



Customer Inclusions



NESSIS Developments

Standard Inclusion List

Property Address:

CONCRETE SLAB:

- Concrete waffle slab in accordance with AS2870.

BRICKWORK:

- Bricks selected from Selkirk Bricks Builders Range selection.
 - Type: Extruded brick selection.
 - Brick name: TBA
- Mortar.
 - Colour: White
 - Joints: Rolled

CARPENTRY:

- Timber sizes and framing particulars to be in accordance with AS1684. – Timber framing code or timber framing manual AS1720 timber structures code.
- Soffit lining FC sheet 4.5mm where required.
- Other external cladding – FC sheeting where required.

WINDOW FRAMES:

- Windows as per working drawings.
- Window material.
 - Type: Aluminium
 - Colour: TBA
- Sash – sliding to all windows unless specified on plan.
- Window reveals.
 - Type: MDF
- Window external surface finish.
 - Type: Powder coated
 - Colour: TBA
- Door frames.
 - Type: Timber to Entry and Laundry, pressed metal to Garage
- Glazing as per working drawings & AS1234.

INSULATION:

- Wall insulation as per energy report.
- Ceiling insulation as per energy report.

ROOFING:

- Bristle roofing.
 - Profile: Hacienda
 - Colour: TBA
- Fascia.
 - Type: Colour bond
 - Colour: TBA
- Gutter.
 - Type: Quad colour bond
 - Colour: TBA
- Downpipes.
 - Type: Colour bond 50mm x 100mm
 - Colour: TBA
- Flashing / Zinc where required.

ELECTRICAL:

- Meter box.
 - Type: Painted metal
 - Colour: TBA
- Switchboard location inside meter box.
- All internal rooms and garage to have single light fitting.
- Front porch to have single light fitting.
- All rooms and garage (other than WC, robes, pantry) to have one double GPO.
- Light fittings.
 - Type: Standard batten holders
 - Colour: White
- Switches and GPO's.
 - Type: Standard flat panel pvc
 - Colour: White
- Exhaust fans to be fitted in W/C, bath room/s, en-suite.
 - Type: As supplied by electrician
 - Colour: White
- Smoke detectors as per working drawings.
 - Type: As supplied by electrician
 - Colour: White
- Down lights (if applicable).
 - Type: Standard satin chrome fitting
- Safety switches installed.

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PLASTER:

- Plaster sheeting to walls and ceiling.
 - Type: Whiteboard
 - Size: 10mm thick
- All cornices.
 - Type: Plain round paper cornice
 - Size: 75mm

DOORS:

- Front entry door:
 - Type: TBA
 - Size: 2040mm x 820mm
 - Glazing: Fitted
- Internal doors:
 - Type: Hollow core flat panel
 - Size: 2040mm x 820/720/620 (as required)
 - Glazing: Not fitted
- Laundry and External garage door:
 - Type: External dura coat
 - Size: 2040mm x 820mm
 - Glazing: Not fitted
- Sliding doors:
 - Type: Denmark smart robes
 - Size: As per working drawings
 - Colour: White
 - Glazing: Not fitted

FIXINGS:

- Architraves.
 - Type: Single bevelled (MDF)
 - Size: 67mm
- Skirting boards.
 - Type: Single bevelled (MDF)
 - Size: 92mm
- Robes, WIR's, pantry, linen.
 - Type: Melamine
 - Colour: White
- Robes and WIR's to be fitted with single top shelf and single hanging rail.
 - Type: Melamine
 - Colour: White
 - Rail: Chrome
- All linens to be fitted with single shelf.
 - Type: Melamine
 - Colour: White

- Pantry to be fitted with double shelves.
 - Type: Melamine
 - Colour: White

KITCHEN:

- Kitchen joinery.
 - Type: Builders range
 - Style: Melamine coated
 - Colour: TBA
- Kitchen doors.
 - Type: Builders range
 - Style: Melamine coated
 - Colour: TBA
- Bench tops.
 - Type: Builders range
 - Style: Laminex veneer
 - Colour: TBA
 - Overhang: 300mm maximum
- Internal shelving:
 - Type: Melamine
 - Colour: White
- Dishwasher and fridge provision provided as per working drawings.
- Door handles.
 - Type: Builders range
 - Style: TBA
 - Colour: TBA

PAINTING:

- Single colour to all ceilings and cornices.
- Single colour to all walls, woodwork and internal doors.
- Single colour to all external doors, electrical meter box, (if applicable – render, mouldings, in fills above brickwork openings).
- Ceilings and cornices.
 - Type: Flat
 - Colour: TBA
- Internal walls:
 - Type: Low sheen
 - Colour: TBA
- All woodwork and internal doors, (including internal face of external doors).
 - Type: Semi gloss
 - Colour: TBA
- External doors (external face).
 - Type: Semi gloss
 - Colour: TBA

- External door jambs (external face).
 - Type: TBA
 - Colour: TBA
- Rendering and mouldings.
 - Type: TBA
 - Colour: TBA
- Above brickwork openings.
 - Type: TBA
 - Colour: TBA
- Porch ceilings and eaves lining:
 - Type: TBA
 - Colour: TBA
- Meter box.
 - Type: TBA
 - Colour: TBA
- Staircase.
 - Type: TBA
 - Colour: TBA

FLOOR & WALL TILES:

- Floor tiling to all wet areas, passage ways, living areas, kitchen & meal areas (unless otherwise specified on working drawings).
- All tiling throughout to be single size & style.
- Tiled skirting to bathrooms & en-suite.
- Shower internals walls to be tiled up to shower screen height.
- Kitchen splashback tiles to finish under overhead cupboards.
- Tile allowance up to \$20 p/m² (supply only, excluding border tiles).
- Internal tiles.
 - Type: Builders range
 - Style: Ceramic
 - Size: 300mm x 300mm
 - Colour: TBA
 - Grout: TBA
 - Layout formation:

- Border tiles.
 - Type: Builders range
 - Style: Ceramic
 - Size: TBA
 - Colour: TBA
 - Grout: TBA
 - Layout formation:

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CARPET:

- Carpet to all bedrooms.
- Underlay to all carpeted areas.
- Carpet allowance up to \$80 p/ lineal meter (3.6m wide) supply & install.
 - Type: Builders range
 - Style: TBA
 - Colour: TBA
 - Underlay: Builders range
 - Edge finish strips: Chrome

HEATING:

- Ducted heating to bedrooms, living areas, kitchen & meal areas, passage ways.
- Ducted heating outlets to be ceiling mounted with unit installed in roof space.
- Outlets.
 - Type: Builders range
 - Colour: White
- Ducted unit.
 - Type: As supplied by installer

GARAGE LIFT DOOR:

- Garage to be fitted with single lift motorised door for front vehicle entry.
 - Type: Builders range
 - Style: Tilt panel
 - Colour: TBA
 - Motor: Fitted
 - Remotes: 2

CONCRETING:

- Concreting to be supplied to front yard only as per working drawings (including driveway).
 - Type: As supplied by concreter
 - Style: Stipple finish
 - Colour: Plain

LANDSCAPING:

- Landscaping not included as part of standards list.

SCHEDULE OF FINISHES:

- Oven and range hood.
 - Type: Builders range
 - Style: Euro
 - Colour: Stainless Steel
 - Size: 600mm wide
 - Power: Electric
- Hotplate.
 - Type: Builders range
 - Style: Euro
 - Colour: Stainless Steel
 - Size: 600mm wide
 - Power: Gas
- Hot water unit.
 - Type: Dux
 - Style: Storage unit (not instant)
 - Location: External
 - Colour: As per manufacturer
 - Size: 135 lt
 - Power: Gas
- Kitchen sink.
 - Type: Builders range
 - Style: Single bowl & drip tray
 - Colour: Stainless steel
 - Size: 1180mm
- Laundry trough & cabinet.
 - Type: Builders range
 - Style: Single bowl with metal cabinet
 - Colour: Stainless steel & white
 - Size: 45 lt
- Vanity basins.
 - Type: Builders range
 - Style: Semi recessed square
 - Colour: White
 - Size: TBA
- Toilets.
 - Type: Builders range
 - Style: TBA
 - Colour: White
- Bathtub.
 - Type: Builders range
 - Style: TBA
 - Colour: White
 - Size: 1650mm

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- Shower base.
 - Type: Builders range
 - Style: Project
 - Colour: White
 - Size: 900mm x 900mm
- Kitchen tapware.
 - Type: Flick mixer
 - Style: Square neck swivel
 - Colour: Chrome
- Basin tapware.
 - Type: Flick mixer
 - Style: Square neck swivel
 - Colour: Chrome
- Bathtub tapware.
 - Type: Flick mixer
 - Style: Wall mounted square neck fixed
 - Colour: Chrome
- Shower tapware.
 - Type: Flick mixer
 - Style: Vivid shower rail
 - Colour: Chrome
- Front entry door hardware.
 - Type: Gainsborough
 - Style: TBA
 - Colour: Satin
- Laundry and external garage door hardware.
 - Type: Gainsborough
 - Style: TBA
 - Colour: Satin
- Internal door hardware.
 - Type: Gainsborough
 - Style: Leaver handle
 - Colour: Chrome

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OTHER ITEMS:

Nessis upgrade package

Ducted vacuum system

Alarm system

Colour display entry intercom

Stone tops to kitchen, bathrooms & en-suite

Satin chrome down light fittings

Stainless dishwasher

Standard landscape package

Boundary fencing to three sides

Upgrade pantry/linen fit out

Upgrade laundry door

Full brickwork to above window openings

Premium floor and wall tile upgrade

Designer vinyl wrap kitchen

National broadband ready

Glass splashback to kitchen

Premium architectural tap ware upgrade

Nessis signature mail box

Concrete pathways to rear

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Agreement:

This document forms part of the legal binding contract between NESSIS Developments and its clientele. The above listed items will constitute the inclusions list for the property to be built by NESSIS Developments, at the above listed address. Any additional items to this list must be added under the section "other items" prior to signing. Any alterations or upgraded items to this list must be added under the section "other items" prior to signing. Both parties must agree to all additions, alterations, time frames and costs, prior to signing this agreement. NESSIS Developments reserves the right to substitute items in this list for equivalent items should the need arise.

I hereby have read, understood and agree to the content of this agreement and the content of the items in the above documented inclusions list.

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Client/s Name:

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Client/s Signature:

Date:

Vendor/s Name:

Vendors/s Signature:

Date:

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