

# 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 fill) 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 with 6000mm set back
- Two 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 GM17320DX 900mm freestanding fan forced oven with gas cooktop
- Beko CWB 9403X 900mm recirculating canopy rangehood
- Provision for dishwasher (inc power & cold water tap)

### Caesarstone Benchtops

- 20mm Caesarstone benchtops to Kitchen

### Toilet Suites

- Fienza Lacy white close coupled toilet suites with china cistern and soft close seats

### Showers, Baths, Mirrors & Accessories

- Aluminium framed shower screens with clear glazing
- Maxton 1500mm white bath
- Cool 1790mm freestanding bath (plan specific)
- Polished edge frameless mirrors 1200mm high maximum (to match adjacent tiling, shower or door height)
- Ausboard DLX chrome double towel rails, towel rings (to Powder Rooms) & Ausboard Matrix toilet roll holders
- Chrome plated brass floor wastes as per plans

### Robes & Linen

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

### Lighting

- 70mm 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
- Heller square stainless steel exhaust fans to showers
- Clipsal 'C2000' Classic plates to switches & power points

### 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

### Tapware

- Fienza Isabella chrome pin lever mixers throughout
- Fienza Isabella chrome gooseneck mixer to Kitchen sink
- Phoenix Vivid multi-function shower roses on rails
- Phoenix Ivy 157mm chrome wall spout to hob mounted baths
- Phoenix Ivy 200mm chrome wall spout to freestanding baths
- Tasman Washing Machine taps

### Sinks, Basins & Tubs

- Fienza Como square above counter white china basins
- Castano Caprice square semi-recessed white china basins where shown (plan specific)
- Fienza Inge white china wall basin with chrome bottle trap waste where shown (plan specific)
- Starlite Caulfield 1 3/4 bowl stainless steel Kitchen sink
- Starlite Caulfield 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 architrave & 68x12 skirting

### 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 pencil round profile handrail & 3mm horizontal wire balusters

# Elegance Inclusions

## **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

## **Colour Selection & Paint**

- Custom colour selection appointment included
- 3 Coat paint system to internal walls, ceiling & joinery

## **Wet Area Tiling**

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

## 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

### **Windows & Sliding Doors**

- Aluminium powdercoated windows, doors & Entry frames with keyed locks

### **Garage Door**

- Remote controlled sectional overhead Garage door including two handsets

### **Gas Hot Water System**

- Rheem 24 litre/minute continuous flow gas hot water system with recess box

### **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

### **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
- Face bricks from builders range with raked mortar joints
- Other external cladding as nominated on plan & generally painted finish

### **External Stairs & Balustrade**

- Clear finished hardwood 2 rail slat external balustrade to std 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.

## Optional 'Move-In' Inclusions

### **Carpet**

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

### **Exposed Aggregate Paving**

- Exposed aggregate paving from Indigo Homes standard range to Driveway (max 60m<sup>2</sup> to double Garage designs; max 30m<sup>2</sup> 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

### **Main Floor Coverings**

- Main Floor Tiling from Indigo Homes standard 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

### **Letterbox**

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

\* 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.