

HOLLINGTON QUARTER

Merrifield

Inclusions & Upgrades

Developed by

MAB | **GPC**

Built by

SIMONDS 

INCLUSIONS

NCC 2022 REQUIREMENTS

<i>Wet Areas</i>	One step-free shower recess Single entry point with step-free threshold (<5mm) Noggins in wet areas for future grab rail installation
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<i>Energy Rating</i>	7-star energy compliance Photovoltaic panels with inverter to meet whole-home requirements
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FOUNDATIONS

<i>Slab</i>	Engineered concrete waffle slab Part A slab penetration termite treatment Part B slab perimeter termite treatment (physical barrier) (site specific)
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KITCHEN

<i>Appliances</i>	600mm stainless steel electric under-bench oven and electric induction cooktop 600mm concealed rangehood Freestanding stainless steel dishwasher
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<i>Sink</i>	Stainless steel sink
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<i>Materials</i>	20mm reconstituted stone benchtop Laminex melamine cabinetry with square-edge doors and panels Overhead cabinetry as per standard drawings Soft-close to drawers Ceramic tiled splashback Tapware Chrome mixer tap
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<i>Other</i>	Capped water point to fridge space
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BATHROOM AND ENSUITE

<i>Basin</i>	Semi-inset seamless vitreous China basin
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<i>Shower</i>	Semi-frameless pivot shower doors with tiled base
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<i>Toilet</i>	Dual-flush vitreous China toilet suite and enclosed trap
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<i>Tapware</i>	Single lever tapware, shower rail and bath outlet
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<i>Fixtures</i>	Towel hook, single or double towel rail and toilet roll holder (chrome)
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<i>Mirrors</i>	Polished edge mirrors above vanity
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<i>Exhaust Fan</i>	Externally ducted exhaust fans with draft stoppers
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<i>Benchtops</i>	20mm reconstituted stone benchtop to bathroom and ensuite (design-specific)
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<i>Vanity</i>	Laminate vanity unit to bathroom and ensuite
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<i>Tiles</i>	Ceramic tiled niche to bathroom and ensuite showers
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	Ceramic wall tiles to shower recess Floor and skirting tiles throughout
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<i>Bath</i>	1500mm freestanding bath (design-specific)
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LAUNDRY

<i>Trough</i>	45L freestanding laundry trough with metal cabinet and chrome mixer
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FLOOR COVERINGS

<i>Carpet</i>	Category 2 carpet to nominated rooms (refer to standard plans for locations)
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<i>Hard Floors</i>	Laminated timber grain flooring to nominated rooms (refer to standard plans for locations) Ceramic floor tiles to wet areas nominated rooms (refer to standard plans for locations)
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WINDOWS AND EXTERNAL DOORS

<i>Door</i>	Painted feature entry door with clear glazing (design-specific)
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<i>Windows</i>	Sliding aluminium glazed windows and doors with keyed locks (7-star rating)
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<i>Fittings</i>	Double cylinder handle to entry door Entrance set to front entry door
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<i>Flyscreens</i>	Flyscreens to all openable windows
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GARAGE

<i>Doors</i>	Powder-coated motorised sectional door with 2 remote controls and wall unit Internal access door (design-specific)
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INSULATION

<i>Energy Rating</i>	Meets 7-star energy requirements
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CEILINGS

<i>Ground Floor</i>	2590mm high ceilings
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<i>First Floor</i>	2440mm high ceilings
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EXTERNAL

<i>Facade</i>	Facade as per approved architectural drawings
<i>Bricks</i>	Builders range bricks as per colour palette
<i>Concrete</i>	Exposed aggregate driveways, front porch and path with coloured concrete to remainder (as per plans)
<i>Landscaping</i>	Full front and rear landscaping (design-specific)
<i>Letterbox</i>	As per developer guidelines
<i>Fence</i>	Fixed boundary fencing per developer requirements (design-specific)

INTERNAL

<i>Stairs</i>	Carpeted MDF treads and risers with painted handrail
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HOT WATER SERVICE

<i>Solar Heater</i>	Electric boosted solar water heater Solar collector panel and storage tank positioned at builder's discretion
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ROOFING

<i>Roof</i>	COLORBOND Steel
<i>Fascia & Gutter</i>	COLORBOND Steel

FIXTURES AND FITTINGS

<i>Fittings</i>	Lever passage sets and handles
<i>Skirtings</i>	67x18mm skirtings and architraves Tiled skirtings in wet areas
<i>Doors</i>	Flush panel internal doors with stops and chrome hinges
<i>Robes</i>	Single melamine shelf and hanging rail in robes Sliding robe doors with aluminium frames and vinyl coating Walk-in robe with 4 drawers
<i>Blinds</i>	Single roller blinds with silver base bar to all windows (excluding highlight windows)

PAINT AND PLASTER

<i>Internal Walls</i>	3-coat low sheen acrylic to internal walls (one standard colour)
<i>Internal Doors</i>	Semi-gloss paint for internal timber and doors
<i>Ceilings</i>	Flat acrylic for ceilings
<i>Cornice</i>	75mm cove plaster cornice

HEATING AND COOLING

<i>Living</i>	5kw split system to living area
<i>Bedrooms</i>	2.5kw split system to master bedroom Panel heating to remaining bedrooms

ELECTRICAL

<i>Power Points</i>	Double power points in all rooms (1 x per room)
<i>Lights</i>	LED downlights throughout (excl. garage)
<i>Smoke Detectors</i>	Interlinked smoke detectors (AS3786 compliant)
<i>External Lights</i>	External lights per standard layout Waterproof motion sensor floodlight
<i>TV and Data</i>	1 x Telephone and TV points in master bedroom and family room 1 x TV antenna and Cat 6 data point

SERVICES - CONNECTIONS

<i>Inclusions</i>	Includes connection of water, sewer, telephone conduit and stormwater within allotment Connection to underground power
<i>Exclusions</i>	Does not include electricity and telephone connection costs, all consumer account opening fees, and usage charges
<i>External Tap</i>	2 x external taps
<i>Fibre Optics</i>	Fibre optic connection per estate design guidelines

STRUCTURAL

<i>Frame</i>	90mm structural pine framing and pine truss roof Timber sizes to be in accordance with AS1684 Timber Framing Code
<i>Guarantee</i>	Lifetime Structural Guarantee (see website for full terms and conditions)

UPGRADES

KITCHEN

<i>Benchtops</i>	40mm Caesarstone benchtops to kitchen in lieu of 20mm
<i>Splashback</i>	Glass splashback in lieu of tiles
<i>Cabinetry</i>	Finger pull cabinetry to kitchen, bathroom and ensuite
<i>Mixer</i>	Flexible hose mixer
<i>Appliances</i>	900mm oven, cooktop and rangehood upgrade pack (design-specific) 600mm SMEG appliance upgrade pack 900mm SMEG appliance upgrade pack (design-specific)

BATHROOM, ENSUITE AND LAUNDRY

<i>Tiles</i>	Floor-to-ceiling tiles to bathroom Floor-to-ceiling tiles to ensuite
<i>Doors</i>	Cavity sliding door to ensuite (design-specific)

INTERNAL FINISH

<i>Stairs</i>	Hardwood timber staircase (clear finish, design-specific) Under-stair storage (design-specific)
<i>Robes</i>	Mirrored robes in all bedrooms
<i>Ceiling Fan</i>	Ceiling fan with light in bedrooms (per fan)
<i>Fittings</i>	Privacy locks to ensuite, bathroom, powder and WC (design-specific)
<i>Cornices</i>	Square set cornice to ground floor only
<i>Skylight</i>	Suntube skylight

EXTERNAL FINISH

<i>Flyscreens</i>	Aluminum mesh flydoors on sliding doors (per door)
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ELECTRICAL

<i>EV</i>	32amp circuit for future EV charging (includes 3-phase power upgrade)
<i>Heating & Cooling</i>	Additional 2.5kw split system Multi head condenser for x 3 split systems (excluding upgrade to split system and only needs to be upgraded if more than 3 x split system units)
<i>Security</i>	Security alarm with 3 PIR sensors and LED keypad
<i>Upgrade Pack</i>	10 x extra power points, 1 additional x TV point, data point and phone points (locations as per upgrade standard plan)

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Landscape by
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