



Inclusions

ZARAH
BY LIEBKE + CO

PROJECT INCLUSIONS

CONSTRUCTION

Wall insulation	As per EER
Ceiling insulation	As per EER
RCD safety switches and circuit breakers	
90 Day maintenance period	
All risk, Public Liability, Construction Insurance	
Service connection of electricity, water, gas.	Includes any connection fees
Builders clean	On completion fit for purpose
Slab and Footings	To engineers specifications, with no slab edges exposed externally, and step downs down to natural ground
Termite treatment	As required

EXTERNAL FINISHES & FITTINGS

Brick and Rendered	As per construction drawing and finishes schedule
Cladding	External cladding as per finishes schedule
Roof	Colorbond metal as per plan
Fascia, Gutter and Downpipes	Colorbond metal as per plan
Clothesline	Fold out to residences, locations to be determined
Entrance Door	As per construction drawing and finishes schedule
Windows	Double Glazing window systems to suit proposed EER with fly screens to windows and sliding doors only
External Door Lock	As per finishing schedule
Concreting	As per plan
Retaining walls / fencing	Rendered clockwork retaining walls as per plan. Colorbond boundary fencing as per construction drawings and finishes schedule
Landscaping	As per plan
Letterbox	Letter box insert into front planter box as per construction drawing and finishes schedule
Taps	Two external (where applicable)
Garage	Standard construction as per construction drawing and finishes schedule

INTERNAL FINISHES & FITTINGS

Ceiling height	As per plans
Internal doors	Flush panel 2340mm high hinged doors throughout with door stops
Door handles	As per finishes Schedule
Skirting and Architraves	As per finishing schedule
Cornicing	Square set everywhere
Walls	Plasterboard (moisture resistant to wet areas)
Paint works	As per selections with 3 coat system
Joinery	As per interior layout
Floor finishes	As per finishing schedule
Lighting	Led lights throughout except where noted different
Noggins	future locations for TV's to be noggined out ready for future brackets

KITCHEN FINISHES & FITTINGS

Design	As per Interior Designs and Schedules
Oven	As per finishes Schedule
Cooktop	As per finishes Schedule
Rangehood	As per finishes Schedule
Dishwasher	As per finishes Schedule
Cabinets	As per Interior Designs and Schedules
Bench tops	As per Interior Designs and Schedules
Drawers and Cupboards	Soft close
Cabinet handles	As per Interior Designs and Schedules
Sink	As per Interior Designs and Schedules
Tapware	As per Interior Designs and Schedules
Splash back	As per Interior Designs and Schedules
Hanging lights	As per Interior Designs and Schedules
Switchings	As per elected Ceiling Plan
Double GPO	As per power plans
Single GPO	As per power plans
Appliances	Wiring and connections of all fixed appliances

FMAILY / DINING FINISHES & FITTINGS

Double GPO	As per Power Plan
TV	As per Power Plan
NBN	As per Power Plan
Lights	As per Reflected Ceiling Plan

LOUNGE FINISHES & FITTINGS

Double GPO	As per Power Plan
TV	As per Power Plan
NBN	As per Power Plan
Lights	As per Reflected Ceiling Plan

MASTER BEDROOM FINISHES & FITTINGS

Double GPO	As per Power Plan
Lights	As per Reflected Ceiling Plan
NBN	As per Power Plan
TV	As per Power Plan
Robes	As per Interior Design Schedules

BEDROOM 2/3 AND 4 FINISHES & FITTINGS

Double GPO	As per Power Plan
Lights	As per Reflected Ceiling Plan
Robes	As per Interior Design Schedules

STAIRS FINISHES & FITTINGS

Singe GPO	As per Power Plan
Lights	As per Reflected Ceiling Plan

BATHROOM / ESUITE FINISHES & FITTINGS

Vanity	As per Interior Design schedules
Bath (where applicable)	As per Interior Design schedules
Frameless shower screens	1800mm from FFL high with clear safety glass and pivot doors (where applicable)
Mirror	As per Interior Design schedules
Toilet Suite	As per Interior Design schedules
Tapware, shower rails	As per Interior Design schedules
Accessories	As per Interior Design schedules
Wall tiling	As per Interior Design schedules
Floor tiling	As per Interior Design schedules
Water proofing	As per code
Tastic	As per Reflected Ceiling Plan
Double GPO	As per Ceiling Plan

POWDER ROOM FINISHES & FITTINGS (WC)

Basin	As per Interior Designs schedules
Tapware	As per Interior Designs schedules
Accessories	As per Interior Designs schedules
Mirror	As per Interior Designs schedules
Toilette suite	As per Interior Designs schedules
Wall tiling	As per Interior Designs schedules
Floor tiling	As per Interior Designs schedules
Light	As per Reflected Ceiling Plan

LAUNDRY FINISHES & FITTINGS

Tub and Cabinet	As per Interior Designs schedules
Doors	As per Interior Designs schedules
Washing Machine	As per Interior Designs schedules
Tapware	As per Interior Designs schedules
Wall tiling	As per Interior Designs schedules
Floor tiling	As per Interior Designs schedules
Double DPO	as per Power Plan
Light	As per Reflected Ceiling Plan

STORAGE / LINEN FINISHES

All robes	As per Interior Designs schedule
Doors (Where applicable)	As per Interior Designs schedule

GARAGE FINISHES & FITTINGS

Double GPO	As per Power Plan
Lights	As per Ceiling Plan
Roller door	Roller door with 2 remotes
Power	Power to roller door motor

ENTRY FINISHES & FITTINGS

Lights	As per Reflected Ceiling Plan
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PORCH AND FRONT COURTYARD FINISHES & FITTINGS

Lights	As per Reflected Ceiling Plan
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REAR YARD FINISHES & FITTINGS

Paving / Tiling	As per Finishing Schedule
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ELECTRICAL GENERAL FINISHES

Smoke Detectors	Detectors installed as per: AS/NZ 3786-1993, AS/NZ 1670.1-2004, BCA Specification E2.2a 2014, AS 1670.1-2007
External Lights	Outdoor lighting to external areas as needed.
Video intercom	Intercom to house
NBN	House to be NBN ready
Pay TV	N/A
TV aerial	For free to air channels

ELECTRICAL GENERAL FINISHES

Smoke Detectors	As per Code
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HEATING COOLING & HOT WATER

Duct Connected Reverse Cycle Heating and Cooling	Brand to be confirmed, adequately sized so it services the home effectively
Hot Water System	Continuous hot water (electric)

Notes:

Reflected ceiling plan will be available once a electrical contractor has been engaged



LIEBKE & CO

“Thoughtful approach to business”

PROJECT
SUBURB, ACT

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