

Dickinson Property Group - Inclusions List

PLANNING & APPROVALS

Free site inspection
Written tender provided, valid for ninety (90) days
Drafting & Structural design fees
Local Authority application fees
Home Owners Warranty & Construction Insurance
Standard Water Board fees
Surveyor's Peg Out & Ident Report
Engineers' Inspection & Drawings

INTERNAL INCLUSIONS

Insulation R1.5 rated to Walls
Insulation R3.5 rated to Ceilings
Internal Doors (from builders selection)
Door Furniture to all Internal Doors (from builders selection)
Painted finish 75x25mm Door & Window Architraves
Painted finish 75x25mm Skirting
90mm Cornice throughout
Carpet, underlay & laying as per Builders Range
Waterproofing to all wet areas
Vertical Blinds to all Windows & Glass Sliding Doors – excluding wet areas & garage
Paint to be Dulux/Pascol brand allowing for two coats to walls & Ceilings (two colours only)
Doorstops to all internal doors – where applicable
Built in robes as per plan
Powder coated shelving to all robes & linen
Tiling to Front Foyer (as per Builders Range)
Tiling to Family Room – (as per Builders Range)
Internal Floor Tiles as per plan

EXTERNAL INCLUSIONS

Council requirements including site fencing, all weather access
siltration control & waste disposal area
Concrete Slab (Class "M")
Termite Treatment
Timber Frame & Trusses
Aluminium Windows –keyed alike
Colourbond Fascia & Gutter and PVC Downpipes
Brick allowance \$750 per 1000 (from builders selection)
Concrete Roof Tiles (from builders selection)
Colourbond Panel Lift Garage Doors with Remote Controls
Door Furniture- keyed locks – Front & Rear Doors
Front Door "Sandgate" SG10 or SG9 Hume Doors
Driveway from Gutter to Garage in Faux Brick
Landscaping to Front of Property
Turf to front & rear yards (kikuyu) - (300m2 allowance)
1.8 metre high Fencing as per covenant (allowance 45 lineal metres)
Water Tanks and Pump as per Basix
TV Antenna
Rotary Clothesline
Flyscreens to all Windows & Sliding Doors
Metal Letterbox with powder coated finish
Tiling to Front Verandah - \$25.00 per sq metre allowance
Water & Sewer connections to front of property
(15 lineal metres allowance) All standard site costs
(excluding rock excavation)



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LAUNDRY

45-litre square laundry tub
Hot & Cold washing machine Connections
Floor tiling with one skirting row and two rows of tiles as splashback (as per builders range)

KITCHEN

Cobbitty Grove Kitchens – Allowance \$6,000
Post Formed Laminate Benchtop(Included in Kitchen Allowance)
Tiling to Splashback – as per Builders Range
Tapware in Chrome Finish

BATHROOMS

Clear Glass Shower Screens with aluminium powder coated frame
Powder coated framed mirrors
Vanity Units in Main Bathroom (& Ensuite if applicable)
Rectangular Bath 1525mm or sized to fit plan
Tapware in Chrome finish
Tiling to Bathroom floors – as per Builders range

ELECTRICAL & APPLIANCES

60cm Under Bench Electric Oven
4 Burner Gas Hot Plate (where natural gas is available)
600mm Retractable Range Hood
Instantaneous Hot Water Unit (where natural gas is available)
Light Fittings & Bathroom heat lamps – Allowance \$800
2 x TV Outlets supplied & installed
1 x Phone Outlet supplied & installed (pre- wiring only)
Smoke Detectors supplied & installed
2 x Gas Heating Points (where natural gas is available)
Light & Power Points supplied & installed as per electrical plan
5 single Power Points & 20 Double Power Points supplied & installed

OPTIONAL EXTRAS

Ducted Air Conditioning
Split System Air Conditioning
Security Doors
Pergola
Full Brick Letterbox
Extra TV Points
Extra Power Points

DISCLAIMER:

These inclusions may be varied at the builder's discretion without notice – to a product of similar quality and performance.

Laying of floor tiles in any pattern other than square will incur an additional cost

Inclusions are as stated above not as per plan.

No Credit to be given on allowance not used.

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