

Elegance Inclusions

General Inclusions

- All Council Fees & Insurances included
- HIA Plain Language Contract
- Termiglass termite barrier
- Construction within Indigo Homes Zone 1 area
- Environmental Protection Control requirements
- 6 month maintenance period
- 6.5 year structural guarantee
- Preparation of plans & specifications

Site Costs

- Engineered slab up to 'H1' soil classification
- Equal cut & fill up to 1000mm of site fall (500mm cut, 500mm for Single, Acreage, Compact & Double storey designs. Equal cut & fill up to 2250mm of site fall (1125mm cut, 1125mm fill) to Aspect designs. Excludes retaining walls where required
- N2 (W33) wind rating allowance
- Based on fully serviced blocks up to 800m2 & 6000mm set back
- Four field gullies plumbed to stormwater to Single, Acreage, Compact & Double storey designs. Clay spoon drains and six field gullies to Aspect designs.

Internal Inclusions

Appliances

- Beko BFC918VMX 900mm freestanding fan forced electric oven / electric cooktop
- Beko BRH90CX 900mm recirculating canopy rangehood including carbon filter
- Provision for dishwasher (Inc. power & cold water tap)

Cabinetry

- Laminate floor cupboards to Kitchen
- Shadow line benchtop to Kitchen only
- Overhead cupboards to Kitchen (Inc. fridge space)
- Laminate floor cupboards & bench to Vanities
- Laminate floor cupboards & benchtop to Laundry (up to 1m)
- One bank of three drawers to each vanity unit

Toilet Suites

- Posh Dominique white close coupled S trap toilet suites with china cistern/pan and soft close seats

Tapware

- Mizu Drift chrome mixers throughout
- Mizu Drift chrome gooseneck mixer to Kitchen sink
- Mizu Drift chrome sink mixer to Laundry
- Posh Bristol chrome rail shower
- Posh Solus 180mm chrome wall spout to hob mounted baths
- Posh Solus 220mm chrome wall spout to freestanding baths
- Phoenix Ivy chrome washing machine stops

Robes & Linen

- Mirror sliding doors to Robes
- Vinyl sliding doors to Linen cupboards
- Hinged doors where shown (plan specific)

Lighting

- 90mm energy efficient downlights with LED lamps as follows: four to Master Suite, two to Bedrooms / Study, four to Living areas, one to Entry/Porch, two to Hallway, two to Alfresco
- Enclosed round fluorescent light to Kitchen
- Enclosed strip fluorescent light to Garage
- Batten lights with compact fluorescent lamps & opal sphere light fittings to balance of home

Electrical

- Double power points to all rooms
- TV antennae & two TV points
- Two telephone points
- Clipsal Fan Light Heater (2 bulb light) to Bathroom and Ensuites
- Clipsal 'C2000' Classic plates to switches & power points

Caesarstone Benchtops

- 20mm Caesarstone benchtops to Kitchen

Showers, Baths, Mirrors & Accessories

- Aluminium framed shower screens with clear glazing
- Base 1650mm white bath (Base 1520mm white bath where insufficient room, plan specific)
- Posh Solus 1780mm freestanding bath (plan specific)
- Polished edge frameless mirrors 1200mm high maximum (to match adjacent tiling, shower or door height)
- Gen X chrome double towel rails 760mm, towel rings (to Powder Rooms) & toilet roll holders
- Chrome plated brass floor wastes as per plans

Sinks, Basins & Tubs

- Kadu Lux 475 square semi inset white china basins with pop up wastes
- Roca Debba 520 semi-recessed white china basins with pop up wastes where shown (plan specific)
- Roca Victoria 520 white china wall basin with chrome bottle trap and pop up wastes where shown (plan specific)
- Base 1200 dble bowl stainless steel Kitchen sink with basket waste
- Posh Solus 45 litre stainless steel drop-in Laundry tub

Internal Doors & Door Furniture

- Choice of painted Colonial, Stanford, Atherton, Cambridge Rockport, Motive or Premium Readicote internal doors
- Lockwood Velocity Lever door furniture (internal Garage door to have same lockset as external hinged doors)
- Splayed 42x12 architraves & Splayed 68x12 skirtings

Internal Stairs & Balustrade

- Open or closed housed (plan specific) clear finished Melunak treads, risers & stringers
- Caribbean 208 design includes open housed stairs to lower portion & closed housed to upper portion
- Internal balustrade to consist of clear finished Melunak posts, 90x42mm rectangular profile handrail & 3mm horizontal wire balusters

Colour Selection & Paint

- Custom colour selection appointment included (up to 4hrs)
- 3 Coat Ultra Premium paint system to internal walls, ceiling & joinery including Taubmans Endure Low Sheen to internal walls

Wet Area Tiling

- Wet area wall & floor tiling from Beaumont Tiles Silver range to standard heights
- No allowance for frieze tiling

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External Inclusions

External Doors & Door Furniture

- Painted Corinthian Madison (PMAD101, 104, 111 or 04) Entry door with clear glazing
- Lockwood Nexion mechanical entry lock to front door
- Painted Duracote hollow doors to other external hinged doors
- Lockwood Velocity lever passage set & Paradigm deadlock to external hinged doors

External Walls

- Engineered 70mm, H2F or T2 treated blue pine timber frames & trusses (excludes non structural timbers such as soffit framing bath hobs, etc, up to builders discretion)
- 2400mm ceiling height (2590mm ceiling height to Bonaire 248, St Lucia 250, St Lucia 305 & St Lucia 310)
- Face bricks from builders range with raked mortar joints
- Other external cladding as nominated on plan & generally painted finish

Hot Water System

- Rheem 325 litre electric heat pump hot water service including concrete slab

Solar Power

- 2.2kW Solar power system consisting of 8x 275w Tier 1 solar panels & 2kW Zeversolar Inverter (battery ready)

Garage Door

- Remote controlled sectional overhead Garage door including two handsets

Facades

- Choice of facades (refer to Façade Availability Sheet)

Roof

- Colorbond roof & sarking (all designs)
- 25 degree roof pitch to 'Compact' designs.
- 22.5 degree roof pitch to all other designs
- 450mm wide eaves to all designs
- Colorbond fascia, gutter & painted flush finish PVC downpipes

Windows & Sliding Doors

- Aluminium powdercoated windows, doors & Entry frames with keyed locks
- Aluminium barrier screens with diamond grille & fibreglass insect mesh to all upper floor Bedroom windows and upper floor Ensuite window/s where there is no internal door separating the rooms

External Stairs & Balustrade

- Clear finished hardwood 2 rail slat external balustrade to standard designs with balconies. Optional upgrade facades that add a balcony have façade specific balustrade (refer to Façade Availability & Pricing Sheet)
- Unsealed hardwood timber treads on galvanised steel stringers where shown to Aspect designs.

BERS (Building Energy Rating Scheme) 6-Star Inclusions

- R2.5 ceilings batts to Living & Alfresco
- Sisalation wrap to all external walls
- R1.5 wall batts to external lightweight cladded walls (excludes external walls with brickwork cladding)
- 4-blade white ceiling fans to Beds, Living & Family
- 4-blade brushed aluminium fan to Alfresco

Optional 'Move-In' Inclusions

Carpet

- Carpet from Indigo Homes 'Group 1' range to locations nominated on standard plan

Main Floor Coverings

- Main Floor Tiling from Beaumont Tiles Silver range to areas nominated on standard plan
- Vinyl plank flooring from Indigo Homes standard range to Malibu 242, Malibu 245, Malibu 289, Southport 245 & Southport 270 designs

Dishwasher

- Beko DFN05410X 60cm dishwasher including installation

Clothesline

- Metal powdercoated wall, fence or post mounted fold-down clothesline

Exposed Aggregate Paving

- Exposed aggregate paving from Indigo Homes standard range to Driveway (max 60m² to double Garage designs; max 30m² to single Garage designs), path to Porch, Porch, Alfresco (excluding Aspect designs) and Clothesline slab. Additional charges apply for larger Driveways and structural modifications

Insect Screens

- Aluminium insect screens to windows & sliding glass doors (excludes hinged doors). Flyscreens available to hinged doors at additional cost

Letterbox

- Render look Polytek (Key Largo, Barbados, Bahama or Bermuda profiles) high density foam & hard coat letterbox (includes house numbers)

* Please note the price of the system incorporates the claim for the Renewable Energy Certificates (REC's) offered and the owner agrees to sign any ownership of REC'S to Indigo Homes. Indigo Homes reserves the right to remove the offer and provide a full refund prior to construction should the movement of REC'S become lower than what Indigo Homes deems acceptable.

* Optional 'Move-In' inclusions must be listed & costed in your Contract Document if included

* BERS 6-star inclusions subject to individual assessment and may be affected by location, orientation, window modifications etc. Additional requirements & charges may apply.

* Prices & Inclusions subject to change without notice. Where a product is required to be substituted due to supplier changes or where not reasonably available it will be replaced with a product of an equivalent or better standard.