

H I V E

CARO

The Inclusions

CONSTRUCTION

Wall insulation	As per EER
Ceiling insulation	As per EER
RCD safety switches and circuit breakers	Included
90 Day maintenance period	Included
All risk, public liability, construction insurance	Included
Service connection of electricity & water	Includes any connection fees
NBN	House to be NBN ready
Builders clean	On completion fit for purpose
Slab and footings	To engineer's specifications
Termite treatment	As required

EXTERNAL FINISHES & FITTINGS

Brick veneer	As per construction drawings and finishes schedule
Light weight cladding	Metal cladding
Roof, fascia & gutter	Colorbond metal as per plan
Clothesline	Fold out to residences, locations to be determined
Windows	Double Glazing window systems to suit proposed EER with fly screens to windows and sliding doors only
External door lock	Included
Retaining walls / fencing	Included
Landscaping	As per plan
Letterbox	Masonry Letter Box
Taps	Two external (one at front, one at back)

INTERNAL FINISHES & FITTINGS

Ceiling height	2.7 where achievable
Internal doors	2340mm high doors throughout with door stops
Door handles	As per Interior Design schedule
Skirting and architraves	To be installed to all areas as required
Cornicing	Square set throughout
Walls	Plasterboard throughout, moisture resistant FC sheeting to wet areas
Paint works	As per selection with 3 coat system
Joinery	As per interior layout
Floor finishes	As per Interior Design schedule
Lighting	LED lights throughout except where noted differently

KITCHEN FINISHES & FITTINGS

Oven	2x 600mm Smeg oven (stacked) for units 1-5 and 7. 900mm Smeg oven for Unit 6.
Cooktop	900mm Smeg cooktop
Rangehood	900mm Smeg rangehood
Dishwasher (integrated)	600mm Smeg integrated dishwasher
Cabinets	As per Interior Design schedule
Bench tops	As per Interior Design schedule
Drawers and cupboards	Soft close

KITCHEN FINISHES & FITTINGS

Cabinet handles	As per Interior Design schedule
Sink	As per Interior Design schedule
Tapware	As per Interior Design schedule
Splashback	As per Interior Design schedule
Appliances	Wiring and connections of all fixed appliances

FAMILY / DINING FINISHES & FITTINGS

Double GPO	5x Double GPOs
TV	1 x TV point

UPSTAIRS LOUNGE FINISHES & FITTINGS

Double GPO	2x Double GPOs
TV	1 x TV point

MASTER BEDROOM FINISHES & FITTINGS

Double GPO	3x Double GPOs
TV	1x TV point
Robes	Standard white finish

BEDROOM 2/3 AND 4 FINISHES & FITTINGS

Double GPO	3x Double GPOs
Robes	White with mirror sliding doors

BATHROOM FINISHES & FITTINGS

Vanity	Vanity with above vanity sink and tapware
Bath (where applicable)	Free-standing bathtub
Shower screens	Clear safety glass
Mirror	Built-in cabinets with mirror
Toilet suite	As per Interior Design schedule
Tapware, shower rails	Selections as per Interior Design schedule
Accessories	Robe hook, towel rail, hand towel as per Interior Design schedule
Wall tiling	Floor to ceiling, selections as per Interior Design schedule
Floor tiling	Tiles to floor area, selections as per Interior Design schedule
Tastic	Tastic included
Double GPO	1x double GPO above vanity, 1x double GPO in mirrored cabinet

ENSUITE FINISHES & FITTINGS

Vanity	Vanity with above vanity sink and tapware
Frameless shower screens	Clear safety glass
Mirror	Built-in cabinets with mirror
Toilet suite	As per Interior Design schedule
Tapware, shower rails	Selections as per Interior Design schedule
Accessories	Robe hook, towel rail, hand towel as per Interior Design schedule

ENSUITE FINISHES & FITTINGS	
Wall tiling	Floor to ceiling, selections as per Interior Design schedule
Floor tiling	Tiles to floor area, selections as per Interior Design schedule
Tastic	Tastic included
Double GPO	1x double GPO above vanity, 1x double GPO in mirrored cabinet

W/C FINISHES & FITTINGS	
Basin	Wall-hung basin (except where W/C is inside ensuite)
Tapware	Tap to basin
Accessories	Hand towel rail as per Interior Design schedule (except where W/C is inside ensuite)
Mirror	Frameless mirror, above basin (except where W/C is inside ensuite)
Toilette suite	As per Interior Design schedule
Wall tiling	Skirting tiles
Floor tiling	Tiles to floor area, selections as per Interior Design schedule
Mechanical	Extraction fan included

LAUNDRY FINISHES & FITTINGS	
Cabinet	Polytec finish
Doors	Polytec finish
Tapware	Tapware as required, sections as per Interior Design schedule
Wall tiling	Skirting tiles
Double GPO	2x Double GPOs + extra GPO for dryer and washing machine
Mechanical	Extraction fan included

STORAGE / LINEN FINISHES	
Shelving	Standard white finish

GARAGE FINISHES & FITTINGS	
Double GPO	3x Double GPO
Roller door	Automatic door with 2 remotes

ELECTRICAL GENERAL FINISHES	
Smoke detectors	Detectors installed as per relevant Australian Standards
External lights	Outdoor lighting to external areas as required
Video intercom	Intercom to front gate for Unit 1 only
NBN	House to be NBN ready
TV aerial	Included

HEATING COOLING & HOT WATER	
Reverse cycle	Adequately sized so it services the home's heating and cooling requirements
Hot water system	Continuous hot water (electric)

IMPORTANT INFORMATION

- The builder reserves the right to substitute any specified inclusion with that of equal or higher quality in the event of unavailability
- The plans or inclusions list cannot be varied without the builders agreement
- Floor plans and selections schedule supersede the inclusions list

H I V E

MATT SHIPARD
+61 408 218 179
matt@hiveproperty.co

HIVEPROPERTY.CO