



# Modern Living

Inclusions

 TOWNHOMES  
by  Kingsbridge



# Modern Living Inclusions

## 1 – SITE COSTS

1	Fixed price site costs including rock excavation and removal (if required)	Standard
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## 2 – BUSHFIRE REQUIREMENTS

1	BAL12.5 Items - if required:	Standard
	- Fully sarked roof (if required)	
	- Whirlybird to roof with ember guard	
	- Aluminium flyscreens with aluminium mesh to all openable windows	
	- Metal mesh to weepholes	
	- 4mm thick a grade safety glass to windows within 400mm of ground	
	- Solid timber external doors	
	- Weather strips to the base of all external hinged doors	
	- Metal gas and water pipes if exposed	

## 3 – EXTERNAL ITEMS

1	Concrete roof tiles (category 1) or metal roof - design dependent	Standard
2	COLORBOND ® fascia, gutter and downpipes	Standard
3	Rendered aerated concrete panels or rendered EPS cladding - design dependent	Standard
4	Category 1 bricks - design dependent	Standard
5	Natural colour mortar with rolled joints - design dependent	Standard
6	Plaster lined ceiling to porch and outdoor living (if applicable)	Standard
7	Two part termite treatment in accordance with Australian Standard AS3660	Standard
8	Entry door 2040mm x 870mm with clear glazing	Standard
9	Entrance set with double cylinder deadbolt to front entry and garage rear (if applicable)	Standard

## 4 – INTERNAL ITEMS

1	Engineered waffle slab concrete floor	Standard
2	Pine wall frame and roof trusses	Standard
3	2440mm high ceilings to single storey	Standard
4	2440mm high ceilings to ground floor and 2440mm high ceilings to first floor of double storey	Standard
5	Plasterboard walls, ceilings and cornices	Standard
6	67mm single bevel architrave and skirting boards	Standard
7	75mm scotia cornice	Standard
8	Two coat paint system throughout	Standard
9	Gloss paint to skirting boards and architraves	Standard
10	Melamine shelf with 1No. hanging rail to bedroom robes	Standard
11	Flush panel doors 2040mm high throughout	Standard
12	Vinyl sliding robe doors to bedrooms	Standard
13	Lever door handles to passage doors	Standard
14	Privacy locks to be installed on all bathrooms, ensuites, WC's and powder rooms (if applicable)	Standard
15	Enclosed staircase with painted MDF treads, risers and landing with carpet, painted MDF handrail and dwarf wall to first floor	Standard
16	Linen cupboard with door and four rows of melamine shelves	Standard

5 - GARAGE (IF APPLICABLE)		
1	COLORBOND ® sectional garage door with 2 remotes	Standard
2	Pedestrian weatherproof door - design dependent	Standard
3	Flush panel internal access door - design dependent	Standard
4	Concrete floor (poured as part of slab)	Standard
6 - WINDOWS		
1	Obscure glazing to ensuite, bathroom and WC - design dependent	Standard
2	Aluminium awning windows (unless an alternative is required due to energy rating)	Standard
3	Keyed alike window locks to openable windows	Standard
4	Single roller blinds to windows and sliding doors	Standard
7 - ENERGY EFFICIENCY		
1	7 Star energy rating report including whole of home assessment and compliance	Standard
2	Electric heat pump hot water service	Standard
3	R4.0 insulation batts to ceiling and between ground and first floors (excludes garage, porch and outdoor living)	Standard
4	R2.5 insulation batts & sisalation to external walls and garage/house internal wall (excludes garage external walls)	Standard
5	Self sealing exhaust fans positioned above all showers	Standard
6	External venting to all exhaust fans and rangehoods	Standard
7	2.2kW solar PV array with 5No. solar PV panels and 3kW inverter (or similar)	Standard
8 - ELECTRICAL		
1	Double power points throughout (includes 1x external power point to outdoor living - if applicable). Single power points to fridge, dishwasher & range hood.	Standard
2	White wall mounted switches	Standard
3	Interconnected smoke detectors with battery backup	Standard
4	Safety switch to meter box	Standard
5	Two (2) x TV points	Standard
6	One (1) x TV antenna (may be deleted if not allowed in estate)	Standard
7	Two (2) pre-wired phone points	Standard
8	Batten lights throughout	Standard
9 - HEATING / COOLING		
1	Electric heating wall panels to all bedrooms and main living areas	Standard

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## 10 - KITCHEN

1	600mm electric cooktop and 600mm under bench oven	Standard
2	600mm stainless steel canopy rangehood	Standard
3	Dishwasher provisions	Standard
4	Laminate cabinets, including overhead cupboards and soft close cabinetry and doors	Standard
5	Handles from builder's range category 1	Standard
6	1¾ sink bowl sink - stainless steel	Standard
7	Sink mixer tap	Standard
8	Tiles to splashback (as per colour selection)	Standard
9	Provide 20mm M0 mineral surface benchtops with a 20mm square edge to the kitchen wall and island cabinets. *Please note: benchtops over 3000mm in length will require a join in the benchtop. This join will be placed in the most inconspicuous position.	Standard
10	Pantry with four rows of white melamine shelves - design dependent	Standard

## 11 - ENSUITE

1	Inset vanity basin with basin mixer	Standard
2	Laminate cabinet	Standard
3	Handles from builder's range category 1	
4	1No. Hobless shower with semi-framed shower screen to either the ensuite or bathroom. Semi-framed shower screens - clear glass, to the remaining showers. Note, location design specific.	Standard
5	Tiled shower base	Standard
6	Polished edge mirror to vanity	Standard
7	Mixer tap and shower outlet	Standard
8	Single towel rail and toilet roll holder	Standard
9	4 Star closed coupled toilet suite	Standard
10	Laminate benchtop and wall tiles as per colour selection	Standard
11	100mm tiled skirting to ensuite, bathroom, powder room and laundry - design dependent	Standard

## 12 - BATHROOM

1	Inset vanity basin with basin mixer	Standard
2	Laminate cabinet	Standard
3	Handles from builder's range category 1	Standard
4	1No. Hobless shower with semi-framed shower screen to either the ensuite or bathroom. Semi-framed shower screens - clear glass, to the remaining showers. Note, location design specific.	Standard Standard
5	Tiled shower base	Standard
6	Polished edge mirror to vanity	Standard
7	Mixer tap and shower outlet	Standard
8	Single towel rail and toilet roll holder	Standard
9	Laminate benchtop and wall tiles as per colour selection	Standard
10	100mm tiled skirting to ensuite, bathroom, powder room and laundry - design dependent	Standard
11	Acrylic bath (design specific)	Standard

13 - WC (DESIGN DEPENDENT)		
1	4 Star closed coupled toilet suite	Standard
2	Toilet roll holder	Standard
14 - LAUNDRY		
1	Acrylic laundry trough and cabinet	Standard
2	Sink mixer tap	Standard
3	Tiles to splashback	Standard
15 - FLOOR COVERINGS		
1	Floor tiles to wet areas	Standard
2	Timber look laminate to entry and living areas connected to the kitchen (refer plan)	Standard
3	Carpet to balance of home with 7mm underlay, including stairs (if applicable)	Standard
16 - LANDSCAPING		
1	Combination of plants, mulch and toppings to front and rear. 1No. tree to front yard	Standard
2	Section of turf to front and rear yards	Standard
3	Fencing as per developer's requirements	Standard
4	Nature strips levelled and seeded	Standard
5	Clothesline	Standard
6	Colour through concrete to driveway, outdoor living, path and porch - design dependent	Standard
7	Letterbox (with numbers) to suit developer requirements	Standard
17 - GENERAL		
1	Provide dwelling in accordance with NCC22 May 24 edition including liveability, energy and condensation management requirements	Standard
2	Survey and drafting plans	Standard
3	All permits as required by building regulations	Standard
4	Engineer designed foundations	Standard
5	All service connections (excluding customer account opening and fibre optic connection)	Standard
6	Home owners warranty insurance	Standard
7	3 Month maintenance period	Standard
8	Full house clean on completion	Standard
9	Independent quality inspections	Standard
10	12 Months RACV Emergency Home Assist	Standard









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