



# **New Home Inclusions List**

| Preliminary Costs   | Included |
|---|----------|
| Build time from concrete slab   | Yes      |
| Fixed Price Master Builders residential building contract   | Yes      |
| Complete plan drafting (all plans remain copyright of Rinofin) and engineering with concrete slab design and inspected by Structural Engineer   | Yes      |
| Standard Council fees, plumbing approval fees (excluding HSTP) & insurance fees (QBCC insurance, Qleave insurance & Public Liability insurance)   | Yes      |
| All building approval fees (except exclusion listed such as acoustic, bushfire, HSTP etc.)  | Yes      |
| Underground power connection (not including provider connection fee). Connection to existing sewer point. Stormwater connection to street outlet and connection to existing water meter up to 800sqm clock and up to 6m setback | Yes      |

| General and Structural   | Included |
|--|----------|
| Complete termite protection in accordance with AS3660.1                          | Yes      |
| Standard Cut & Fill house pad (maximum crossfall 400mm)                          | Yes      |
| Erosion control silt fence as per Council requirements                           | Yes      |
| Driveway crossover during construction to comply with Council regulations        | Yes      |
| H1 soil allowance & N2 (W33) Wind classification (no piercing allowance to slab) | Yes      |
| Conventional slab and footing as per Engineers design                            | Yes      |
| Timber Treated Frame & Trusses as per Engineers design to Australian Standards   | Yes      |
| Treated 70mm Frames to internal and external walls                               | Yes      |
| Site skip bins & regular site cleans   | Yes      |

| Internal Features   | Included |
|---|----------|
| <b>2700mm</b> high ceilings throughout (single storey homes on and ground floor of double storey)           | Yes      |
| 10mm plasterboard to all internal walls and ceilings  | Yes      |
| 6mm villaboard to wet areas walls   | Yes      |
| 90mm cove cornice (excluding porch and patios)  | Yes      |
| 66x11 splayed skirting  | Yes      |
| 42x11 splayed architrave  | Yes      |
| One (1) mirror and One (1) white vinyl sliding door to bedroom robes (2400H approx. white frame)            | Yes      |
| 4 x whiteboard shelves to linen and pantry (450mm deep approx. where applicable)                            | Yes      |
| 1x whiteboard shelf to all bedroom robes (450mm deep approx. where applicable) with 1 x chrome hanging rail | Yes      |

| Windows & Doors   | Included |
|---|----------|
| Gjames Aluminium powder coated sliding windows and sliding doors with key locks (bathrooms to have obscure glass for privacy). All windows to be standard sizing            | Yes      |
| flyscreens to all windows and doors (excluding cornerless doors & hinged doors). Please note double storey upper windows must be either restricted to have security screens | Yes      |
| Timber Entrance door with stainless keyed lock  | Yes      |
| Redicote flush internal doors (2040) high with chrome hinges & plastic door stops   | Yes      |
| Door sets (privacy set to bathrooms and master bedrooms)  | Yes      |

| Floor Coverings   | Included |
|---|----------|
| 600x600 Tiles to main living area and wet area floors from Builders Range | Yes      |

| Paint  | Included |
|--|----------|
| 3 coats of acrylic low sheen paint to all internal walls and matt to ceilings                                      | Yes      |
| Note: One (1) light wall colour throughout   | Yes      |
| Gloss finish to doors, architraves and skirtings (Colour matched to walls. Water based)                            | Yes      |
| 3 coats of acrylic low sheen paint to eaves & patio ceiling (and render if applicable)                             | Yes      |
| 600X300 wall tiles (2.1m high approx., shower area only, bath surround to approx. 0.9m high laid vertically.       | Yes      |
| Grout and silicone colours at Builders discretion.   | Yes      |
| Quality carpet from Builders Range with premium 10mm underlay to bedrooms and media/living room (where applicable) | Yes      |
| Plain concrete to garage floor.  | Yes      |

| Electrical   | Included |
|--|----------|
| Heating and cooling split system air conditioner to one living area (back to back) | Yes      |
| LED downlights (1 for every 10sqm of home)   | Yes      |
| White ceiling fans to all bedrooms 1300mm with 4 blades                            | Yes      |
| 1x Digital antenna (roof mounted)  | Yes      |
| 2 x phone points (kitchen and garage)  | Yes      |
| 2 x Double power outlet to kitchen and living area                                 | Yes      |
| 1 x Double power outlet to all other rooms   | Yes      |
| Exhaust fans to bathrooms if no window is provided to comply with ventilation      | Yes      |
| Quality light switches and fans  | Yes      |

| Kitchen Appliances   | Included |
|--|----------|
| 600mm cooktop Westinghouse 600mm ceramic cooktop WHC642BA    | Yes      |
| 600mm electric oven Westinghouse 600mm electric oven WVE613S | Yes      |
| Chef slideout rangehood RRE635S                              | Yes      |
| Dishwasher Westinghouse Stainless dishwasher WSF6606XR       | Yes      |

| Kitchen Construction   | Included |
|--|----------|
| 20mm stone benchtops   | Yes      |
| Melamine doors   | Yes      |
| Matching kickboard colour  | Yes      |
| One (1) set of drawers with a cutlery tray on top of the drawer (450mm wide) | Yes      |
| Overhead cabinets included (except fridge space)                             | Yes      |
| Slimline satin kitchen handles (165)   | Yes      |
| Kitchen plaster bulkhead included above overhead cabinets                    | Yes      |
| Soft close doors and drawers   | Yes      |

| Wet Areas   | Included |
|---|----------|
| Posh Tapware from Reece                               | Yes      |
| Bath freestanding Posh Solus from Reece               | Yes      |
| 20mm Stone benchtops                                  | Yes      |
| Frameless mirror to match vanity width                | Yes      |
| Posh Domaine Close coupled rimless Toilets from Reece | Yes      |
| Posh Solus Mixers from Reece                          | Yes      |

|  |     |
|--|-----|
| Posh Domaine Shower rail from Reece  | Yes |
| Silver framed shower screens with clear glass pivot door                         | Yes |
| Chrome accessories (single towel rails, hand towels and toilet paper from Reece) | Yes |
| 45l Laundry tub  | Yes |
| All floor waste to be round brass chrome (excluding laundry no waste required)   | Yes |

| External Features  | Included |
|--|----------|
| Brick Veneer construction to external wall (unless noted otherwise. PGH twin heights)                                | Yes      |
| Render to front facade accept cladding areas   | Yes      |
| Coloured textured acrylic bagging to sides and rear of home one coat of pre-tinted bagging colour must be white base | Yes      |
| Painted fibre cement above windows and doors and fibre cement eave lining  | Yes      |
| Colorbond roof, fascia and gutter (up to 25 degree pitch)  | Yes      |
| Colorbond slimline garage door with motor and 3 remotes (2100h x 2400/4800w) style selected from builders range      | Yes      |
| 2 external garden taps (front and back)  | Yes      |
| Rheem instant hot water system wall mounted  | Yes      |
| 90mm PVC painted downpipes   | Yes      |

| Landscaping (allowance up to 400sqm) block                                      | Included |
|---|----------|
| Exposed aggregate driveway (midnight magic)                                     | Yes      |
| Note: Single garage 25sqm allowance. Double garage 40sqm allowance              | Yes      |
| Wintergreen Turf to front and rear (possibly sides depending on the side width) | Yes      |
| 20mm stones to sides  | Yes      |

|   |     |
|---|-----|
| Round yard gullies as per plan                | Yes |
| Garden bed to front with brick edging         | Yes |
| Complete approx. 1.8m high treated pine fence | Yes |
| Powder Coated clothesline (2.2m x 1m)         | Yes |
| Powder Coated letter box.                     | Yes |

| Energy Efficiency  | Included |
|--|----------|
| R3.0 ceiling batts insulation (excluding garage and patio ceilings)  | Yes      |
| Wall sarking to all external walls   | Yes      |
| Minimum 6 star Energy Efficiency Rating must be achieved to comply with Council requirements any extra insulation required to achieve 6 stars will have to be priced by Rinofin and at clients additional cost | Yes      |

| Plus  | Included |
|---|----------|
| Professionally cleaned  | Yes      |
| Approx. 70mm step down to porch and alfresco  | Yes      |
| NBN provision conduit (where applicable) any connection fees are to be paid by the owners | Yes      |

| Two Storey Homes Only   | Included |
|---|----------|
| 2440mm high ceilings to upper level   | Yes      |
| R1.5 insulation batts to all external walls.  | Yes      |
| TIMBER staircase with closed risers and stringers, stain grade, plaster balustrade. | Yes      |
| Fibre cement cladding to upper level (where applicable).                            | Yes      |

| Exclusions (unless noted otherwise in Upgrades)   |    |
|---|----|
| Water meter (installation of water meter to be organised by owner prior to Rinofin starting.  | No |
| Organisation of any fencing credits from neighbouring lots.   | No |
| Any demolition including any removal of existing fences and tree removal.   | No |
| Privacy screens (if required to comply with council requirements)   | No |
| Retaining walls, lapped and capped fencing. Please note that in some instances retaining walls will be required to be built in order for Rinofin to finish the house as per contract. If that is the case the retaining wall will have to be organised and paid by the owners. In the event that retaining walls are not constructed the part of the works that cannot be built (eg: landscaping, fencing etc.) will be credited to the owners. | No |
| Building relaxations and town planning  | No |
| Acoustic, Bushfire, Coastal fallout requirements, traffic control, flood height requirements  | No |
| Water tank (no longer compulsory unless required by the development)  | No |
| 3 Phase Power, overhead power (including extra cost of Pole hire)   | No |
| Rock excavation removal (for example for footings, fencing, retaining walls etc)  | No |
| Feature walls, feature tiles, shower niches   | No |
| Pendant lights and pendant light assembly   | No |
| Step Down to the garage   | No |
| HSTP Systems & Plumbing application associated with HSTP (if no sewer available)  | No |
| Identification Survey (usually required in older existing areas). If an identification Survey is required. The construction cannot proceed until the survey is completed so that the house can be accurately positioned.  | No |



| Important Notes   |
|---|
| If the client wishes to proceed, preliminary fees are to be paid and are non refundable.  |
| The client has up to three concept plans before the contract stage. Further plans will incur a drafting fee charged at \$110/hr inc. gst.   |
| Once the master builders building contract is signed, Variations will incur an Admin fee.   |
| If a product is discontinued and/or unavailable the Builder reserves the right to provide a replacement product of similar quality and functionality without prior written notification.  |
| When multiple colours are available from the builders range only 1 colour and 1 type can be selected throughout the house.  |
| Before Construction commences the owner must provide Rinofin with the following 5% deposit. Proof of land ownership, letter of Unconditional Finance Approval, signed colour selection, failure to provide these items will result in delays.     |
| If not specified all items are to be selected from the builders standard range.   |
| Termite Control: Annual inspections are mandatory to maintain warranty and are to be carried out by a licenced contractor at the owner's expense. The owner acknowledges that they have received a copy of the "QBCC Termite management systems". |
| Electricity consumption <u>during construction</u> is to be paid by Rinofin.  |
| Water is to be paid by the owner during construction.   |
| The owners acknowledge that any complaint of associated issues in relation to the noise of Air-conditioning units does not fall under the responsibility of the builder.  |
| Dimensions on a floor plan are frame to frame and do not include plasterboard or other wall/floor coverings. Heights are concrete floors to timber trusses.   |
| No refund is given for soil classification less than "H".   |
| Tiles are not to be laid in a brick pattern or any other specific patterns. The tile setout is at the Builders discretion.  |