

**ALL PURPOSE HOMES PTY LTD INCLUSION LIST**  
*Price is for a typical 1, 2 or 3 Bedroom Granny Flat with the following inclusions*

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**Note: Changes to the Inclusion List may vary without notice.**

#### FLOOR STRUCTURE

- LVL Treated Timber framing including 19mm particle board flooring or
- 100mm Thick Concrete Slab on ground, pending Engineer design in 20mpa concrete, as a Raft Slab

#### TERMITE TREATMENT

- Termite treatment in accordance with Australian Standard AS 3660.

#### EXTERNAL WALLS as per options below

- Brick veneer.
- Vinyl cladding.
- Fibre Cement sheeting cladding
- Any other material requested will be price on application.

#### WINDOWS AND DOORS

- Aluminium framed windows including security keyed alike locks and insect screens. Excludes Colonial Bars.
- All Windows and Doors are to have one sliding sash or door only where applicable with a choice of Black, Cream, White, Grey or Beige.

#### ROOF AS PER OPTIONS BELOW

- High performance heat reducing sarking under Roofing material.

#### GUTTERS/FASCIA

- Colorbond fascia, downpipes and gutters in a selection of colours.

#### INSULATION

- High performance insulation to all floors, external walls and ceiling areas.

#### DOORS

- Designer solid core external door with glass inserts.
- Flat hollow core internal doors.

#### MOULDINGS

- 62 x 19mm Bull nose Pencil Round or Splay skirting.
- 62 x 19mm Bull nose Pencil Round or Splay architraves.

#### INTERNAL LININGS

- Smooth finished plasterboard to all internal walls.
- Smooth finished plasterboard to ceiling areas.
- Villaboard to Wet Areas.

#### CORNICE

- 90mm coved cornice to all internal rooms.

#### ROBES/STORAGE

- With Hinged Flat Doors, one shelf and a hanging rail.

#### TILING

- White wall tiles to kitchen and laundry splash back
- White border tile to bathroom walls and up to 1.8m high in shower area.
- Floor tiles to bathroom and laundry floor area and a skirting tile.
- Tile Allowance at \$25m<sup>2</sup>.

#### KITCHEN

- Laminated white or black bench top.
- Laminated white doors.
- Overhead and under bench cupboards and drawers.
- White melamine lining of cupboards and drawers.

#### KITCHEN APPLIANCES

- Electric cooktop.
- Electric under bench oven
- Electric re-circulating rangehood

#### KITCHEN SINK

- Stainless steel 1.5 bowl with Flickmixer tap.

#### BATHROOM

- White ceramic toilet.
- 750mm wide white vanity with a white polytec top and inbuilt sink.
- Vanity mirror.

**DISCLAIMER:** Inclusions are as per 1<sup>st</sup> May, 2013. Prices may vary without notice, due to Supplier demand and availability.

- Clear glass white aluminium frames shower screen with sliding door.
- AAA rated water saving chrome taps to vanity and shower.
- Chrome towel rail, toilet roll holder and soap holder.
- Flickmixer basin tap, separate taps and shower head.

#### LAUNDRY

- Stainless steel tub with white under tub cabinet.
- AAA rated water saving chrome tap sets.

#### HOT WATER SYSTEM

- 5 Star energy saving LPG system.
- If Gas from the Main Dwelling is required, it will be Price on Application.

#### RAINWATER TANK

- 2000 Litre rainwater tank with a tap only, in a selection of colours where applicable to BASIX.

#### PLUMBING

- Kitchen, bathroom and laundry connections.

#### SERVICES

- Connection of Water, Sewer, Stormwater, Electricity services, where applicable, from Main Dwelling.
- Telephone, TV aerial, Gas services from the Main Dwelling are an additional cost and Price on Application, because site conditions are to prevail.

#### ELECTRICAL

- 8 light points. Connections only. All light fittings by owner.
- 8 internal double power points.
- 2 external double power points. (for Tank, Pump and Hot Water Unit)
- 1 external light connection.
- Smoke detector, direct wired with battery back up.
- TV outlets (excluding aerial and connection).
- Sub-board and safety switch to all power and light points.
- Fan/light combo to the bathroom and laundry.
- Please Note: Any upgrade of the Existing Meters will be Price on Application.

#### PAINTING (if applicable)

- Painting to internal walls, ceilings and timber works.
- Painting to external door, eaves and cladding.

#### FLOOR COVERING as per options available

#### WINDOW COVERINGS as per options available

#### CLOTHESLINE

- Steel powdercoated slim clothesline.

#### SPECIAL INCLUSIONS

- Architectural/Drafting Plans
- Home Owners Warranty Insurance
- Construction Certificate by us
- Complying Development approval (basic), where applicable.
- BASIX Certificate
- Structural Guarantee Certified by Engineer
- Engineer Plans and Inspections, if required for Slabs
- Waterproof Guarantee Certificate
- Energy Provider Inspection. Sub Board in Flat
- Construction Approval and Guarantee Certificate from us

#### EXCLUSIONS

- Section 94 Contributions
- Council Application Fees
- Surveyor Set Out/Plans
- Private Certifier Application and Inspections
- Sydney Water Inspection/Plan
- Comply and Development Requirements for Interim Certificate
- Engineer Scope of Works
- Basix Additional Requirements