



INCLUSION LIST

V

RANGE INCLUSIONS



COUNCIL & OTHER REQUIREMENTS

- Temporary Fencing according to the guidelines
- Temporary Toilet and Rubbish cage
- Soil test & Soil Survey
- Plans, Specifications and Engineering Drawings
- Builders Warranty Insurance, Construction work Insurance and Public Liability Insurance
- Termite protection (if required)
- Building permit fees and Building Surveyor cost
- 6-star energy rating report
- Silt sediment control as per regulatory requirements
- Crossover Protection as per regulatory requirements
- Building permit package
- Occupancy certificate
- Recycle water connection, if applicable as per developer guidelines to laundry, toilets and garden taps

SITE WORKS

- Site cost and connections based on land size up to 650m², maximum 6m setback to the dwelling and 600mm fall over the build area
- Site Investigation report
- Engineered design concrete waffle pod slab up to "P" class
Note: Fix site cost subject to soil test and soil survey
- Excavation and soil removal up to 600mm fall across entire width and /or Length of the allotment
- Rock removal & disposal from the site as required
- Provide water connection to water supply from mains up to 5m setback
- Provide setback to front of the house, from the boundary and Garage according to the Developer Guidelines
- Wind Speed rating assessment N1 & N2
- Bore piers according to the Engineering- max 20 number
- 20 MPA Concrete as per Engineering
- Generator hire (If required)
- Occupational health & safety requirements

CONNECTIONS

- Connection of services – water and gas to the designated points in the house to a maximum of 1.5m *excluding recycle water
- Provide single-phase underground from the electrical supply pit to the meter box
- Storm water & Sewer Connection from dwelling to the point of discharge
- NBN Conduit connection from the pit to house, Draw Conduit

INSULATION

- Up to R 4.0 Insulation to Ceiling
- Up to R 2.0 batts to external walls of the house to comply with a 6-star energy rating

GARAGE

- Concrete Waffle Pod Floor
- Double garage with plaster lined ceiling and walls as per plan
- Colorbond Panelift Garage Door with 2 hand held remotes and 1 wall mount remote
- Brick infill above the Garage
- Weather proof Flush panel hinged access door to rear of Garage with deadlock
- Flush panel internal access door from garage with deadlock

EXTERNAL FEATURES

- Monier concrete roof tiles to choose from Vish Homes V-Range
- Choice of Austral or Selkirk Brick to choose from Vish Homes V-Range
- Metal gutter, fascia and Colorbond downpipes
- Roof Ventilation (Plan Specific)
- Brick infill above all windows, Garage, external doors
- Light weight foam or Timber cladding on the first floor
Note: Plan Specific- for Double storey homes only
- 450mm eaves to the front of the house with 3-meter return (Plan specific)
- 2 x External Garden taps-one at the rear and one at the front
- 22.5 Degree Pitched roof
- Render Feature to Façade (Plan Specific)
- Builders range Brick with a natural colour mortar and rolled joint profile
- Timber wall frame as per AS1684, 450mm Stud Opening
- Engineer Designed Timber roof trusses
- Plaster lined Ceiling to Alfresco and Porch
- Steel lintels above all doors and windows including garage door

HOT WATER UNIT

- Rinnai – Instantaneous gas booster B 26L or similar

DOORS & WINDOWS

- 920 W x 2040 H mm Corinthian front entry door with Paint finish
- 820 W x 2040 H mm Corinthian Internal doors with gloss finish (Plan specific)
- Lockwood tri lock to the Entry door
- Lockwood Designer Chrome door handles to choose from Vish Homes V-Range
- Chrome door stoppers to throughout the house
- Gloss paint finish to internal doors and Architraves
- Awning windows to the front of the house / sliding windows to rest of the house
- Aluminium Sliding doors to Laundry (Plan specific)
- Stacker door to Alfresco (Plan specific)
- Key locks to all internal windows and external sliding doors
- Privacy lock to Master bedroom, Common bathroom, En-suite, and WC
- Aluminum sliding windows with powder-coated finish
- Weatherproof door to the rear of the Garage with deadlock
- Weather seals to all external doors and aluminium windows
- Garage access door with key lock

FLOOR & WALL TILES

- Your choice of 600 x 600mm Porcelain tiles to wet areas to choose from Vish Homes V-Range
- Kitchen, Laundry, En-suite, common bath splash back tiles from Vish Homes V-Range
- Tile skirting to the bathroom, En-suite, WC & laundry

FLOOR COVERINGS

- Hybrid waterproof timber laminate flooring with underlay to open living area
- Builders Range Carpets with 8mm underlay to all bedrooms
- Your choice of Hybrid and carpet flooring to choose from Vish Homes V-Range

HEATING

- Ducted gas heating unit installed in roof space with the controller
- Braemar unit – (3 Star) ducted to living areas and bedrooms (unit size and number of points as per the home size- excludes wet areas)

COOLING

- EVAPORATIVE COOLING - Braemar unit up to 7 points with auto refresh and controller
- Water point in the roof for Evaporative cooling

KITCHEN

- 20mm stone benchtops
- Up to 3000 x 600mm wide cooktop side stone benchtop
- Your choice of stone to choose from Vish Homes V-Range
- Soft-close Cabinetry throughout In Gloss, Matt and Satin finish
- 900mm stainless steel Cooktop- EURO or TECHNIKA
- 900mm stainless steel oven- EURO or TECHNIKA
- 900mm stainless steel slide out Range hood- EURO or TECHNIKA
- 600mm stainless steel dishwasher- EURO or TECHNIKA
- Dishwasher with cold water point and single power point
- Tiled splash back- 300 X 600, 600 X 600mm Porcelain tiles
- Choice of Cabinetry handles from Vish Homes V-Range
- Four-layer melamine shelves to Pantry
- Microwave position with 1x Pot drawer and single power point
- Up to 2500mm x 1000mm Island bench
- Stainless steel Double bowl top mounted sink with drainer to choose from V- Range
- Choice of Tap mixer from Vish Homes V-Range
- Plaster Bulkhead over Kitchen overhead cabinet
- 1m Overhead cabinet over the fridge space
- Up to 3m wide Overhead Kitchen Cabinet & 3m under bench cabinet in the kitchen cooktop side
- Up to 2.5m wide cabinet under the Island bench
- Custom made Cabinetry
- Up to 10 Pot Drawers to the Kitchen
- 1 x Cutlery insert in island bench
- Freshwater point behind the fridge space

LAUNDRY

- 20mm Stone benchtop
- 1000 x 600mm wide benchtop
- Your choice of cabinetry colours to choose from Vish Homes V-Range
- Your choice of cabinetry handles to choose from Vish Homes V-Range
- Aluminium clear glazed Single panel Sliding door(Plan specific)
- Stainless steel 45-litre inset laundry trough with chrome mixer tapware
- Washing machine -water and power connection
- Soft-close cabinetry in Gloss, Matt or satin finish
- Broom Cupboard (Plan Specific)
- Your choice of 600 x 600mm porcelain tiles to choose from Vish Homes V-Range

EN-SUITE & BATHROOM

- 20mm Stone benchtops
- Up to 2000 x 600mm wide benchtop with double vanity in the Master En-suite (plan specific)
- Up to 2m wide under bench cabinet in the en-suite
- Up to 1000 x 600mm wide benchtop with single vanity for common bathroom
- 1m wide under bench cabinet in the common bathroom
- Your choice of stone selection from Vish Homes V-Range
- Your choice of Porcelain tiles to choose from Vish Homes V-Range
- Your choice of vanity to choose from Vish Homes V-Range
- Your choice of cabinetry handles from Vish Homes V-Range
- Your choice of chrome finish Basin Mixer & Shower mixer from Vish Homes V-Range
- Exhaust fan and Batten light
- Tiled shower base according to the shower size
- Soft close cabinet in Gloss, Matt or Satin finish
- Chrome towel rail and toilet roll holder
- Chrome finish pop-up plug and waste to basins
- Chrome finish waste to bath
- Obscure glazing windows in En-suite, bathroom and WC (plan-specific)
- Up to 1200 x 1600mm En Suite shower with niche
- Up to 900 x 1200mm common shower with niche
- Frameless polished edged mirror to width of vanity
- Bathtub in the common bathroom with Chrome spout
- Tiles up to 2100mm shower height
- Tiled Splash back for Bath tub
- Dual Flush Cistern Toilet Suite with quick release soft close seat
- Provide porcelain tiles 600 x 600mm for floor and Splash back

WALL & CEILINGS

- 2550mm High ceiling for single storey homes
- 2550mm High ceiling for the ground floor and 2400mm for the first floor (Double storey homes)
- 100mm tile skirting to wet areas
- 67 x 18mm square primed MDF Skirting and Architraves
- 10mm Plaster boards to walls & Ceiling
- 75mm Cove Cornice throughout
- Your choice of Architraves and cornices to choose from Vish Homes V-Range

PAINT WORK

- 3 coat Dulux wall paint- One colour throughout
- 2 coat Dulux Professional Ceiling flat paint –one colour throughout
- 3 Coat Dulux Paint- Architraves, Skirts, Painted staircase and Raw MDF Doors
- 3 coat Dulux Paint- Painted wood work (Pre-primed or un-primed)
- 3 Coat Dulux paint- Painted external doors

ELECTRICAL

- 90mm cool white LED downlights to open living area
- Clipsal switches and power points with white cover plate
- Exhaust fan above all showers
- 2x Double Power Point to the Master bedroom
- 1x Double Power Point to other bedrooms
- Power Points for Appliances, Heating and cooling unit
- 2x Two-way switch to single storey homes, 3x Two way switch in Double storey homes
- 1x Double Power Point in the Kitchen
- 3x Double Power Point in the living area
- 2x TV Point with one TV Antenna
- 2x Data Point
- Batten lights to rest of the house
- 1x flood light with the sensor in the Garage
- 2x Batten light to outside of the house
- 1x Fluorescent light in the Garage
- Hard Wired Smoke detector with battery backup
- RCD safety switch and circuit breakers to the meter box

MAINTENANCE AND WARRANTY

- Quality Control inspections during Construction
- 12 Months Maintenance to your new home
- 15 Year Structural Guarantee
- Professional site clean before handover

STORAGE , ROBES AND LINEN

- 4- layer of white melamine shelf to Pantry
- 2-layer of white melamine shelf with hanging rails to walk in robes
- 1-layer of white melamine shelf with hanging rail in built in robes
- 1-layer of white melamine shelf in Broom cupboard
- 4-layer of white melamine shelf in walk in linen
- Quality sliding or hinged doors as per the plan

Note: All specifications and inclusions subject to change and are design specific without notice. Vish Homes may substitute items of similar design and price because of availability. Items not listed on inclusions or contract are not included. It is the client's responsibility to check inclusions or specific requirements have been included by Vish Homes. Some items shown on plans may also not be included. Vish Homes will make every effort to list all items but will not be responsible for errors or omissions. If owner is not sure on inclusions, please ask for explanation as we have an honesty and integrity policy.





Vish Homes

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let's colour

SOUTHERN STAR
ALUMINIUM WINDOWS & DOORS

euro