

UNITY
HOMES



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INCLUSIONS

Inclusions for
your home

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INCLUSIONS

SITE ASSESSMENT

- Site Specific requirements are not included in CASA Inclusions as standard. As each site is unique Site Specific requirements will be identified as part of the Site Assessment process and may require Property Report, Contour Survey, Soil Test – Site Classification, Wind Rating – Classification, Energy Efficiency, Foundation Design, Engineering where required and Connection of Services to be obtained. Once all of the information required from the Site Assessment is obtained these items will be priced and included in the Preliminary Agreement.

APPROVALS

- Standard Building Approval included.
- Standard Plumbing Approval included.
- QBCC Home Warranty Insurance included.
- QLeave included.
- Public Liability and Contract Works Insurance included.

SITE COSTS

- **Skip Bin / Waste Cage** - included.
- **Onsite Toilet** - included.
- **Sediment Control** – up to 25lm of Silt Barrier and one Crossover/Rumble Pad included.
- **Building Platform** – Site specific cut and/or fill of Building Platform is not included in CASA Inclusions. This will be calculated as part of the Site Assessment and will be detailed in the Preliminary Agreement.
- **Surveyor Slab Set Out** - included. Site specific Identification Survey and/or peg reinstatement - Excluded.
- **External Site Clean** – removal of Builders surface rubble and rubbish with minimum shaping and/or grading of site.
- **Site Safety** – Temporary Fencing – as noted in Preliminary Agreement.
- **Workplace Health and Safety Management** – HazardCo – included.

FOOTINGS AND SLAB

- Waffle Pod or Conventional Footing/Slab as nominated in Foundation Design. The Site Classifications “A”, “S” and “M” are included in the CASA Inclusions. Any other Site Classification determined as part of the Site Assessment will be priced and included in the Preliminary Agreement.
- **External Concrete** – **Excluded** unless detailed in Preliminary Agreement.
- **Concrete Pump** – As noted in Preliminary Agreement.
- **Termite Management** – Included – Termi Mesh where required.

HOME - EXTERNAL

- **Roof** - Colorbond Custom Orb profile - select from range of Energy Efficient compliant Colorbond Colours.
- **Fascia** – metal – Colorbond - Suppliers standard profile – standard Colorbond Colours.
- **Gutter** - Colorbond - 150mm Quad Profile – standard Colorbond Colours.
- **Aluminium Sliding Windows and Doors** - Powdercoated finish with keyed locks. Colours from Builders CASA range. Windows Type and Opening Direction as per Working Drawings.
- **Downpipes** - 90mm PVC round - painted.
- **External Masonry** – type and location where indicated on Working Drawings.
- **Render** - where indicated on Working Drawings - one paint colour.
- **Cladding** - where indicated on Working Drawings - Weathertex from Builders CASA range – one paint colour.

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HOME - EXTERNAL

- **Front Entry Door** – minimum 2040mm x 870mm from Builders CASA range.
- **Entry Door Furniture** - Gainsborough Tradepro Bela or Adel Entrance Set with integrated Deadlock.
- **External Taps** - two included.
- **Hot Water System** – Heat Pump. 170 Litre for designs with up to Three Bedrooms – 280 Litre for designs with Four or more Bedrooms. Small-scale Technology Certificates (STCs) must be assigned to Builder.
- **Alfresco Concrete Floor - Excluded** – when required will be priced and detailed in Preliminary Agreement.
- **Garage Door** - Automatic Panellift Door with two (2) remote controls - panels from Builders CASA range.
- **Laundry Door** – DTH Blockboard – 2040mm (width indicated on Working Drawings) - except when indicated as Alum Slider.
- **Laundry Door Furniture** – Gainsborough Tradepro Colton with Cass Double Cylinder Deadbolt.
- **Rear External Garage Door** - DTH Blockboard – 2040mm (width indicated on Working Drawings) – included where indicated on Working Drawings – Hinged.
- **Rear External Garage Door Furniture** – Gainsborough Tradepro Colton with Cass Double Cylinder Deadbolt.
- **External Paint** - two colours from Taubmans Builders Standard Range.

HOME - INTERNAL

- **Ceiling Height - Lowset** - nominal 2570mm – unless otherwise indicated on Working Drawings or Preliminary Agreement.
- **Ceiling Height - Highset** - nominal 2570 Lower Level – nominal 2400 Upper Level – unless otherwise indicated on Working Drawings or Preliminary Agreement.
- **Internal Doors** - Readicote Flushboard. Lowset / Lower level Highset – minimum 2040mm x 870mm. Upper Level as indicated on Working Drawings.
- **Internal Door Furniture** – Gainsborough Tradepro Bela or Adel Levers – finishes from Builders range.
- **Cornice** - 90mm Cove Plaster Cornice throughout.
- **Mouldings** - 68x12 FJ Pine Skirtings and 42x12 FJ Pine Architraves with standard splayed profile.
- **Wardrobes** - Hanging Rail with Melamine shelf - White – Doors as indicated on Working Drawings.
- **Linen** - Four Melamine shelves - White. Doors as indicated on Working Drawings.
- **Painting** – Three Coat System - Taubmans Builders range – Ceiling and Cornice VIC Builders White, Walls – one colour, Timberwork (Gloss) – one colour.
- **Floor Coverings – Main Floor - Excluded** – When required will be priced and detailed in Preliminary Agreement.

LAUNDRY

- **Benchtop** - Stone Impression Laminate Benchtop from Polytec Builders range.
- **Floor Cupboards** – Laminated Cupboard Doors, Gable Ends and Kickboard – select one colour for all from Polytec Builders range (Matt and Sheen) – 1mm ABS square edge. Cupboard – Internal - Melamine – White. All Cupboard Handles from Builders CASA range.
- **Laundry Tub** - Abey PR45 Flushline Inset (top) Drop in Tub - Stainless.
- **Tub Tapware** - Abey 3K6 Lucia Sidelever Mixer with Pull Out - Chrome.
- **Washing Machine Taps** - under Laundry Tub - Chrome.

KITCHEN

- **Pantry** - As detailed on Working Drawings - four Melamine shelves.
- **Floor Cupboards** – Laminated Cupboard Doors, Gable Ends and Kickboard – select one colour for all from Polytec Builders range (Matt and Sheen) – 1mm ABS square edge. Cupboard – Internal - Melamine – White. One bank of four drawers. All Cupboard Handles from Builders CASA range.
- **Closing mechanism** – Self Closing from Cabinetmakers Builders range.
- **Benchtops** – from Builders CASA range (non Laminate).
- **Overhead Cupboards** - Where indicated on Working Drawings – nominal 600mm high. Colour to match selection for Kitchen Cupboards from Polytec Builders CASA range. All Cupboard Handles from Builders CASA range.
- **Sink** - Abey Princess PQ200 Inset (top mounted) with Taphole - Stainless.
- **Sink Tapware** - Abey 3K6 Lucia Sidelever Mixer with Pull Out - Chrome.
- **Microwave Space** - Included with Single Power Point.
- **Dishwasher Space** – Included with Tap and Single Power Point.
- **Upright Cooker** – When indicated on Working Drawings - Euromaid FC9PS 900 Freestanding Cooker with Ceramic Cooktop - Stainless.
- **Wall Oven** - When indicated on Working Drawings - Euromaid EO605MTS - 600 five function Built In - Black.
- **Ceramic Cooktop** - When indicated on Working Drawings - Euromaid ECCT64 - 600 Slide/Touch Control.
- **Rangehood** – Baumatic Ducted Undermount Slide Control - size to match Cooktop - Stainless - Externally Ducted.

BATHROOM AND ENSUITE

- **Bath** – 1525 Acrylic from Builders CASA range - White.
- **Bath Tapware** - Gareth Ashton Poco Wallset - Chrome.
- **Shower** - Tiled base with Tile Insert Floor Waste from Builders range – Chrome.
- **Shower Tapware** - Gareth Ashton Poco Wall Mixer – Chrome.
- **Shower on Rail – Main Bathroom** - Abey SRA07 – Shower on Rail three function – Chrome.
- **Shower on Rail – Ensuite** – Abey RHB07 – Curve Rail and Hand Shower Ensemble – Chrome.
- **Shower Screen** - Semi Framed - Clear Glass - Chrome frame.

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BATHROOM AND ENSUITE

- **Vanity** - Floor Units - Laminated Cupboard Doors, Gable Ends and Kickboard – select one colour for all from Polytec Builders range (Matt and Sheen) – 1mm ABS square edge. Cupboard – Internal - Melamine – White. Length as indicated on Working Drawings. Cupboard Handles from Builders CASA range.
- **Vanity - Top** – from Builders CASA range (non Laminate).
- **Vanity - Basin** – Abey LT-2196 Vela Square Countertop Basin - White.
- **Vanity - Basin** - Tapware - Gareth Ashton Poco Wallset - Chrome.
- **Mirrors** – Flat Polished Edge – 900mm high – length of Vanity.
- **Toilet Suite** – Abey LT-2169A Rimless Vitreous China Suite - White.
- **Toilet Roll Holder** - Gareth Ashton Poco - Chrome.
- **Towel Rail** - Gareth Ashton Poco - Double Rail - Chrome.

POWDER ROOM

- **Vanity - Floor Units** - Laminated Cupboard Doors, Gable Ends and Kickboard – select one colour for all from Polytec Builders range (Matt and Sheen) – 1mm ABS square edge. Cupboard – Internal - Melamine – White. Length as indicated on Working Drawings. Cupboard Handles from Builders CASA range.
- **Vanity - Top** – from Builders CASA range (non Laminate).
- **Vanity - Basin** – Abey LT-2196 Vela Square Countertop Basin - White.
- **Vanity - Basin - Tapware** - Gareth Ashton Poco Wallset - Chrome.
- **Mirrors** – Flat Polished Edge – 900mm high – length of Vanity.
- **Toilet Suite** – Abey LT-2169A Rimless Vitreous China Suite - White.
- **Toilet Roll Holder** - Gareth Ashton Poco - Chrome.
- **Towel Rail** - Gareth Ashton Poco - Double Rail - Chrome.

TILING

- **Selection** - from Builders CASA range. Refer to Standard Sizes, Laying Pattern, Tile Edge and Grouting in Specifications.
- **Ensuite and Bathroom** – Walls - Floor to Ceiling.
- **Wet Area Floors** – (Bathroom, Ensuite, Powder Room when indicated and Laundry) - Throughout including Shower Base.
- **Floor Wastes** – Tile Insert type – Chrome.
- **Skirting Tile** – Laundry and Powder Room (when indicated on Working Drawings) - 1/2 Tile – Separate Toilet - Skirting Tile **must** match Floor Tile.
- **Bath** – Front and Hob where indicated on Working Drawings.
- **Kitchen** - Splashback - Benchtop to underside of Overheads – otherwise min 600mm high.
- **Laundry** - Splashback – min 600mm high.
- **Powder Room** – Splashback - Vanity min 600mm high including Wall returns where applicable.
- **Main Floor - Excluded** – When required will be priced and detailed in Preliminary Agreement.
- **Alfresco - Excluded** – When required will be priced and detailed in Preliminary Agreement.

ELECTRICAL

- **(a)** Where an Electrical Plan is provided in Plans for pricing Electrical will be priced in the Preliminary Agreement according to these Plans. Additional statutory items (EG Fans to meet Energy Efficiency requirements, Smoke Alarms in mandatory locations) if not noted on the provided Electrical Plan will be added and included in Preliminary Agreement.
- **(b) If no Electrical Plan is provided for pricing the following will be priced in the Preliminary Agreement:**
- **Light Points** – Internal – Standard - One per individually named room including one to Entry and Hallway.
- **Light Points** – **Internal** – Additional per Room – One additional to Bathroom, Ensuite Master/Bedroom 1 and Living Areas above 10M2 (EG Lounge, Living, Family, Media. Two additional above Kitchen Island/Return Bench (one included for Kitchen).
- **Light Points** – **External** – One per Front Porch (or similar) and Laundry Door when indicated on Working Drawings. One to Alfresco/Patio - plus one additional if Alfresco/Patio is greater than 12.5M2.
- **Light Fittings** - LED Downlight - White Fitting - except Garage – LEDlux 1200 48W Batten – White.
- **Exhaust Fan** – Minimum 200mm round to Bathroom, Ensuite, Powder Room and/or Internal Toilet (includes Light in lieu of Downlight) when indicated on Working Drawings – White from Builders range. Must be externally ducted.
- **Ceiling Fans** - To designated Living Rooms, Master/Bedroom 1 and Alfresco (when indicated on Working Drawings and designated on Energy Efficiency Report) – Aria Energy Efficient DC 1220 four blade no light - White.
- **Ceiling Fan Lights** – To subsequent Bedrooms (Excludes Master/Bedroom1) – Aria Energy Efficient DC 1220 four blade with Light - White.
- **Double Power Points** - One to each individually named internal room. One additional to Kitchen and two additional to Master/Bedroom 1 (for TV location). Double Power Points are **excluded** to Walk in Robes, Wardrobes, Entry, Hallway areas, Separate Toilet, Pantry and Broom Cupboards. One additional to Kitchen Island Bench when indicated on Working Drawings.
- **Weatherproof Power Point** - One Double to Alfresco/Patio when indicated on Working Drawings.
- **Appliance Point** (Single Power Point) - One to Fridge Space,
- Rangehood, Microwave Space, Dishwasher Space and Garage Door Motor.
- **Data Point** - One to preferred location.
- **TV Point** - One to preferred Living location. One to Master. Aerial **excluded**.
- **Smoke Detectors** - locations in accordance with prevailing standards.
- **Air Conditioning - Excluded** – When required will be priced and detailed in Preliminary Agreement.

Version 2 - dated 01/05/2025

Images are for illustrative or creative purposes **only** and may include items that have been discontinued or are not offered by the Builder.

Inclusions are always subject to change due to product availability and/or improvement.

All projects are subject to the conditions contained in the final Contractual Documentation. Models and other descriptions are subject to change and may be subject to availability.

Inclusions are subject to the Preliminary Agreement which may exclude items from the Inclusion Schedule (EG if Owner deletes an item) or provide pricing for additional items to be included in the Build Contract. Also refer to Document Hierarchy of the Annexure in relation to documents that may override these Inclusions.

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