

BN HOMES & DEVELOPERS

INCLUSION LIST

QUALITY | MODERN LIVING | EXCEPTIONAL VALUE

1 PRELIMINARIES



- ✓ 7-year structural guarantee
- ✓ 3 months maintenance period post-handover
- ✓ Soil Report and feature survey, re-establishment of site where required
- ✓ VMIA Domestic Building Insurance
- ✓ Public Liability, Homeowner Warranty and Construction Risk Insurance
- ✓ Building Permit Fees, Energy Report and Engineering
- ✓ Complete set of construction drawings
- ✓ Bushfire Attack Level Assessment (if applicable)
- ✓ Allocation for 12.5 requirements
- ✓ Developer's requirements and approval

2 SLAB FOUNDATION - FIXED SITE COSTS



- ✓ No hidden site cost variation
- ✓ 450 MM wide bored piers, with depth determined by engineering requirements
- ✓ 400 MM engineered concrete slab in lieu of 385 MM
- ✓ 25 MPa concrete
- ✓ Engineer designed waffle pod slab

3 INTERNAL FEATURES



- ✓ 2700 MM ceiling heights throughout with square set cornice to entry, kitchen, living, dining
- ✓ 110 MM x 18 MM MDF skirtings
- ✓ 67 MM x 18 MM MDF architraves
- ✓ Samsung ducted heating & refrigerated cooling with 4 zones & Airpad Touch on wall

4 ENERGY COMPLIANCE



- ✓ 7 Star Energy Rating
- ✓ R4 insulation to internal ceilings excluding garage
- ✓ R2.5 HD insulation to external walls
- ✓ R1 insulation paper to all external walls
- ✓ Rinnai Continuous-Flow hot water
- ✓ 6.6 KW solar system

5 FRAME



- ✓ Prefabricated timber wall frames manufactured to Australian standards
- ✓ Engineer designed roof trusses
- ✓ Double glazed windows

INCLUSION LIST

SECTIONS 6 - 13 | EXTERNAL, INTERIOR, APPLIANCES & ELECTRICAL



6 EXTERNAL FEATURES



- ✓ Colorbond steel roof, gutters, fascia and downpipes
- ✓ Up to category 6 brickwork including Premium Austral, Adbri Masonry
- ✓ Choice of premium facade
- ✓ Bricks infill above windows & doors
- ✓ Sectional panel lift double garage door with 2X remote controls and 1X wall mount remote
- ✓ Builders range letter box & clothesline
- ✓ Exposed aggregate driveway
- ✓ 2X external garden taps

7 BATHROOM, ENSUITE & WC



- ✓ 60 MM stone bench
- ✓ Choice of black wall mixers or premium tapware
- ✓ Soft close cabinetry with 2 drawers
- ✓ Tiled shower base
- ✓ 600x600 porcelain tiles
- ✓ Wall and floor tiles in ENS & bath
- ✓ Built-in shower niches
- ✓ Back-to-wall freestanding premium range bath tub
- ✓ Mirrors of choice (LED or full length)
- ✓ Choice of above-counter or under-mount basins

8 LAUNDRY



- ✓ Laundry with 60 MM stone bench with soft close cabinets
- ✓ Black sink mixer
- ✓ Tiled splashback
- ✓ 600x600 mm porcelain tiles

9 KITCHEN



- ✓ 60 MM stone throughout the house
- ✓ Soft close doors & drawers, 4 cutlery drawers
- ✓ 3 sets of pot drawers
- ✓ Double bowl undermount kitchen sink
- ✓ 4 melamine shelves in pantry
- ✓ Dishwasher and any related provision as specified

10 APPLIANCES



- ✓ 900 MM Bosch cooktop
- ✓ 900 MM Schweigen undermount rangehood
- ✓ 600 MM Bosch oven
- ✓ 600 MM Bosch dishwasher
- ✓ Black Bosch appliances
- ✓ Black tapware, door handles, shower screens, mirror sliding doors, dual showers, mixers, towel rails & toilet roll holder

11 FLOOR COVERINGS



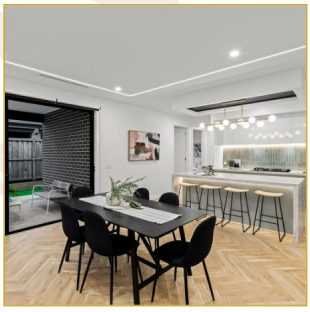
- ✓ Choice of premium 12 MM laminate flooring or 600x600 porcelain tiles to main areas
- ✓ Choice of premium carpet with 10 MM underlay
- ✓ 600x600 porcelain tiles to wet areas
- ✓ Waterproofing to all wet areas in accordance with AS3740

12 PAINTING



- ✓ 3 coat Haymes / Dulux paint system
- ✓ Gloss or matt finish to internal doors, architraves & skirtings
- ✓ Stain or paint finish to entry door

13 ELECTRICAL INCLUSIONS



- ✓ Up to 35 LED downlights throughout the residence
- ✓ 25 double power points throughout the house including garage, porch, alfresco and front facade
- ✓ 3 outdoor twin LED flood lights
- ✓ Exhaust fans above all showers and required toilets
- ✓ Hardwired smoke detectors as per electrical plan
- ✓ Clipsal Iconic series switches & power points