



INCLUSIONS LIST

JWLAND

COMMON AREAS AND SHARED FACILITIES

LETTERBOXES	1 x lockable letterbox per townhouse.
COMMUNAL SPACE	As per architect's detailed design.
WASTE DISPOSAL	Supply of bins to garbage rooms and waste management generally to be the responsibility of body corporate.

COMMUNICATIONS AND DATA SERVICES

DATA AND TELEPHONE	National Broadband Network (NBN) enabled.
DIGITAL TV	Pre-wire and connection to free-to-air TV channels in rooms specified.

GENERAL FINISHES

ACOUSTIC	Acoustic separation between townhouses is to be provided in accordance with the National Construction Code (NCC).
AIR CONDITIONING	Ducted reverse cycle air conditioning system to living room and bedrooms. Condensers will be located as per respective floor plans.
BALUSTRADE	To NCC requirements and architect's detailed design.
CAR PARKING	Locked individual garage as per floor plan with 1 x double GPO.
CEILING FINISHES	Suspended plasterboard paint finish.
CEILING HEIGHTS	Typically 2.55m to all levels for living area and bedrooms. Standard ceiling height (typically 2.4m) to hall ways, kitchens, ensuites and bathrooms. Bulkheads to architect's detailed design.

DOORS	All townhouses entry door (aluminium framed frosted glazed front door) and internal (semi-solid) doors.
ELECTRICAL SERVICES	Usage of each townhouse separately metered by, and connected to, ACTEW electricity service.
ENERGY EFFICIENCY RATING	All townhouses will have a minimum Energy Efficiency Rating (ACTHERS) – EER of 6.
FLYSCREENS	Lockable to sliding doors. Standard to all other windows.
GLAZING	Aluminium framed double glazed windows and sliding doors. Glazing to meet minimum Energy Efficiency Requirements under NCC.
HOT WATER	Stiebel Eltron Heat pump hot water system.
HALLWAY / STAIRS	Carpet to floor and painted plasterboard to walls and ceiling.
INTERNAL WALL FINISHES	Plasterboard and paint finish to architect's detailed design.
MAINTENANCE	90 day maintenance period for all townhouses from date of Settlement.
SKIRTING / ARCHITRAVE	As per architect's detailed design.
WATER & SEWERAGE	Water and sewerage supply to each townhouse by ICON Water. Usage billed to body corporate and apportioned between townhouses according to final unit entitlements.

LIVING ROOM

FINISHES	Carpet flooring. Refer to plan and Purchaser's selections for chosen colour.
LIGHTING	LED recessed lighting to NCC requirements and to architect's detailed design.
POWER	2 x double GPO.
TV	Free to Air and data outlet.
COMMUNICATIONS	Telephone via NBN and intercom point.

DINING ROOM (WHERE SHOWN ON PLAN)

FINISHES	Carpet flooring. Refer to plan and Purchaser's selections for chosen colour. Painted plasterboard to walls and ceiling.
LIGHTING	LED recessed lighting to NCC requirements and to architects detailed design.
POWER	2 x double GPO.

KITCHEN

BENCHTOP	Reconstituted stone benchtop (20mm thick) as per architect's detailed design. Refer to Purchaser's selections for chosen colour.
COOKTOP	600mm wide Smeg gas cooktop.
DISHWASHER	Smeg semi-integrated multi-function dishwasher with 5 stars WELS efficiency rating.
FINISHES	Tiles to floor refer to plan and Purchaser's selections for chosen colour. Painted plasterboard to walls and ceiling.

FRIDGE	Fridge cavity as per unit plan.
JOINERY CARCASS	Carcass and internal shelves – melamine.
JOINERY DOORS & DRAWERS	2-pac joinery finish. Soft close mechanisms. Refer to Purchaser's selections for chosen colour.
JOINERY HANDLES	Recessed finger pulls to kitchen cabinet joinery generally. Chrome pull handles to full height pantry cupboards and laundry cupboards.
LIGHTING	LED recessed lighting to NCC requirements and to architect's detailed design.
OVEN	Smeg 600mm wide energy efficient, multi-function fan forced electric oven.
POWER	1 x double GPO. Power to appliances as required.
RANGEHOOD	Concealed 600mm wide, external ducted rangehood.
SINK	Single or double bowl stainless steel sink as per unit plan.
SPLASHBACK	Glazed splashback. Refer to Purchaser's selections for chosen colour.
TAPWARE	Standard kitchen mixer.
TELEPHONE	Telephone via NBN point.

LAUNDRY

FINISHES	Tiles to floor and painted plasterboard to walls and ceiling.
LAUNDRY DOOR	Joinery doors to architect's detailed design.
LAUNDRY SINK	Single laundry unit with 35L stainless steel tub and cabinet below.
LAUNDRY SINK TAPWARE	Chrome sink mixer to architect's detailed design.
LIGHTING	LED recessed lighting to NCC requirements and to architect's detailed design.
POWER	2 x double GPO.
SPLASHBACK	Wall tiles to architect's detailed design.
VENTILATION	Mechanically ventilated to NCC requirements.

BATHROOM / ENSUITE

FINISHES	Tiles to floor and wall. Refer to Purchaser's selection for colours.
LIGHTING	LED recessed lighting to NCC's requirements and architect's detailed design.
POWER	1 x double GPO.
SHOWER MIXER	Chrome single shower mixer. Refer to architect's detailed design.
SHOWER ROSE	Chrome shower head on adjustable rail. Refer to architect's detailed design.
SHOWER SCREEN	Framed glass shower screen (1800mm height). Refer to architect's detailed design.

BATH	Tiled hob bath. Only applicable to townhouses where a bath is indicated on the unit type plan.
TOILET ROLL HOLDER	Single chrome toilet roll holder. Refer to architect's detailed design.
TOILET SUITE	Chrome back to wall toilet suite with soft close seat.
TOWEL RAIL	Polished stainless steel. Refer to architect's detailed design.
TOWEL RING	Chrome hand towel ring. Refer to architect's detailed design.
VANITY UNIT	Basin with custom built wall hung joinery under in 2-pac finish.
VANITY MIXER	Chrome basin mixer. Refer to architect's detailed design.
VENTILATION	To NCC requirements.

MASTER BEDROOM

FINISHES	Carpet to floor and painted plasterboard to walls and ceiling.
LIGHTING	LED recessed lighting to NCC's requirements and architect's detailed design.
POWER	2 x double GPO.
TV/COMMUNICATIONS	Free to Air and data outlet.
WARDROBE	Wardrobe joinery includes a combination of full height and half height hanging in addition to open shelving with drawers under. Doors to be full height mirror sliders with a slimline frame.

SECONDARY BEDROOMS

FINISHES	Carpet to floor and painted plasterboard to walls and ceiling.
LIGHTING	LED recessed lighting to NCC's requirements and architect's detailed design.
POWER	2 x double GPO.
WARDROBE	Wardrobe joinery includes a combination of full height and half height hanging in addition open shelving with drawers under. Doors to be full height mirror sliders with a slimline frame.

BALCONY & COURTYARD

FLOOR TREATMENT	Pavers/tiles/timber decking - refer to architect's detailed design.
LIGHTING	Recessed light fitting to architect's detailed design.
POWER	1 x power to balcony if applicable to plan type otherwise power to courtyard.
TAP	1 x tap to courtyards.
WALLS	To NCC requirements and architect's detailed design, which may include a combination of paint finish, masonry, glazing or metal.
BALUSTRADE	To NCC requirements and architect's detailed design. Typically a combination of glass or metal finish.

PURCHASER'S SELECTIONS

COLOUR SCHEME SELECTIONS There are 2 colour schemes that will be made available to the Purchaser. The Purchaser is to make their colour selection at time of Contract for Sale.

PRODUCT SUBSTITUTION The Seller reserves the right to substitute any specified inclusions with that of equal or higher quality.