



Luxury Living

Inclusions

 TOWNHOMES
by  Kingsbridge

Luxury Living Inclusions

1 - SITE COSTS

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

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| 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

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| 1 | Concrete roof tile (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

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|----|---|----------|
| 1 | Engineered waffle slab concrete floor | Standard |
| 2 | Pine wall frame and roof trusses | Standard |
| 3 | 2590mm high ceilings to single storey | Standard |
| 4 | 2590mm 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 | Three 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 house | 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, master bedroom and powder rooms (if applicable) | Standard |
| 15 | Enclosed staircase with painted MDF treads, rises and landing with carpet, painted MDF handrail and dwarf wall to first floor | Standard |

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| 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 | Double roller blinds to front windows, single roller blind to remaining clear glass windows and sliding doors | Standard |
| 5 | Flyscreens to all openable windows | Standard |
| 6 | Barrier door to all sliding glass doors | Standard |
| 7 | Double glazing to all external windows and glass sliding doors | Standard |
| 7 - ENERGY EFFICIENCY | | |
| 1 | 7 Star energy rating report including whole of home assessment & compliance | Standard |
| 2 | Electric heat pump hot water service | Standard |
| 3 | R6.0 insulation batts to ceiling (excludes garage, porch and outdoor living as applicable) | Standard |
| 4 | R2.5 insulation batts and 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) prewired phone points + two (2) GPO & USB ports - design dependent | Standard |
| 8 | LED downlights throughout | Standard |
| 9 | Flood light with sensor | Standard |
| 9 - HEATING / COOLING | | |
| 1 | Electric panels to all bedrooms | Standard |
| 2 | 1No. split system air conditioner to main living area | Standard |

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10 - KITCHEN

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| 1 | 600mm electric cooktop and under bench oven | Standard |
| 2 | 600mm stainless steel canopy rangehood | Standard |
| 3 | 600mm stainless steel dishwasher | Standard |
| 4 | Laminate cabinets, including overhead cupboards and soft close cabinetry and doors | Standard |
| 5 | Handles from builder's range category 1 | Standard |
| 6 | Double bowl undermount 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

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| 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 |
| 5 | Tiled shower base | Standard |
| 6 | Polished edge mirror to full width of vanity | Standard |
| 7 | Mixer tap and shower outlet | Standard |
| 8 | Double towel rail and toilet roll holder | Standard |
| 9 | Back to wall toilet suite | Standard |
| 10 | 20mm M0 mineral surface benchtops with a 20mm square edge to the ensuite | Standard |
| 11 | 100mm tiled skirting to ensuite, bathroom, powder room and laundry - design dependent | Standard |
| 12 | Tiled shower niche from 330mm x 535mm - 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 |
| 5 | Tiled shower base | Standard |
| 6 | Polished edge mirror to full width of vanity | Standard |
| 7 | Rail shower head and mixer | Standard |
| 8 | Double towel rail and toilet roll holder | Standard |
| 9 | 20mm M0 mineral surface benchtops with a 20mm square edge to the bathroom | Standard |
| 10 | Tiled shower niche from 330mm x 535mm - design dependent | Standard |

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| 11 | Acrylic bath (design specific) | Standard |
| 13 - WC (DESIGN DEPENDENT) | | |
| 1 | Wall faced rimless toilet suite | Standard |
| 2 | Toilet roll holder | Standard |
| 14 - LAUNDRY | | |
| 1 | Stainless steel 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 flooring to entry and living areas connected to the kitchen (refer plan) | Standard |
| 3 | Carpet to balance of home with 10mm supergreen underlay, including stairs (if applicable) | Standard |
| 16 - FINISHES | | |
| | Choice of polished chrome or black fittings and fixtures. This includes the bathroom and/or ensuite, internal and external door handles, hinges, latches, strikers, stops, sink mixers, basins and shower wastes, cabinet handles and tile trims. Refer to the colour document. | Standard |
| 17 - 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 guidelines | Standard |
| 4 | Nature strips levelled and seeded | Standard |
| 5 | Clothesline | Standard |
| 6 | Exposed aggregate concrete to driveway, outdoor living, path and porch - design dependent | Standard |
| 7 | Letterbox (with numbers) to suit developer requirements | Standard |
| 8 | Drip Irrigation connected to two (2) garden taps with timers | Standard |
| 9 | Compacted paths around perimeter of home and under clothesline | Standard |
| 18 - 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 of RACV Emergency Home Assist | Standard |





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