

TWENTY-FIVE HOWITT STREET
KINGSTON 2604



THE INCLUSIONS

BOND

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CONSTRUCTION

90-day maintenance period

All risk, public liability, construction insurance

Service connection of electricity, water, gas and transact/NBN (excludes any connection fees)

Builders clean on completion

Slab and footings to engineer's specifications

Termite treatment

Common walls with STC acoustic rating separation between townhouses as per BCA/NCC

EXTERNAL

Face brick	As per construction drawings. Austral Wilderness Range
Exterior of building (where applicable)	Dark 'monument' cladding and light 'surfmist' cladding, where applicable. As per construction drawings and exterior finishes schedule
Roof	Colorbond Monument metal
Fascia and gutter	Colorbond Monument metal
Clothesline	Fold out to all residences
Front door	920mm wide Savoy, Hume Stained Natural timber door with Gainsborough Tri-Lock
Windows and sliding doors	Aluminium, Monument in colour, with fly screens and locks as per EER (excluding front doors)
Concreting	As per plan
Landscaping	As per plan
Tap	U1 & U6 2 x external taps; U2-U5 1 x external tap

INTERNAL

Ceiling height	Generally, 2650mm ground floor and 2500mm at Level 1 and 2400mm on level 2 (per approved plans)
Internal doors	Generally, flush panel 2400mm hinged doors on ground and 2100mm on Level 1 and 2
Robe doors	White glass sliding doors
Door handles	Gainsborough Adel in chrome range
Skirting and architraves	67mm bevelled MDF
Cornicing	Square set throughout
Walls	Plasterboard (moisture resistant to wet areas)
Paint work	As per selected interior finishes scheme
Bathroom/Laundry floors/Wet areas	Tiling (per as colour selection)
Bedroom floors	Godfrey Hurst Cut Pile Twist Carpet (as per colour selection)
Living/Dining/Kitchen floors	Aust Select Timbers – Coronet European Oak Series (engineered timber)
Upper Living (where applicable)	Godfrey Hurst Cut Pile Twist Carpet (as per colour selection)

HEATING, COOLING AND HOT WATER

Ducted reverse cycle heating and cooling	Ceiling vents to living, kitchen, dining, and bedrooms (with switch zoning to ground & levels 1&2)
Hot water system	Instantaneous Stiebel Electric Hot Water

MASTER BEDROOM

Lighting	Lighting to NCC requirements and Architects detailed design
Floor	Godfrey Hurst Cut Pile Twist Carpet (as per colour selection)
Power	3 x Double GPO
TV	Free to Air and Pay TV outlet
Data	Data Point
Wardrobe	White glass sliding doors

BEDROOMS TWO, THREE & FOUR (IF APPLICABLE)

Lighting	Lighting to NCC requirements and Architects detailed design
Floor	Godfrey Hurst Cut Pile Twist Carpet (as per colour selection)
Power	2 x Double GPO
Wardrobe	White glass sliding doors

KITCHEN

Lighting	Lighting to NCC requirements and Architects detailed design
Power	2 x Double GPO
Oven	SMEG 60cm Classic Thermoseal Pyroletic Oven (SFA6500TVX)
Cooktop	SMEG 60cm Induction Cooktop (PIP364D1)
Rangehood	SMEG 60cm Concealed Undermount Rangehood (PUM601X)
Cabinets	Fully lined Polytec doors with 1mm edge and overhead cupboards
Bench tops	20mm stone benchtop (as per colour selection)
Kitchen splashback	20mm stone benchtop (as per colour selection)
Dishwasher	SMEG 60cm Semi Integrated Dishwasher (DWA16214X2)
Microwave	SMEG 60cm Built-in Microwave Oven (FMIA320X2)

KITCHEN

Sink	Clark 870mm Double Bowl mounted Sink
Tapware	Clark Liano Pullout sink mixer
Bin	Pullout rubbish/recycling bin

STORAGE/LINEN

All robes	White glass sliding doors
Doors (where applicable)	White Glass sliding doors or hinged door (where applicable)

BATHROOM/ENSUITE

Lighting	Lighting to NCC requirements and Architects detailed design
Power	1 x Double GPO
Vanity & Basin	Marquis Marq Wall Hung Timber Grain Vanity with Porcelain or ceramic tops
Bath (where shown on plan)	Clark Back to Wall freestanding bath
Semi-frameless shower screen	Toughened Semi-Frameless Glass Shower Screen (Chrome)
Mirror	Marquis shaving cabinet with matching timber grain trim
Toilet suite	Caroma Urbane in wall toilet suite with chrome flush plate
Tapware	Caroma Urbane Basin Mixer Chrome Finish
Shower	Caroma Urbane II Rail Shower with 300mm overhead and mixer
Shower Shampoo Cut out	Custom shower niche 400mm high x varying widths
Accessories	Caroma Urbane II – toilet roll holder, hand towel holder and towel rail
Wall tiling	600mmx600mm full height wall tile (as per colour finishes schedule)
Feature wall tiling	20mmx148mm full height wall tile (as per colour finishes schedule)
Floor tiling	600mmx600mm floor tiles (as per colour finishes schedule)

POWDER ROOM

Lighting	Lighting to NCC requirements and Architects detailed design
Power	n/a
Basin	Marquis Asti Baby wall hung vanity and wall Basin
Tapware	Caroma Urbane II Basin Mixer Chrome Finish
Accessories	Caroma Urbane II– toilet roll holder, hand towel
Mirror	Reflekta Oval Pencil Edged Mirror 450mmx1000mm
Toilet suite	Caroma Urbane in wall toilet suite with chrome flush plate
Wall tiling	1200mm high skirting tile (as per colour finishes schedule)
Floor tiling	600mmx600mm floor tiles (as per colour finishes schedule)

LAUNDRY

Lighting	Lighting to NCC requirements and Architects detailed design
Power	n/a
Basin	Marquis Asti Baby wall hung vanity and wall Basin
Tapware	Caroma Urbane II Basin Mixer Chrome Finish
Accessories	Caroma Urbane II– toilet roll holder, hand towel
Mirror	Reflekta Oval Pencil Edged Mirror 450mmx1000mm
Toilet suite	Caroma Urbane in wall toilet suite with chrome flush plate
Wall tiling	1200mm high skirting tile (as per colour finishes schedule)
Floor tiling	600mmx600mm floor tiles (as per colour finishes schedule)

GARAGE

Door	Colourbond Monument panel lift door with three remotes (paired to common & individual garage door alike)
Floor	Concrete slab floor

DISCLAIMER

Bond Projects Group 2 Pty Ltd and Imagine Building reserves the right to amend any fixtures and fittings on this inclusion list without notice and reserves the right to substitute any specified inclusions with that of equal or higher quality in the event of unavailability. All items on this inclusion list are to be read in conjunction with the approved plans only. Due to construction factors such as plumbing and ducted service requirements, Bond Projects Pty Ltd reserves the right to make minor changes and adjustments to the plans to ensure satisfactory completion of the project with all the specified inclusions.

THE PLANS OR INCLUSIONS LIST CANNOT BE VARIED OR CHANGED WITHOUT PRIOR WRITTEN APPROVAL AND AGREEMENT BY AND WITH THE BUILDER. Any changes to the inclusions list or any other colour or material selections for any off the plan contracts must be made within 14 days of the contracts exchanging otherwise the standard inclusions listed in this document will apply. To expedite the construction process, it should be generally assumed that any requests for variation to the plans or the inclusions list will be declined. Please note: Window treatments can be quoted and installed prior to settling on the property. This is at the purchasers own expense.