

Feature Homes Pty Ltd

Inclusions list
Block 20
Section 196

	Trinity Toilet Suite
	Smooth and shapely, the Trinity Back to Wall Toilet Suite features a soft close seat.
	White only
	WELS rating 4 Star, 4.5L dual flush


Decina Bambino rectangular bath






1510/1650 x 715 x 390mm - 150L







Available in white




Features extra depth to allow the bather to fully recline into the water.


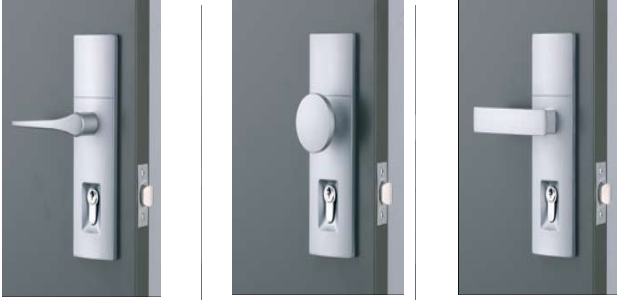



	W-750 Wall-Hung Vanity
	Wall hung design opens up your bathroom by creating space and giving it clean modern lines. A slim line vanity with ceramic top, polyurethane cabinet and chrome handles. 750mm wide with 1 door and 2 Left hand drawers.



	<p>YO Basin Mixer</p>
<p>Basin Mixer x 2 Shower and Bath Mixer x 3</p>	<p>The minimalist appeal of the Yo mixers allows it to be used to coordinate a relaxed style throughout the laundry bathroom and ensuite in your home</p>
	<p>Flexispray</p>
<p>Laundry Sink Mixer x 1 Bath Spout x 1</p>	
	<p>The curved lines gives this shower head great appeal and flexibility. It offers a large multi-flow head with an adjustment arm for easy use.</p>
	<p>The Flexispray showers are 3 Star WELS rated with a maximum use of 9 liters per minute.</p>
<p>Double Towel Rail x 2</p>	<p>YO accessories</p>
	<p>Yo accessories are made only of brass and designed to complement the Yo range of tapware but with there European inspired style can be used to give that finishing touch.</p>
<p>Toilet Roll Holder x 2</p>	

 	<p>Paris Kitchen Sink</p>
	<p>The Paris is made from ever lasting stainless steel with a satin finish</p>
	<p>Laundry Sink</p>
	<p>Left or Right Hand Bowls. Manufactured From; 304 18/10 Grade Stainless Steel. Tap Holes: One or None.</p>
	<p>Yo Gooseneck Sink Mixer</p>
	<p>Single lever kitchen faucet made from solid brass with a chrome finish. Easy rinsing and washing provides precise control and flexibility. 4 star WELS rated 7.5 liters per minute maximum flow rating.</p>
	<p>Framed shower screens</p>
	<p>The Latest in shower design, yet still retaining the good look and functionality of a classic screen. Today's newer and slimmer designs along with the latest in pivot doors, will be the classics of tomorrow. All screens are made to measure and feature wider openings than traditional.</p>
	<p>Bevel Edge Mirrors</p>
	<p>Both mirrors feature long life heavy duty silver backing that is designed for bathrooms, en-suites and other areas of temperature and moisture extremes.</p>

	<p>omega</p>
<p>600 mm gas or electric oven</p>	<p>Multifunction stainless Omega 600mm oven, 58L net, 68L gross capacity, double glazed door, 4 shelf heights, 5 functions, fully automatic and tangential cooling Fan</p>
	<p>omega</p> <p>The Omega 600mm gas cooktop for super fast heat finished in high quality stainless steel or the slim line electric cooktop for easy cleaning with 9 heat settings per zone, high-speed heating element and finished in black ceramic.</p>
<p>OC64BA Omega 600mm Ceramic Cooktop</p>	
	<p>omega</p> <p>Slide out range hood light & fan speed is automatically operated by simply sliding the front trim forward. Designed for integration, the front trim can be installed flush with the cabinetry or be removed and replaced with the cabinet material for total integration. One piece 3-ply aluminum filter removable and washable with 2 speed fan for maximum control.</p>
<p>Omega 600mm Slide out Range hood</p>	

	<p style="text-align: center;">Door Furniture</p> <p>Founded in 1967, Gainsborough now offers a comprehensive range of levers and decorative door handles, security products, entrance handle sets and complementary accessories. Designed for impressive style and functionality, the Gainsborough Home Collection is ideal for new homes.</p>
 <p style="display: flex; justify-content: space-around;"> Precise Circular Angular </p>	<p style="text-align: center;">Trilock Contemporary Series</p> <p>The Gainsborough Trilock Contemporary Series combines the latest in door hardware design with the Trilock '3 in 1' locking technology. This series expands on the Trilock Traditional Series and features an impressive array of stunning design options, styled for today's building. The tri-lock is fitted to the front door and comes in 2 finishes; Bright Chrome and Satin Chrome.</p>
 <p style="display: flex; justify-content: space-around;"> Amelia Carla </p>  <p style="display: flex; justify-content: space-around;"> Fiora Lianna </p>	<p style="text-align: center;">Contractor 100 Series</p> <p>The Contractor 100 Series leversets on 63mm round rosettes features four stylish lever styles for today's homes. The 100 Series Contractor leversets are ideal for modern designer homes. Passage sets suit non-locking interior doors. Privacy sets include a privacy latch to allow internal locking for toilet and bathroom doors. The door handles come in 2 finishes; Bright Chrome and Satin Chrome.</p>
 <p style="display: flex; justify-content: space-around;"> Flush pull Tubular latch </p>	<p style="text-align: center;">Door Finishes</p> <p>The flush pulls are designed for easy access to cavity sliding doors. The 480 Series Tubular Latch is dual sprung to allow firm action during normal operation of door handles and soft door closure.</p>
 <p style="display: flex; justify-content: space-around;"> Doorstop Automatic door seal Weather strips </p>	<p>Rubber door stops colour matched to finished door colour is fitted to all swing doors. The automatic door seal and weather-strips protects against draughts, cold, heat, dust and insects and is fitted to all external doors.</p>

	<p style="text-align: center;">External Doors</p>
<p style="text-align: center;">Entry doors</p>	<div style="text-align: center;">  <p>CORINTHIAN DOORS <i>Part of the JELD-WEN® family</i></p> </div> <p>The Madison range exemplifies forward thinking in door design and manufacture. Offers eye-catching four sidelights with frosted glass. The Madison will showpiece your front entry. The design and workmanship employed in their construction deliver a number of valuable qualities including thermal efficiency and noise reduction. Available in Dracut Tempered Hardboard pre-primed ready for painting or in richly grained Select veneer for staining. The internal are flush panel doors.</p>
	<div style="text-align: center;">  </div>
	<p>A&L Windows provide high quality awning windows and sliding doors ensuring high resistance to wind pressure, building movement and forced entry. A&L Windows and Doors are manufactured to comply with AS 1288 - 1994. Large diameter wheels ensure smooth sliding action. Key locks and fly screens come standard. Fitted with a unique condensation draining system, ensuring condensation drains to the exterior of the building.</p>
<p style="text-align: center;">Standard Colour Range for Windows and Doors</p>	
<p style="text-align: center;">A&L has a wide range of 8 colours which are available in the ACT: White, White Birch, Merino, Anodic Grey, Jasper, Dune, Black and Woodland Grey.</p>	
	

LIGHTING	
	Down Lights
	<p>There are 2 types of lights used through-out the house. The left is a standard low voltage down-light that is fitted with a halogen globe (choice of 3). These light are used in the main living areas and mater bed room. There is also the option to up grade to energy efficient LED lighting at an additional cost.</p>
	Ceiling Lights
	<p>Oyster lights are used in the bedrooms.</p>
	Wet Area Lights
<p>The left light is a 3 in 1 unit. It is an exhaust fan, has 2 heat lamps and a standard flourescent light. It is used in the ensuite and bathroom. The right light is a combination flourescent light and exhaust fan. It is used in the laundry and toilet.</p>	
	Exterior Lights
	<p>There is 1 standard exterior light fitting with a double globe located outside the all external sliding doors. The front enrty has a single halogen down light to match the internal lighting.</p>
	Feature Lighting
<p>Two Feature lights are allowed for (Type TBC allowance \$100 for both fittings)</p>	

	<p style="text-align: center;">Slim Line Power & Antennor Points</p> <p style="text-align: center;">Tesla slim line double power points.</p> <p>Bed 1 - 3 double power points and 1 antenror</p> <p>Ensuite - 1 double power point</p> <p>Bed 2 - 2 double power points & 1 antenor point</p> <p>Bed 3 - 2 Double power points & 1 antenor point</p> <p>Kitchen - 4 double power points & 1 phone point</p> <p>Family and dining rooms - 2 double power points and 1 antenror point</p> <p>Lounge room- 3 double power points & 1 antenna point</p> <p>Garage - 1 double and 1 single power point</p> <p>Bathroom - 1 double power point</p> <p>Laundry - 2 double power points</p>
	<p style="text-align: center;">Hills Security System</p> <p>Top of the line Hills home security system with 3 PIR, battery back up electronic key pad and siron.</p>



Feature Homes use PGH Bricks and Pavers. The contemporary brick products are all about style, combining form and function in an extensive range of colours, shapes and textures. With a commitment to research and development and outstanding technical support, PGH Bricks and Pavers makes a design statement that stands the test of time.
 Allowance \$700 per thousand bricks.



Rustic Brown

Rustic Browns are a timeless favorite that evoke nostalgic images of days gone by. Warm and inviting, Rustic Browns are the perfect choice to create a restful home environment.



Silver Greys

A versatile collection that gives new meaning to sophistication. Choose Silver Greys for a home of innovation and distinction that is dignified, deliberate, powerful and disciplined.



Newport Blend



Neutral brick colors with strong environmental overtone. Choose New Naturals to build a home in harmony with the world around you.





Rich Creams

Inherently chic, uniting comfort with style and with shades that range from ivory to vanilla and nougat to porcelain. Rich Creams are the new white and create homes of natural elegance.


	<h2 style="text-align: center;">Panasonic Airconditioning</h2> <p>With a Panasonic inverter ducted air conditioner to stay cool during summer and warm during winter. Panasonic inverter technology delivers substantial energy savings, to benefit the environment and your power bill. The inverter allows up to 50 per cent energy savings during cooling operation and 64 per cent energy savings during heating. This revolutionary technology provides a more even room temperature as it does not need to be constantly turned on and off. This means that the desired room temperature you set on the remote control will be maintained at all times, providing constant comfort all year round. The intelligent inverter feature provides the exact amount of power required to rapidly cool or heat your room, from the moment it is switched on. This enables your room to heat 4 times faster or cool 1.5 times faster than a non-inverter model. Convenience is assured with a weekly On/Off timer (6 settings per day and 42 per week) wired remote control. Installation is also simple, thanks to the thin, lightweight design and long pipe distances, making large differences in elevation possible between the indoor and outdoor units. All units feature bottom-easy maintenance access, allowing cleaning to be carried out very easily.</p>
<p style="text-align: center;">CS/CU-F43DD1E5</p>	
	<div style="text-align: center;">  </div> <p>Rheem 24L continuous Flow is a compact, gas instantaneous or continuous flow water heater with optional temperature controllers. Rheem Continuous Flow will never run out of hot water. It doesn't store water - instead, it heats it instantly when you need it. Rheem's compact design is ideal in homes where space is at a premium. Choose the exact water temperature you desire.</p>


	<p style="text-align: center;">DEPEND ON DAVEY WATER PRODUCTS</p>																
<p style="text-align: center;">RainBank Kit KRB42</p>	<p>The new Generation RainBank® automatic rainwater harvesting controller allows the priority sourcing of rainwater for toilets, laundry and external taps, only using mains water as a backup. KRB42 comes with a two stage submersible D42A/B pump that goes inside your rainwater tank to reduce cluttered pumps outside the tank and for minimal operation noise. There will be 2 external tap points which will be fed from the rain water tank.</p>																
	<p style="color: red;">2000L Slim line Poly Rainwater Tank</p>																
	<p>Guaranteed for 10 years with replace or repair warranty backed by a reputable large company. High Quality Material used with Ultra UV food grade PE and wide range of colors.</p>																
	<p>The walls are tapered and get thicker towards the bottom of the tank where the extra strength is needed. Not only are they thicker at the bottom but at the top the minimum thickness is thicker than the ridged Australian standards require.</p>																
	<p style="color: red;">Colour Range</p>																
	<table border="1"> <tr> <td>Merino</td> <td>Beige</td> <td>Heritage Red</td> <td>River Gum</td> </tr> <tr> <td>Smooth Cream</td> <td>Wheat</td> <td>Heritage Green</td> <td>Bronze Olive</td> </tr> <tr> <td>Light Grey</td> <td>Slate Grey</td> <td>Mountain Blue</td> <td>Torris Blue</td> </tr> <tr> <td>Black</td> <td></td> <td></td> <td></td> </tr> </table>	Merino	Beige	Heritage Red	River Gum	Smooth Cream	Wheat	Heritage Green	Bronze Olive	Light Grey	Slate Grey	Mountain Blue	Torris Blue	Black			
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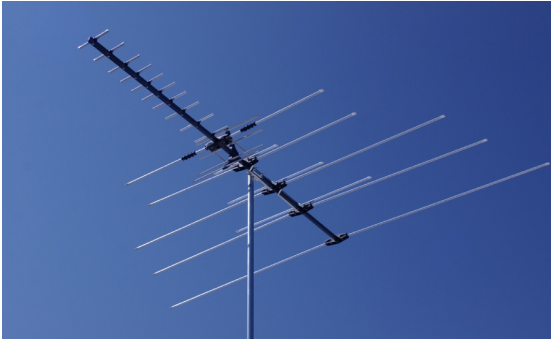


	
<p>Panelmasta Contemporary Garage Door</p>	<p>When you buy Panelmasta your buying strength and reliability, making Panelmasta the ideal choice. The Panelmasta comes in a large range of colours, each door is tailor made to suit your home and comes with a range of features that provide strength and durability. With a 12 month warranty for complete door and parts. Soft, pliable bottom weatherseal helps stop leaves and rain entering under the door. Nylon wheels for smoother, more durable operation. Hi-tensile box section door stiles, bonded with adhesive to the door panel, minimising the transmission of sound. Springs designed for 10,000 cycles and heavy duty galvanised steel hinges and door tracks with endcaps for extra protection.</p>
	<p>With a strong motor, contemporary design and a commitment to providing owners with quality products, the Controll-A-Door S automatic opener offers improved features and enhanced technology resulting in quiet, smooth operation with unsurpassed functionality and style. Automatically switches on and off as you open or close your door. Doors openers are programmed to open a garage door slowly, then speed up, and slowly come to a stop. Doors come with 3 remote controls.</p>
<p>Controller-A-Door S automatic opener and transmitter</p>	

	
	<p>The ultimate in folding frame design. This stylish and robust clothesline easily fold flush against the wall, or fold out to handle a good sized family wash.</p>

Single folding frame

 <p>Legend * also available in COLORBOND® Stainless steel for Severe Coastal & Industrial environments. ** also available in COLORBOND® Ultra steel for Coastal & Industrial areas. Please note that if you are printing this page the colours will not be accurate using most printers and should not be used for colour matching purposes.</p>	<h2 style="color: red;">Tiled roof</h2> <p>A tiled roof is strong, secure, energy smart, looks great and delivers outstanding long life performance. With a wide range of colours in the standard range, you can choose a roof colour that sets the theme for your whole home, or complements your other building material choices.</p>
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	<h2 style="color: red;">Floor and Wall Tiles</h2> <p>Floor tiles are allowed for as per builders selections from black rock tiles and bathroom supplies Fyshwick in the main bathroom, ensuite, kitchen (to front door and bathroom corridor), WC, and laundry. Splashes backs to kitchen and laundry. All floor tiles have a allowance of \$30 per square meter.</p> <p>Wall tiles are allowed for in the in showers to 1.9 meters. Skirting tiles 1200 mm high will be installed to all walls in the ensuite and bathroom. All remaining wet area walls will have a skirting tile one tile high as per builder selections</p> <p>Water proofing will be installed to all wet areas as per Australian standards.</p>
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	<p style="text-align: center;">Carpet</p> <p>All bed rooms, lounge and dining room will be carpeted with underlay. As per builders selections. Allowance \$30 per square meter for supply and install.</p>
	<p style="text-align: center;">Painting</p> <p>All internal plaster board walls, timber mouldings, rendered walls, eaves and doors will be painted as per builders selections</p>
	<p style="text-align: center;">Landscaping</p> <p>Land scaping is not included. However we will pour the driveway and foot paths. We will back blade and clean site on completion. Half boundary timber fencing and a single swinging side access gate are included.</p>
	<p style="text-align: center;">TV Antenna</p> <p>TV antenna as per builders selection</p>
	<p style="text-align: center;">Kitchen</p> <p>Feature homes kitchens are constructed by PAC joinery in Hume finished with a smart laminate door, stone bench tops and a tiled splash back as per builders standard selections. An Allowance of allowance \$10,000 for kitchen, laundry, sliding robe doors and wire shelving.</p>
	<p style="text-align: center;">Dry walls and ceilings</p> <p>Plaster board ceilings and walls to 2400mm with water resistant board used in wet areas and cove plaster cornice.</p>

Exclusions

- 1. Blinds or window coverings
- 2. Setting up of accounts for telephone, water and electrical connection
- 3. Retaining walls

Notes

- 1. All Inclusions are able to be changed provided a price is agreed and a written variation is signed and completed.
- 2. Due to construction factors such as plumbing, ducted services requirements the builder reserves the right to make minor changes/adjustments to the plans to ensure satisfactory compliance and completion of the project.
- 3. The builder reserves the right to substitute any specified inclusions with that of equal or higher quality in the event of unavailability.
- 4. All selections must be made 2 weeks prior to settlement.
- 5. All risk /Public liability/Construction insurance by builder.
- 6. Gas, Water & Sewer connections included.
- 7. 90 day maintenance period.
- 8. All selections are the builders selections, these selections may change due to availability. Any substitutions will be of an equal or greater value at the discretion of Feature Homes Pty Ltd.

Name:

Signed: Builder Date:

Name:

Signed: Owner Date:

Name:

Signed: Owner Date: