

Indulgence Inclusions

General Inclusions

- All Council Fees & Insurances included
- HIA Plain Language Contract
- Termiglass termite barrier
- Construction within Indigo Homes Zone 1 area
- Environmental Protection Control requirements
- 6 month maintenance period
- 6.5 year structural guarantee
- Preparation of plans & specifications

Site Costs

- Engineered slab up to 'H1' soil classification
- Equal cut & fill up to 1000mm of site fall (500mm cut, 500mm fill) for Single, Acreage, Compact & Double storey designs. Equal cut & fill up to 2250mm of site fall (1125mm cut, 1125mm fill) to Aspect designs. Excludes retaining walls where required
- N2 (W33) wind rating allowance
- Based on fully serviced blocks up to 800m2 with 6000mm set back
- Two field gullies plumbed to stormwater to Single, Acreage, Compact & Double storey designs. Clay spoon drains and six field gullies to Aspect designs.

Internal Inclusions

Appliances

- ILVE CJK90CSV/I 900mm freestanding electric oven with gas cooktop and stainless steel kickplate
- ILVE IVUM 900mm under mount rangehood ducted externally via wall vent or passive roof vent
- Provision for dishwasher (inc power & cold water tap)

Caesarstone Benchtops

- 20mm Caesarstone benchtops to Kitchen & Vanities

Tapware

- Fienza Jet chrome square mixers throughout
- Fienza Jet chrome standard square spout mixer to Kitchen
- Isabella chrome sink mixer to Laundry tub
- *Fienza Jet shower rose on rail, Fienza Jet 200mm square rain head with Fienza square ceiling dropper, single Fienza Jet wall mixer & diverter to each shower*
- Jet chrome 230mm swivel spout to island and freestanding baths
- Tasman Washing Machine taps

Sinks, Basins & Tubs

- Rondo 400 square above counter white stone basins
- Castano Caprice square semi-recessed white china basins where shown (plan specific)
- Inge white china wall basin with chrome bottle trap waste where shown (plan specific)
- Franke Steel Queen SQX120D-2 double bowl under mount sink including strainer basket, draining tray & cutting board
- Caulfield 45 litre stainless steel drop-in Laundry tub

Lighting

- 70mm energy efficient downlights with LED lamps as follows: four to Master Suite, two to Bedrooms/Study, four to Living areas, one to Entry/Porch, two to Hallway, two to Alfresco
- Three 70mm energy efficient downlights with LED lamps to Kitchen bench
- Four LED downlights to underside of Kitchen overhead cupboards (two either side of rangehood)
- Enclosed strip fluorescent light to Garage
- Batten lights with compact fluorescent lamps & opal sphere light fittings to balance of home

Internal Doors & Door Furniture

- Choice of painted Colonial, Stanford, Atherton, Cambridge, Rockport, Motive or Premium Readicote internal doors
- Lockwood Velocity Lever door furniture (int Garage door to have same lockset as external hinged doors)
- Splayed 42x12 architrave & 68x12 skirting

Cabinetry

- Laminate floor cupboards to Kitchen & Vanities
- Shadow line benchtop to Kitchen only
- Overhead cupboards to Kitchen (inc fridge space)
- Feature laminate colour from Indigo Homes standard range to Kitchen
- Laminate floor cupboards & benchtop to Laundry (up to 1m)
- One bank of three drawers to each vanity unit

Glass Splashback

- Float glass splashback to Kitchen from builders range of colours with 100mm high glass splashback to returns. Excludes splashback behind canopy rangehood.

Showers, Baths, Mirrors & Accessories

- Aluminium semi-frameless shower screens clear glazed
- Newbury 1675mm island mount white bath
- Cool 1790mm freestanding bath (plan specific)
- Polished edge frameless mirrors 1200mm high maximum installed with shadow edge. Mirror height to match adjacent tiling, shower or door height.
- Modena chrome double towel rails, toilet roll holders and robe hook (for hand towels to Powder Rooms)
- Modena glass shelf to each shower
- Smart Tile tiled floor wastes as per plans

Toilet Suites

- Koko back to wall close coupled toilet suites with china cisterns & soft close seats

Electrical

- Double power points to all rooms
- TV antennae & two TV points
- Two telephone points
- Heller square stainless steel exhaust fans to showers
- Clipsal 'C2000' Classic plates to switches & power points
- Push button LED switches to light switches only

Robes & Linen

- Frameless Mirror sliding doors to Robes
- Vinyl sliding doors to Linen cupboards
- Hinged doors where shown (plan specific)

Internal Stairs & Balustrade

- Open or closed housed (plan specific) clear finished
- Melunak treads, risers & cut stringers (to closed housed stairs)
- Caribbean 208 design includes open housed stairs to lower portion & closed housed to upper portion
- Internal balustrade to consist of clear finished Melunak posts, 90x42mm pencil round profile handrail and frameless glass balustrade

Indulgence Inclusions

BERS (Building Energy Rating Scheme) 6-Star Inclusions

- R2.5 ceilings batts to Living & Alfresco
- Sisalation wrap to all external walls
- R1.5 wall batts to external lightweight cladded walls (excludes external walls with brickwork cladding)
- 4-blade white ceiling fans to Beds, Living & Family
- 4-blade brushed aluminium fan to Alfresco

Colour Selection & Paint

- Custom colour selection appointment included
- 3 Coat paint system to internal walls, ceiling & joinery

Wet Area Tiling

- Wet area wall & floor tiling from builders range to standard heights
- No allowance for frieze tiling

External Inclusions

External Doors & Door Furniture

- Clear finished Corinthian Windsor WIN52G entry door with clear glazing
- Clear finished Merbau Entry door frame
- Lockwood Nexion mechanical entry lock to front door
- Painted MDF solid doors to other external hinged doors
- Lockwood Velocity lever passage set & Paradigm deadlock to external hinged doors

Windows & Sliding Doors

- Aluminium powdercoated windows, doors & external door frames (exc Entry frame) with keyed locks

Garage Door

- Remote controlled sectional overhead Garage door including two handsets

Gas Hot Water System

- Rheem 24 litre/minute continuous flow gas hot water system with recess box

Facades

- Choice of facades (refer to Façade Availability Sheet)

Roof

- Colorbond roof & sarking (all designs)
- 25 degree roof pitch to 'Compact' designs
- 22.5 degree roof pitch to all other designs
- 450mm wide eaves to all designs
- Colorbond fascia, gutter & painted flush finish PVC d/p's

External Walls

- Engineered 70mm, H2F or T2 treated blue pine timber frames & trusses (excludes non structural timbers such as soffit framing, bath hobs, etc, up to builders discretion)
- 2400mm ceiling height
- Face bricks from builders range with raked mortar joints
- Other external cladding as nominated on plan & generally painted finish

External Stairs & Balustrade

- Side fixed powdercoated aluminium & 10mm semi frameless glass balustrade to standard designs with balconies. Optional upgrade facades that add a balcony have façade specific balustrade (refer to Façade Availability & Pricing Sheet)
- Unsealed hardwood timber treads on galvanised steel stringers where shown to Aspect designs.

Optional 'Move-In' Inclusions

Carpet

- Carpet from Indigo Homes 'Group 1' range to locations nominated on standard plan

Exposed Aggregate Paving

- Exposed aggregate paving from Indigo Homes standard range to Driveway (max 60m² to double Garage designs; max 30m² to single Garage designs), path to Porch, Porch, Alfresco (excluding Aspect designs) and Clothesline slab. Additional charges apply for larger Driveways and structural modifications

Insect Screens

- Aluminium insect screens to windows & sliding glass doors (excludes hinged doors). Flyscreens available to hinged doors at additional cost

Main Floor Coverings

- Main Floor Tiling from Indigo Homes standard range to areas nominated on standard plan
- Vinyl plank flooring from Indigo Homes standard range to Malibu 242, Malibu 245, Malibu 289, Southport 245 & Southport 270 designs

Dishwasher

- Beko DFN05410X 60cm dishwasher including installation

Clothesline

- Metal powdercoated wall, fence or post mounted fold-down clothesline

Letterbox

- Render look Polytek (Key Largo, Barbados, Bahama or Bermuda profiles) high density foam & hardcoat letterbox (excludes house numbers)

* Optional 'Move-In' inclusions must be listed & costed in your Contract Document if included

* BERS 6-star inclusions subject to individual assessment and may be affected by location, orientation, window modifications etc. Additional requirements & charges may apply.

* Prices & Inclusions subject to change without notice. Where a product is required to be substituted due to supplier changes or where not reasonably available it will be replaced with a product of an equivalent or better standard.