

Exceptional Inclusions at Affordable Price



INCLUSION LIST



1 | PRELIMINARIES

- Building permit and planning permit including all fees.
- Soil test, site levels, engineering and insurance.
- Occupational health and safety requirements.
- Council fee and building surveyor costs.
- Customized floor plan fees.

2 | DEVELOPER GUIDELINES

- NBN or fiber-optic provisions in garage and near tv point.
- Rainwater tank or grey water/recycle water or solar hot water unit.
- Recycle water connection if applicable as per developer requirements. (laundry, toilets, one at front and one at rear of the house)

3 | SITE, CONNECTIONS & BUSHFIRE

- Fixed site cost up to M slab based on land size up to 512m² and fall up to 300mm.
- Storm water and sewer connection within building allotment of up to 512m² blocks.
- Electricity meter setback maximum 6m at front of the house.
- N1 or N2 wind speed rating.
- 6-star energy rating to preferred orientation.
- Silt sediment control as per council requirements.
- Bushfire is not included.
- Temporary fencing and toilet.
- Termite protection if required.
- Crossover protection and traffic management.
- Water connection fees and PIC.

4 | FOUNDATION

- Engineer designed concrete waffle pod slab up to Class H2 soil classification based on allotment up to 512m² with a maximum setback of 5m from the front of the house. (Including alfresco and porch)

5 | INTERNAL FEATURES

- Ceiling height 2700mm ground floor and 2400mm first floor for double storey only.
- MGP 10 stabilized pine 90mm to roof trusses and wall frames.
- 75mm plaster cornice throughout.
- 67mm x 10mm MDF skirting and the architraves.
- Locks to all openable windows.
- Timber stairs for double storey only. (Category 1)
- Island bulkhead or entrance bulkhead.

6 | EXTERNAL FEATURES

- Choice of facades. (Category 1)
- Roof pitch 22.5 degrees.
- Choice of roof tiles. (Category 1)
- Choice of bricks. (Category 1)
- Pre-handover site clean.
- Storm water connected to drainage.
- Colorbond gutter, fascia, spouting and downpipes.
- 1 garden tap at front and 1 at rear.
- Rendering at front pillars or as per developer guidelines only.
- 450mm eaves to front facade and up to 2000mm on sides or as per plan.
- Brick infills above all windows and garage door with steel lintels.
- Concrete alfresco and porch.
- Plaster lined ceiling to alfresco.
- Sisalation paper to external walls.

- Insulation to external walls up to R2.0 thermal insulation.
- Insulation to ceiling up to R3.5 thermal insulation.
- Weather seals to all external doors.

7 | DOORS, WINDOWS AND FLYSCREENS

- Awning windows provided at the front only.
- Flyscreens to all openable windows only.
- Entry timber door up to 2040mm x 920mm.
- Internal deco doors up to 2040mm x 820mm.
- Garage external plain door up to 2040mm x 820mm.
- Colorbond timber look garage door up to 2210mm x 4800mm.
- One sliding aluminium door to alfresco up to 2100mm x 2700mm.
- Laundry external sliding aluminium door up to 2100mm x 1450mm.
- Standard sliding windows in main area up to 1800mm x 1800mm.
- Standard sliding windows in rooms up to 1200mm x 1800mm.

8 | FIXTURES AND LOCKS

- Chrome hinges, latches and striker plates.
- Gainsborough tri lock lever or similar available brand to the front door.
- Gainsborough terrace lock or similar available brand to remaining external doors.
- Lemaar lever handles or similar available brand to internal doors.
- Chrome look or similar available door stoppers.
- Privacy locks to all bathrooms and toilets.

9 | KITCHEN

- Cooktop benchtop up to 3000mm.
- Island benchtop size up to 3000mm x 900mm.
- Overhead cupboards up to 3000mm.
- Under bench cupboards up to 3000mm.
- 40mm polished edge caesarstone cooktop and island benchtop.
- Soft close cabinetry, one set of cutlery drawers and standard handles.
- Technika or similar available brand under bench 900mm oven, 900mm cooktop and 900mm stainless steel canopy.
- Technika or similar available brand dishwasher with power and water point.
- Double bowl stainless steel sink with single drainer.
- Fridge space as per plan with water and power point.
- Tiled splash back.
- L shaped white melamine shelving in walk in pantry.

10 | ENSUITE

- Shower size 1200mm x 900mm.
- Tiled shower base.
- Semi framed shower glass.
- Towel rail and toilet roll holder.
- Flooring 600mm x 600mm porcelain tiles.
- Up to 100mm tiled skirting.
- Full vanity width polished edge mirror as per plan.
- Double vanity basin as per plan.
- Up to 2100mm high porcelain tiles in shower area.
- 1 exhaust fan.
- Tiled niche 450mm x 450mm only if frame structure allows.

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- 20mm caeserstone benchtop and underbench cabinets up to 1600mm length.
- One soft close toilet suite with full and half flush control white color.
- Handheld shower rail in chrome or similar. (Category 1)

11 | BATHROOM

- Shower size 900mm x 900mm.
- Tiled shower base.
- Semi framed shower glass.
- Towel rail and toilet roll holder.
- Flooring 600mm x 600mm porcelain tiles.
- Up to 100mm tiled skirting.
- Full vanity width polished edge mirror as per plan.
- Single vanity basin in common bathroom.
- Up to 2100mm high porcelain tiles in shower area.
- 1 exhaust fan.
- Tiled niche 450mm x 450mm only if frame structure allows.
- 20mm caeserstone benchtop and underbench cabinets up to 900mm length.
- One soft close toilet suite with full and half flush control white color.
- 1 bathtub. (Category 1)
- Handheld shower rail in chrome or similar. (Category 1)
- 1 common bathroom in single storey.

Double Storey

- Under 45sq: 1 bathroom and 1 powder room.
- Over 45sq: 2 bathroom and 1 powder room.

12 | LAUNDRY

- 20mm caeserstone benchtop and underbench cabinets up to 2000mm.
- Linen or broom cupboard with one hanging rail.
- Up to 45L laundry trough and tap mixer. (Category 1)
- Sliding or hinge door as per plan.
- Flooring 600mm x 600mm porcelain tiles.
- Splashback 600mm x 600mm porcelain tiles.
- Up to 100mm tiled skirting in wet areas.
- Chrome flick mixer to laundry trough.
- 1 hot and 1 cold stop taps for washing machine or as per developer recycle water requirements.

13 | ROBES AND LINEN

- Master walk in robe includes melamine shelving with 1 hanging rail and 2 set of pigeon holes.
- All bedrooms include melamine shelving with 1 hanging rail and 1 set of pigeon holes.
- Sliding or hinge robe doors provided as per plan.
- Robe door size up to 2040mm x 920mm as per plan.
- 4 white melamine shelving to linen cupboards.

14 | PAINTWORK

- Timber stained wood finish to front entry door.
- Flat acrylic to ceilings and washable acrylic to internal walls.
- Gloss enamel to internal doors and woodwork.
- 3 coat paint to walls and 2 coat paint to ceiling.
- Low sheen acrylic to external timber work and external doors.
- 1 feature paint wall in any one room only.

15 | HEATING AND COOLING

- Evaporative cooling system Braemar or similar available brand.
- Gas ducted Braemar heating system or similar available brand with up to 7 outlet vents as per plan with thermostat control on the wall.
- Continuous flow Rinnai 26 litre gas hot water system or similar available brand.

16 | FLOOR COVERING

- Timber laminated flooring up to 12mm thickness throughout the house or carpet. (Category 1)
- Porcelain tiles in wet areas only.

17 | ELECTRICALS

- Earth leakage electrical safety switch to lights and power points.
- RCD safety switch with circuit breaker to meter box.
- Hardwired smoke detector with battery backup.
- 1 double power point in each room and 2 in master bedroom.
- 20 LED down lights to open living areas and batten holders to rest of the areas.
- HPM white plates to switches.
- Exhaust fan over showers or W.C. with no external ventilation.
- 2 T.V. points, 2 telephone points and 2 data points.
- 3 drop light points only above island benchtop in kitchen. (lights not included)
- 2 pendant points to front pillars. (lights not included)
- 1 video intercom Panacom or similar available brand.
- 1 alarm system with 3 sensor points Bosch or similar available brand.
- 1 front sensor and 1 back sensor light.
- 1 external weatherproof double GPO.
- 1 power point to microwave.
- 1 power point to refrigerator.
- 1 power point to washing machine.
- 1 power point to dishwasher.
- 1 flood light at the rear.
- 1 batten holder light in garage.

18 | GARAGE

- Colorbond timber look panel lift garage door up to 2210mm x 4800mm.
- Concrete floor, plaster lined ceiling and side walls.
- 75mm plaster cove cornice to garage.
- Remote controlled panel lift garage door with 2 remotes.
- Garage access door from inside the house.
- Rear pedestrian access garage door as per plan.

Disclaimer: This inclusion list is based on our current standard inclusion list. These inclusions are subject to change without any notice. Omaxe Homes reserves the right to change/substitute product/items to a similar product if it's not available at the time of order/installation.

