

# Dickinson Property Group—Inclusion List

## Laundry

45-litre square Laundry tub

Hot & Cold washing machine Connections

Floor tiling with one skirting row and two rows of tiles for splashback (Allowance \$25m2)

## Kitchen

Cobbitty Grove Kitchens— Allowance \$7,000

Post Form Laminate Bench top (Included in Kitchen Allowance)

Tiling to splashback (\$25 per m2)

Gen X Tapware in Chrome Finish

## Electrical & Appliances

Westinghouse 60cm Under Bench Electric Oven

Westinghouse 4 burner Gas Hot plate (where natural gas is not available an electric substitute will be used)

Westinghouse 600mm Retractable Range Hood

Everhot Instantaneous Hot Water Unit (where natural gas is not available an electric substitute will be used)

Light fittings & Bathroom heat lamps-Allowance \$800

2x TV Outlets supplied and installed

1x Phone Outlet supplied & installed (pre-wiring only)

Smoke Detectors supplied & installed as per plan

2x Gas Heating Points (where natural gas is available)

Lights And Power Points supplied & installed as per electrical plan

5 single Power Points & 20 Double Power Points Supplied & installed

## Bathrooms

Clear glass shower screens with aluminium powder coated frame

Powder coated framed mirrors

Posh Dominique Vanity units in main bathroom and (Ensuite if applicable)

Solus Rectangular Bath 1525mm or sized to fit plan

Gen X Tapware in Chrome finish

Tiling to bathroom floor (Allowance \$25 per m2)

Imperial Valero close coupled Toilet (s).

## Internal Inclusions

Insulation R1.5 rated to walls

Insulation R3.5 rated to ceilings

Gainsborough Door furniture to all Internal Doors (from builders selection)

Timber Door & Window Architraves 75x25mm Painted finish

Timber 75x25mm Skirting (Painted finish)

90mm cornice throughout

Carpet, underlay and laying as per builders range

Waterproofing to all wet areas

Vertical blinds to all windows and glass sliding doors—excluding wet areas and garage

Paint to be dulux/ Pascal brand allowing for two coats to walls and ceilings (two colours only)

Doorstops to all internal doors—where applicable

Built in robes as per plan

Powder coated shelving to all robes and linen cupboards

Tiling to front foyer (Allowance \$25 per m2)

Internal floor tiles as per plan (Allowance \$25 per m2)

## External Inclusions

Council requirements including site fencing, all weather access siltation control and waste disposal area

Concrete slab (Class 'M')

Termite treatment

External Timber frame and trusses 90mm

Internal Timber frames 70mm

Aluminium Windows—keyed alike

Colour bond Fascia and Gutter, PVC downpipes

Brick allowance \$750 per 1000 (Austral Brick Range)

Macquarie Concrete roof tiles (from Boral Range)

Colour bond panel lift garage doors with remote controls

Gainsborough Door furniture—keyed locks—front and rear doors

Front door -'Sandgate' SG10 or SG9 Hume doors

Driveway from gutter to garage in Faux brick

Landscaping to front of property

Turf to front and rear yards (Kikuyu) - (300m2 allowance)

1.8metre high fencing as per covenant (allowance 45 lineal metres)

Water tank and pump as per Basix

TV antenna

Rotary clothesline

Flyscreens to all windows and sliding doors

Metal letter box with powder coated finish

Tiling to front veranda—\$25.00 per m2 allowance

Water and sewer connections to front of property

(15 lineal meters allowance) All standard site costs (excluding rock excavation)

## Planning & Approvals

Free Site Inspection

Written tender provided, valid for ninety (90) days

Drafting and structural design fees

Local Authority application fees

Home Owners Warranty and Construction Insurance

Standard Water board fees

Surveyors peg out and indent report

Engineers Inspection and drawings

## Optional extras

Ducted Air Conditioning

Split System Air Conditioning

Security Doors

Pergola

Full Brick Letterbox

Extra TV Points

Extra Power Points

## Disclaimer:

These inclusions may be varied at the builder's discretion without notice—to a product of similar quality and performance.

Laying of floor tiles in any pattern other than square will incur an additional cost.

Inclusions are as stated above not as per plan.

No credit to be given on allowances not used.

*“Dickinson's: The Complete Home Builder”*