

## Granny Flat Inclusions List

Inclusion	Gold	Platinum
<b><u>Floor Structure</u></b>		
Concrete slab on ground	✓	✓
Termite treatment in accordance with Australian Standard AS 3660	✓	✓
External Cladding – Hardiplank	✓	✓
<b><u>Kitchen Appliances</u></b>		
Gas cooktop	✓	✓
Electric built-in oven	4 functions	7 functions
Electric recirculating range hood	Fixed	Slide out
Kitchen Sink – stainless steel	Single	Double
Laminate white doors	✓	✓
Overhead and under bench cupboards and drawers	✓	✓
<b><u>Electrical</u></b>		
Internal light points	✓	✓
Internal double power points	✓	✓
External double power point	✓	✓
Exhaust fan to bathroom	✓	✓
Smoke detectors	✓	✓
TV and phone outlets (excluding aerial and connections)	✓	✓
Sub-board and safety switch to all power and light points	✓	✓
Separate electrical meter	✗	✓
<b><u>Tiling</u></b>		
White wall tiles to kitchen and laundry splash back	✓	✓
White border tiles to bathroom walls and up to 1.8m high in shower area	✓	✓
Floor tiles to bathroom floor area	✓	✓
<b><u>Cornice</u></b>		
90mm coved cornice to selected models OR	✓	✓
Square set cornice to living / kitchen area to selected models	✓	✓

<b><u>Plumbing</u></b>		
Kitchen, bathroom and laundry connections	✓	✓
Granny Flat water usage read meter	✓	✓
<b><u>Mouldings</u></b>		
42x19mm skirting	✓	✓
42x19mm architraves	✓	✓
<b><u>Floor coverings</u></b>		
Kitchen, laundry, dining areas- Laminate	✓	✓
Bathroom and wet area – Ceramic Tiles	✓	✓
<b><u>Robes/Storage</u></b>		
Sliding mirrored wardrobe doors in white aluminium frame to bedrooms	✓	✓
White melamine fit-out including shelves and hanging rail	✓	✓
Swing doors with 3 shelves	✓	✓
<b><u>Bathroom</u></b>		
White Ceramic toilet	✓	✓
Wall Hung White Vanity	600mm	750mm
Vanity mirror	✓	Cabinet
Clear glass,aluminium framed shower screen	✓	✓
Taps for basin and shower, shower head	✓	✓
Exhaust fan	LED	Heat Lamps
Chrome towel rail, toilet roll holder and hand towel holder	✓	✓
Glass shelf for shower	✗	✓
Hot water system – 6.1 star energy saving LPG system	✓	✓
<b><u>Doors</u></b>		
Solid core external and internal doors	✓	✓
<b><u>Painting</u></b>		
Painting to internal walls, ceiling and timber architraves	✓	✓
Painting to external doors	✓	✓

<b><u>Laundry</u></b>		
Stainless steel tub with white under tub cabinet	21L	40L
Mixer Tap	✓	✓
Mini Taps	✓	✓
<b><u>Special Inclusions</u></b>		
Classic structural guarantee	✓	✓
Home Owners Warranty Insurance	✓	✓
Complying Development Approval (Basic)	✓	✓
BASIX Certificate	✓	✓
51 lineal metres of Service Connection	✓	✓
Construction to w42 wind rating and designed and certified by Structural engineer	✓	✓
Complies with the Building Code of Australia	✓	✓
Rainwater Tank & Recycled Water System	✗	✓
<b><u>Optional Extras (not included):</u></b>		
Dishwasher		
Air conditioner		
Washing Machine		
Dryer		