

# BASE INCLUSIONS

## General

Flat Site Conditions  
Minimum Hard Digging allowance  
Industry standard Footings  
Industry standard Concrete Slab  
Minimum standard Stormwater disposal  
Upper Level Timber Framed Slab \*  
Internal & External Framing  
Light Wall External Walls  
Double Glazed Windows  
Scaffold \*  
Internal Timber Framed Staircase \*  
Metal Roof Cover  
Roof Plumbing  
Gyprock Walls & Ceilings  
Electrician, Plumber, Carpentry, Painter  
Cleaning  
Industry standard Painting

## Fixings

Industry standard Aluminum Sliding  
Industry standard Timber Entry Door  
Industry standard Internal Doors  
Industry standard Plumbing Fixtures  
Industry standard Cabinets  
Industry standard Architrave and Skirtings  
Industry standard Hot Water System  
Industry standard Plumbing Works

## Electrical

Industry standard Lighting & Electrical  
Industry standard Wet Room Tiling  
Industry standard Floor treatment throughout

## Finishes

Industry standard Cabinets to Kitchen & Wet-rooms  
Industry standard Appliances  
Industry standard Automatic Garage Door

## Bedrooms

Power Point  
Downlights  
Industry standard Painting  
Industry standard Door & Frames  
Industry standard Shelf & Rail to Robes  
Industry standard Floor Finishing  
Industry standard Architrave and Skirtings

## 2 x Wet Rooms

Basin  
Toilet  
Shower  
Light Combination  
Power Point  
Exhaust Fans  
Tapware  
Industry standard Painting  
Industry standard Wall & Floor Tiling  
Industry standard Cabinets

## 1 x Kitchen

Oven  
Sink  
Rangehood  
Cook top  
Industry standard Lighting & Electrical  
Industry standard Tiled Splashback  
Industry standard Cabinets  
Industry standard Tapware

## 1 x Laundry

Trough  
Industry standard Wall & Floor Tiling  
Industry standard Cabinets  
Industry standard Tapware

**DATE CREATED** [DATE CREATED]

**PROJECT ADDRESS** [PROJECT ADDRESS]