

LUXURY- INCLUSIONS

PRELIMINARIES:

- Working Drawings & Engineering Plans.
- Soil Test & Site Levels.
- 60 Days maintenance & service.
- *6-Star Energy report requirements & certificate.
- House & site clean on completion.

SITE COSTS/ CONNECTIONS:

- Site cost & connection based on land size up to 600m2, maximum 5.5m set back to house & 300mm fall over building area.
- Storm water & sewer connection within building allotment of 600m2 block.
- *Recycled water. Connection to W.C. (Subject to land estate having recycled water)
- Excludes electricity, gas & telephone consumer account opening fees.
- Excludes Bulk concrete, boreholes & additional spoil removal.
- Termite protection. (If required by local council)
- Concrete pump
- Site scrape & removal spoil.
- Owner's responsibility to ensure site is clean of rubbish & shrubs/long grass, prior to any work commencement.
- Owner's responsibility to ensure Boundary Survey pegs are in position & visible prior to any work commencement.

FOUNDATION:

- Class M' concrete slab design with M' soil classification.

*Excludes – Fill, retaining walls, root barriers, bore piers, excavation of rock or any other foreign matter. If bulk concrete is needed extra cost might apply.

FRAMING:

- Wall & roof framing as per Australian Standard & Specification.

*EXTERNAL FEATURES:

- Bricks with natural colour rolled mortar joints. (Brick category 1 to 3)
- Selection of concrete roof tiles from Boral Roofing Base Range. (Category 1 or 2 range)
- High Roof pitch 25deg.
- Colorbond fascia gutters & down pipes.
- Aluminium sliding doors & windows powder coated finish. (Single glazing)
- Flyscreens to all openable windows.
- Brickwork over windows & external doors.
- Brickwork over garage opening.
- Obscure glazing to ensuite, bathroom, & toilet windows.
- Exposed Aggregate concrete driveway. (up to 35sqm).
- Tiled front porch slab area.
- Tiled Alfresco slab area. (up to 10m2)
- Alfresco area under roof lining of house with plaster lining on ceiling & brick piers as posts.
- Alfresco to Master Bedroom. (EOS 32 & 34sq)
- Clear Skylight to Master Bedroom Alfresco. (EOS 32 & 34sq)

INSULATION:

- Sisalation to external walls of house. Ceiling & wall insulation to comply with 6-star energy requirements, up to R2.5 in ceiling & R2.5 walls (to residence only). (Upgrades may be required depending on the orientation of dwelling, additional costs may apply)

INTERNAL FEATURES:

- 2700mm ceiling heights to Ground Floor.
- 90mm Scotia plaster cornice throughout.
- Plaster board to ceilings & walls throughout.
- Waterproof plaster to wet areas with membrane to shower & bathtub.
- 92mm MDF primed single bevel skirting.
- 67mm MDF single bevel primed architraves.
- Study Alcove.
- Theatre/Rumpus room. (EOS 34sq)
- Double Translucent Glass Doors to Theatre/Rumpus room. (EOS 34sq)
- Raised Ceiling to Entry area.
- Retreat area to Master bedroom.

DOORS:

- Entrance Doors: 920mm x 2340mm high. (Corinthian Madison, Urban, Windsor & Classic ranges)
- *Internal: 2340mm high flush panel.

*DOOR FURNITURE:

- Door weather seals to external entry doors.
- Chrome hinges, latches a& striker plates throughout.
- Gainsborough Trilock (8901 ANG) mechanical lockset to front entry door.
- Gainsborough Lianna (100 LIA BC) Chrome levers door handles to internal doors throughout.
- Garage external/internal hinged doors Lianna (540 TER BC)

*ROBES & LINEN:

- 1 white melamine shelf with hanging rail robes.
- 4 white melamine shelf to pantry & linen cupboards
- 1 white melamine shelf to broom cupboard.
- Vinyl sliding doors to Robes.

*LAUNDRY:

- Laminated laundry bench & top with 45lt stainless steel interested sink.

*WC:

- Ceramic toilet suite with full & half flush control – White.

*TAPWARE:

- Square Set Chrome Gooseneck flick mixer tap ware to kitchen sink.
 - Square Set Chrome flick mixer tap ware to bath, shower & basins.
 - Square Set Chrome flick mixer tap ware to laundry.
 - Adjustable Shower rail set.
 - Chrome 2 piece, hot & cold washing machine stops. (Standard)
 - External garden taps x 2. (Standard)
- (All Internal tapware Category 1 to 2 range)

BATHROOM & ENSUITE:

- Custom made laminated vanity with 20mm Stone Tops with ceramic basin. (Category 1 to 2 range)
- Custom made laminated double vanity with 20mm stone tops with ceramic basin in ensuite. (Category 1 to 2 range)
- Square Acrylic bath tub – white
- 900 x 900mm Tiled shower base to bathroom. (Cat 1 range)
- 1800 x 900mm Tiled shower base to ensuite (Subject to room size) (Category 1 range)
- Niche to showers (one side of each shower wall only)
- Waterproofing membrane to showers & bath area.
- Semi-framed shower screen with pivot door & clear safety glass.
- Vanity mirror – polished edge over vanity.
- Exhaust fans with heat lamp.

*KITCHEN:

- 40mm Stone Aris edging bench tops. (Category 1 to 2 range)
- Custom made laminated Kitchen. (top drawer with cutlery insert). (Category 1 to 2 Range)
- Overhead cupboards as per plan. (Category 1 to 2 range)
- Square set handles on cabinet doors.
- Microwave oven space with power point.
- Dishwasher space with power & water point.
- Undermount Stainless Steel Sink Double bowl.
- Strainer carved in stone top.
- Glass Splashback to kitchen wall. (Subject to design of kitchen, up to 1.8sqm area cover & Standard flat colour)

*APPLIANCES:

- Oven & Hotplate: Technika 900mm Dual Fuel Upright S/S Cooker with bottom draw.
- Canopy: Technika 900mm Glass Canopy with S/S flute.
- Dishwasher: Technika Stainless steel dishwasher.

PAINTWORK:

- External paint to entrance door.
- Low sheen acrylic to external timberwork & other external doors.
- Flat acrylic to ceilings.
- Low sheen acrylic to internal walls.
- Gloss enamel to internal doors, woodwork.

*HEATING:

- Gas ducted heating unit in roof space. Max 9 points.
 - Evaporative cooling. Max 7 points.
- NOTE: Total number of outlets & unit sizes can be upgraded

*HOT WATER SYSTEM:

- Instantaneous HWS.

*PORCELAIN TILES:

- Floor tiles to all wet areas. (Category 1 range)
- Full height Wall tiles to ensuite.
- Half height wall tiles to bathroom.
- Tiles over laundry bench. (Category 1 range)
- Skirting tiles to bathroom, ensuite laundry & WC areas. (Category 1 range)

*LAMINATED FLOORBOARDS:

- Laminated floorboards to Entry, Family, dining, Kitchen & rear Passage areas. (Category 1 to 3 range)

*CARPETS:

- Wall to wall to remainder of internal house. (Category 1 to 3 range)

*ELECTRICAL:

- Safety switch with circuit breaker to meter box.
- Hardwired smoke detectors with battery backup.
- Down lights, 20 of LED to open living areas, entry area & Master Bed.
- Lightbatten holders to remainder of house.
- Double & single power points as per detailed electrical plan.
- White plates to switches.
- 2 T.V points (NOTE: Antenna by clients after handover).
- 1 Telephone point prewired. (Excludes telephone connection)
- Weatherproof power points to HWS
- Single-phase underground power.
- LED down lights to porch & Alfresco area.
- Exhaust fan to ensuite & bathroom with 2 globe Heat lamp.
- Provision for FTTH wiring from nature strip pit to internal garage wall, by builder. Owner/s to organize connection for FTTH wiring. (If needed)

GARAGE:

- Plaster board ceiling.
- 90mm scotia plaster cornice.
- Colorbond sectional panel lift garage door to front of garage with 2 remote handsets & 1 wall mounted remote.
- Internal entry to house via garage.
- Weatherproof external solid door to rear of garage.

*STRUCTURAL GUARANTEE

- *20 Years

***Disclaimer:** The builder reserves the right to change items if discontinued, unavailable etc. to similar or better quality & the clients will be notified of any change.

The builder reserves the right to substitute the makes, model or type of any of the above products to maintain the quality & product. Changes may be subject to Recode requirements, Land Developers approval, Energy rating report & BAL Assessment (Bushfire Attack Level) requirements. Builders Standard range & Colour range. Energy Rating – Double glassed windows, overlooking windows issues, external wall issues, additional insulation needed or insulation above R2.5 rating needed, extra cost may apply. Solar panel Hot water system (HWS) or Water tank & pump needed due to land estate not equipped with recycled water, extra cost may apply. Basic Landscaping to Front yard only (if included in the inclusions). Treated pine-paling fence up to 75Lm half share in cost (if included in the inclusions). Pricing on does not include land, unless packaged as House & land deal. Prices are applicable to Melbourne metro area only. Price range is based on the Standard Inclusion list. Prices are set as of 1/03/2017. Sizes of dwellings may vary, depending on land size. KRM Homes reserves the right to make any changes. Prices are subject to change at any time. Structural Guarantee is based on the Terms & Conditions attached to the Building Contract.