

PREMIUM- 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 450m², maximum 5.5m set back to house & 300mm fall over building area.
- Storm water & sewer connection within building allotment of 450m² 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. (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 M¹ concrete slab design with M¹ 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:

- KRM Brick range with natural colour rolled mortar joints. (Category 1 range)
- Double storey first floor, Polystyrene Cladding with Render Finish. (If applicable for your home design)
- Selection of concrete roof tiles from KRM Standard range. (Category 1 range)
- Roof Pitch 22.5 Deg.
- Colorbond fascia gutters & down pipes.
- Aluminium sliding doors & windows powder coated finish. (Single glazing)
- Awning windows to Façade only.
- Key locks to windows & glass sliding doors.
- Flyscreens to all openable windows.
- Brickwork over windows & external doors.
- Brickwork over garage opening.
- Obscure glazing to ensuite, bathroom, & toilet windows.
- Alfresco area under roof lining of house with plaster lining on ceiling & brick piers as posts. (If applicable to your home design)

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:

- 2540mm ceiling heights to Ground Floor.
- 2440mm ceiling heights to First Floor. (If applicable for your home design)
- 90mm Scotia plaster cornice to ground floor.
- 75mm Scotia plaster cornice to first floor. (If applicable for your home design)
- Plaster board to ceilings & walls throughout.
- Waterproof plaster to wet areas with membrane to shower & bathtub.
- 92mm MDF Single Bevel skirting.
- 67mm MDF Single Bevel architraves.
- Ceramic floor tiles as skirtings to wet areas. (Category 1 range)

DOORS:

- Entrance Doors: 820mm x 2040mm. (Corinthian Madison, Urban, Windsor & Classic ranges)
- *Internal: 2040mm high flush panels.

*DOOR FURNITURE:

- Door weather seals to external entry doors.
- Chrome hinges, latches & 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.

*LAUNDRY:

- Laminated laundry bench & top with 45lt stainless steel interested sink. (If applicable for your home design & up to 1.2M length)

*WC:

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

*TAPWARE:

- Chrome Goose Neck flick mixer tapware to kitchen sink.
- Chrome flick mixer tapware to bath, shower & basins.
- Chrome Bath Spout Swivel Outlet.
- Chrome flick mixer tap ware to laundry.
- Adjustable Chrome Shower rail set to Ensuite only. (Cat 2 range)
- Chrome Shower Rose to bathroom.
- Chrome 2 piece, hot & cold washing machine stops. (Standard)
- External garden taps x 2 (Standard) (All Internal Tapware Category 1 range)

INTERNAL STAIRCASE:

- Timber Hand Rail with Stainless Steel vertical rods as Balustrading and MDF treads & risers. (If applicable to your home design)

BATHROOM & ENSUITE :

- White laminated vanity with 20mm Stone Tops with ceramic basin. (Category 1 range)
- White laminated double vanity with 20mm stone tops with ceramic basin in ensuite. (Subject to room size) (Category 1 range)
- Square Acrylic bath tub – white
- 900mm x 900mm Tiled shower base to bathroom. (Category 1 range)
- 1200mm 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

*KITCHEN:

- 20mm Stone Bench Top Aris edging to kitchen. (Category 1 range)
- 40mm Stone Bench Top Aris edging to Island Bench. (Size 2400mmx.900mm) (Category 1 range)
- Custom Laminated Cabinets with 1 bank of drawer. (top drawer with cutlery insert). (Category 1 range)
- Overhead cupboards as per plan. (Category 1 range)
- Choice of designer kitchen handles.
- Microwave oven space with power point. (Subject to size of cabinetry).
- Dishwasher space with power & water point.
- Stainless Steel Sink Double bowl. (Category 2 range)
- Glass Splashback to kitchen wall. (Subject to design of kitchen, up to 1.8sqm area cover & Standard flat colour)

*APPLIANCES:

- Oven & Cooker: Free Standing Dual Fuel Upright cooker with Bottom Draw. Technika Bellissimo. Stainless Steel 900mm.
- Canopy: Technika Bellissimo. Stainless Steel range hood 900mm.
- Technika Stainless Steel Dishwasher 600mm.

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 8 points.
NOTE: Total number of outlets & unit sizes can be upgraded.

*HOT WATER SYSTEM:

- Instantaneous HWS.

*CERAMIC TILES:

- Floor tiles to all wet areas. (Category 1 range)
- Wall tiles to, bathroom, ensuite & laundry. (Standard tile height as per detailed plan)
- Skirting tiles to bathroom, ensuite laundry & W.C. (Category 1 range)

*LAMINATED FLOORBOARDS:

- Laminated floorboards to Entry, Kitchen, Meals & Family Area. (Category 1 range)

*CARPETS:

- Wall to wall to remainder of internal house. (Category 1 range) (Includes staircase if applicable)

*ELECTRICAL:

- Safety switch with circuit breaker to meter box.
- Hardwired smoke detectors with battery backup.
- Lightbatten holders to all rooms.
- Double Power points to visible areas as to detailed electrical plan.
- Single Power points to non-visible areas as to 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.
- Light point to porch/ light to rear of laundry.
- Exhaust fan to ensuite & bathroom.
- 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.