



**WoodLANDS**  
**TOWN COTTAGE**

**STANDARD INCLUSIONS SCHEDULE**

**GENERAL**

- Soil Test and Report for slab and footing design - in accordance with BSA Subsidence Policy.
- Engineers report for Homes built to Boundary.
- Plans, Documentation, standard Council fees and Permits based on Logan City Council area.
- Contractors all risk and third party insurance.
- Wind rating to N2 category.

**THE SITE - PACKAGED PRODUCT**

- Foundation design to suit A, S, M, H & E soil categories. Concrete slab to be either conventional footing/slab or waffle pod depending on soil category. **NOTE: No allowance has been made for class "P" soil.**
- Cut and fill as required.
- Retaining wall(s) as required (up to one (1) metre high) and where required to meet minimum council & covenant requirements.
- Includes concrete pumps as required, soil removal, and **standard** sediment control.
- Underground power, water, sewer and stormwater to existing connection point.
- 5000 Litre round rainwater tank and pump as supplied and installed by the Builder in accordance with authority regulations.
- Site clean and standard home clean on completion.
- 1800 high treated pine paling fence to rear and side boundary (up to one metre behind building line). 900 high **painted picket** fence to balance of side boundaries and across front boundary with gate to front path. **No gates to driveway.** 1800 high return fence from side boundaries to house.
- Driveway - pavers on concrete - one colour. TOWN COTTAGE - pavers on concrete to carport and front path where shown on Working Drawings - one colour.
- Turf to front yard - installed after handover.
- TOWN COTTAGE - Mulch garden adjacent to front picket fence with six plants and manual sprinkler system.

**THE SITE - NON PACKAGED PRODUCT**

- Foundation design to suit A and S soil category. Concrete slab to be conventional footing/slab design.
- Balanced cut and fill up to one (1) metre over house platform.
- No allowance for concrete pump(s), tree or soil removal, sediment control or costs associated with sloping blocks.
- Underground power and water run in to ten (10) metres.
- Sewer and stormwater allowance - one (1) bathroom forty five (45) metres plus five (5) metres for each additional bathroom.
- No fencing included.
- No retaining walls included.
- No driveway or paths included.
- No landscaping included.
- No Floor Coverings included – see Home – Internal.

**HOME - EXTERNAL**

- Plain concrete to front Verandah, Porch where indicated on Working Drawings.
- Selection of front elevation - (Double Brick, Single Brick, Quoining, Sawtooth, Cladded or Bagged and Painted). No neighbouring Cottage can have same elevation - check availability. Elevations have set handrail, verandah, gable trim and brick detailing.
- Selected Face Bricks from Builders range per elevation.
- Natural (grey) raked mortar joints.

- Colorbond Custom Orb Roof.
- Colorbond quad gutter and fascia.
- Aluminum sliding windows/doors - windows have keyed locks. Powdercoated finish. Colours from Builders range.
- Selection of heritage products in set combination for handrail feature panel, verandah bracket and front door glass insert. No neighbouring Cottage can have same heritage combination - check availability.
- Decorative post collars and post feet.
- Window hood and style where indicated on Working Drawings.
- Termite protection to current Australian Standard.
- 90mm round PVC downpipes.
- Timber joinery to front elevation as indicated on selected elevation – Solver Polysol Exterior Gloss Clear finish – hardware (eg hinges, locks) finish from Builders range.
- Meter box with earth leakage circuit breakers.
- Hot Water System from Builder’s Standard Range
- Roller doors to single garage openings where indicated on Working Drawings. Panel lift doors to double garage openings where indicated on Working Drawings. All garage doors are manual operation. Colours from Builders range.
- Where palings are shown on lower level of two storey design 80x19 CCA pine palings are unpainted. No gates are included unless indicated on Working Drawings.
- External stairs where indicated on Working Drawings are steel stringer with hardwood treads (unpainted).
- Decking where indicated is unpainted CCA Pine Shotedge.
- Two (2) external taps.

**HOME - INTERNAL**

- Ceiling height 2700 unless indicated otherwise on Working Drawings.
- Fancy cornice to Entry, Hallway, Kitchen, Living areas and Bedroom One. Design from **specific** Builders range.
- Two (2) ceiling roses - Design from **specific** Builders range.
- Timber arch (valance) where indicated on Working Drawings. Design from Builders range.
- Dado (or chair) rail to Entry, Hall, and Living areas.
- Front Door - Humes SG10 with frosted glass panel (see heritage combination) - Solver Polysol Exterior Gloss Clear finish.
- Front door furniture Gainsborough 885 First Impression (with deadlock) – finish from Builders range.
- Internal panelled doors from Builders range.
- Internal door furniture Gainsborough porcelain knobs from Builders range.
- Colonial (FJ Pine) profile skirtings and architraves from Builders’ Range
- Built in wardrobes have hanging rail and shelf with panelled doors. Opening swing doors - unless otherwise indicated on Working Drawings.
- Linen cupboard where shown on Working Drawings, has four (4) shelves.
- Broom cupboard, where shown on Working Drawings, has one (1) shelf.
- Stickdown Tiles to Entry, Hall, Kitchen and Living areas EXCEPT LOUNGE. CARPET TO BALANCE OF HOME (excluding garage and wet areas).
- NOTE: FLOOR COVERINGS ARE NOT INCLUDED IN NON-PACKAGE PRODUCTS.

CLIENT’S INITIALS

DATE

## PAINTING

- Solver Premium trade two (2) coat system. One (1) paint colour throughout for each of the following (a) ceilings and cornice (b) walls above dado rail and balance of walls throughout (c) wall below dado rail (d) doors, skirtings, architraves, dado rail and timber valances (where indicated on Working Drawings) in gloss.
- SELECTION FROM SOLVER BUILDERS COLOUR PALETTE.

## KITCHEN

- Pantry where indicated on Working Drawings has four (4) shelves.
- Selected laminated benchtop with 180 degree rollform edge.
- Door fronts and kickboard from Builder's Laminate range with 2mm PVC matching edging. Cupboard handles from Builders Range. One (1) bank of four (4) drawers.
- Overhead cupboards where indicated on Working Drawings.
- Dishwasher space with cold tap.
- Omega OO651XA Multifunction Oven with Omega OE60XA Solid Element Cooktop - Stainless.
- Omega OA2001X60 front recirculating Rangehood – Stainless.
- Stainless Steel 1 3/4 bowl sink with Chrome Flickmixer from Builders Range.

## BATHROOM, TOILET AND LAUNDRY

- Shower Base - Tiled base with hob (same tile as bathroom floor).
- Cross Handle, Chrome taps from Builder's Range
- Framed shower screen with clear laminated glass, frame colour and finish from Builders range.
- Corner spa when indicated on Working Drawings - Stylus Minuet 1480 - white with colour jets - cold pump.
- 1500 Acrylic Bath – white from Builders Range (where indicated on Working Drawings).
- Polymarble one piece forward bowl vanity top in white where indicated on Working Drawings. All other vanities have drop in vitreous china basin in white with laminated 180 degree rollform top from Builders Range
- Door fronts and kickboard from Builders Laminate range with 2mm PVC matching edging. Vanities **do not** have drawers included. Handles from **Builders** Range.
- W.C White selected Dual Flush toilet suite from Builders Range.
- One (1) Single towel rail and one (1) toilet roll holder per bathroom/ensuite, from Builder's Range. One (1) towel ring to Powder Room when indicated on Working Drawings.
- Mirrors to Bathroom, Ensuite and Powder Room when indicated on Working Drawings are 900 high by length of vanity - frame colour and finish from Builders range.
- 45 litre stainless steel laundry tub with white cabinet from Builder's Range

## STAIRS - INTERNAL

- Internal Stairs when indicated on Working Drawings are carpet grade treads and stringers with paint grade pine balusters and handrails. Baluster design from Builders range.

## ELECTRICAL

- **Light Points -**  
**TOWN COTTAGE** - Sixteen (16)  
except with Ensuite - Seventeen (17)  
**TOWN COURTYARD** - Eighteen (18)  
**TOWN TRADITIONAL** - Twenty (20)  
**ALL TWO STOREY** - Twenty Two (22)
- **Double Power Points -**  
**TOWN COTTAGE** - Eleven (11)  
except with Ensuite - Twelve (12)  
**TOWN COURTYARD** - Thirteen (13)  
**TOWN TRADITIONAL** - Fifteen (15)  
**ALL TWO STOREY** - Seventeen (17)
- **Appliance Point (Single Power Points)** – Three (3) – one (1) for fridge, one (1) for rangehood, one (1) for washing machine, one (1) for dishwasher space.
- **Telephone Point** – One (1) - **except two storey - Two (2).**
- **TV Point** – One (1)
- **Waterproof Power Point** – One (1)
- Smoke Alarms to statutory requirements.
- All switch plates - white.

## TILING

- Inline or separate frieze, wall and floor tiles from Builders Range.
- Standard tile sizes – 200 x 200 or 300 x 200 for walls – 200 x 200 for wet area floors – 330 x 330 or 400 x 400 for stickdown tiles (when included in contract).
- Builders Range frieze tiles – one (1) row around kitchen splashback and one (1) row around top of shower.
- No allowance has been made for **NON** Builders Range separate frieze, listello, tozetto or decorator tiles.
- Tiles to shower area.
- Tiles 600 above bath and spa where indicated on Working Drawings.
- Tiles 600 above laundry tub and across to washing machine taps.
- Tiles 600 above kitchen benchtop (splashback).
- Floors to Bathroom(s), Ensuite, Toilet, Powder Room and Laundry where indicated on Working Drawings.
- Skirting tile to Bathroom(s), Ensuite, Toilet, Powder Room and Laundry where indicated on Working Drawings.

## WARRANTY

- Structural warranty and maintenance period as per BSA requirements.

## SPECIAL NOTES

- Display items such as light fittings, floor tiling, additional landscaping, curtains, vertical drapes, furnishings, security systems, external finishes other than brick, drives/paths, pergolas, & air-conditioning, unless specified are not included in packages.
- Due to any circumstance (e.g. availability, cost, supplier failure), the Builder reserves the right to provide an alternative product to the one mentioned above or used in the display homes.
- Woodlands Paddington Display split level only provided to **packaged** products where more than a 2.5 metre fall occurs over the **length** of the block.
- This information is provided only as a general overview of the joint project inclusions. The final building contract will be based on the detailed Builders Inclusion Schedule which will be provided prior to contract.

Proudly Presented and Constructed by

***Colonial Building Company Pty Ltd***

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