\_\_\_\_

Owners Initial: \_\_\_\_\_



## Specification Terms & Conditions

1. This specifications must be agreed and signed by both parties
2. This specifications overrides any sketch plans, brochures or any other representations.
3. Unavailability of any item specified in this document will be replaced by same standard item at Builders discretion.
4. All items will be selected within Builders standard range.
5. In case of multiple choice, only one choice is allowed, if the choice is not pass on to Builder at the time of selection, the choice will be at builders discretion.
6. Clients are not allowed to use their own trades in any case during construction.
7. Clients are not allowed to supply any items for the house due to warranty and insurance.
8. All provisional sum items that are to be selected by the customer is to be selected from a supplier appointed by Studley Homes.
9. There are no re-inbursements provided for items selected by the client that is below the allowance provided for that item.
10. Clients are not allowed onsite without prior arrangement with builder due to OH&S act.
11. Any variation will not be valid unless authority of variation is quoted and signed.
12. Client is responsible for any planning issues by council.
13. Any items that is not included in this document that is a requirement by the estate developer will be a cost incurred to the owner.
14. Payments are strictly seven working days after submitting invoice for each progress payment.

If any items not in this document will not be supplied.

Builders Initial: \_\_\_\_\_

Owners Initial: \_\_\_\_\_