**OTHER INCLUSIONS**

**Paving**

Perimeter Type - Included

Driveway Type - Included

Courtyard Type - Included

**Skirtings**

Style - Single bevel arch 90 X 18mm

Material - MDF

**Architraves**

Style - Square dressed 67 X 18mm

Material - MDF

**Internal Door Jambs** - MDF

**Plasterboard**

Thickness - 10mm to walls and ceilings

**Cornices**

Style - 90mm standard

**Staircase** - MDF



**OTHER INCLUSIONS (continued)**

**Handrail** - Pine, with stainless steel standoff brackets

**Built-in Robes** - Hanging rail with 1 bank of shelves

Robe Height - 2700mm

Robe Type - Sliding

Robe Fronts - Mirror

Robe Frames - Bright Silver/ chrome

**Walk-in Robes** - As per plan, Laminex white, 1 bank of draws

**Heating / Cooling Appliances** - Inverter reverse cycle ducted system

**Alarm / Intercom**  - Hills Touch Nav security system

**Electrical Fittings**

Type - Clipsal standard

Colour - White

**Light Fittings**

LED downlights to all living areas except for bedrooms. Standard lights in all other areas.



**OTHER INCLUSIONS (continued)**

**Insulation**

Ceilings - As per energy report

Internal Walls - As per energy report

External Walls - As per energy report

Between Floors - As per energy report

**Stormwater – 90mm PVC**

To Kerb / Easement - In accordance with engineer’s specifications

**Telstra**

Provide Telstra conduit and draw wire including 2 X phone point. NB: Connection fees still payable to Telstra.

**Smoke Detectors** - 2

**3 Phase Power Required** - No

**Termite Protection** - Yes

**Landscaping**  - Yes, as per landscaping plan

**Clothesline / Letterbox** - Included

