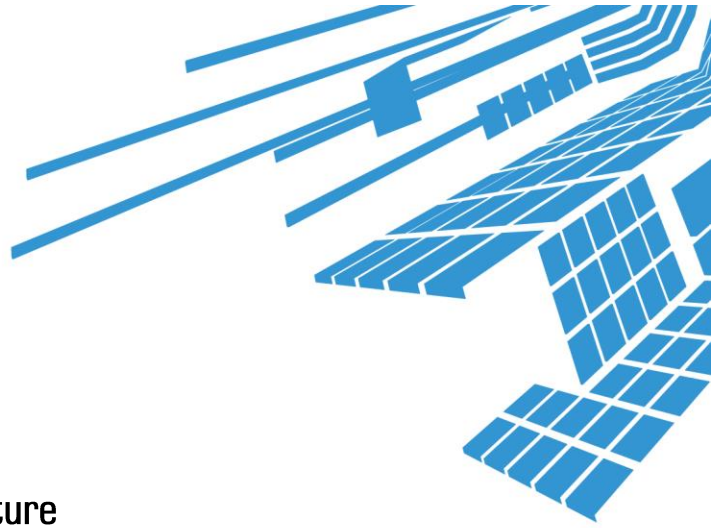


JADA

BUILDING
PROJECTS
PTY LTD

ABN No 93 158 313 047



JADA Signature Inclusions List

Initial Items

Engineering plans
Fixed price contract
Home warranty indemnity insurance for five years
Public liability and works insurance for the duration of construction
90-day maintenance period/warranty of workmanship
Lodging of development plans
Building approvals/private certification to all inspections
Temporary power for construction
All head office and on-site overheads
On site co-ordination and supervision
Design & sitting approvals & ACT Government fees
All works to be carried out in accordance with the BCA (Building Code of Australia) and all relevant SAA (Standards Association of Australia) codes
Temporary security fencing around the house as required by Work Cover
20 Year Structural Guarantee (as per engineer's details)
Bushfire mitigations (included as required)

General Site Works & Connections

Concept plans subject to change pending ACTPLA approval
Surveyor set out
All site costs included
NBN, Gas, water, sewer, electricity services to connection point
Stormwater connection
House and site cleaned on completion
Termite treated concrete slab or treated timber
Verge protection fencing 99m x 1800mm high temporary chain wire with on-site erosion control measures

Building Structure/Flooring

Waffle pod slab construction as per engineer drawings
Timber framing support structure as per plans to engineer's details. Eaves details as per plans FC sheet & joint strip.
Structural steel to be supplied & installed
Entry porch / Alfresco / Driveway / Clothesline all to be finished in plain cove finish concrete as with any other concreted areas to be standard concrete (brushed finish).

PO Box 529 Belconnen ACT 2616

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Email: admin@jadabuilding.com.au Web: www.jadabuilding.com.au

Internal ceiling height to be 2.70m with square set cornices throughout the living area
Timber Paling boundary fences to be erected 50%

Structural Selections

Roof covering - Standard Profile Colourbond. Colourbond colour to be selected by client
Face Bricks – To be selected from the JBP Inclusions Presentation Booklet
Windows / Sliding Doors - Double Glaze windows to be installed throughout with flyscreens also throughout. Colourbond colour to be selected by client
Fascia & Gutter - Standard Fascia and Quad Gutter. Colourbond colour to be selected by client
External Cladding (if applicable) – Walls – As per the BA Approved Plans if applicable

Entry Selections

Garage Door - Remote panel lift door with 2 remote units + 1 fixed button Colour to be selected by client
Entry Door - Hume Solid 1200mm x 2100mm BFR 2 3 or 4 in Tempered Hardboard (STD). Subject to availability
Entry Handle – Gainsborough G2 Entry Level Tri-Lock back-to-back
Internal Doors - Hume Internal Accent HAG9 Hollow Core
Internal Handles - Gainsborough Contractor G4 Amelia series brushed stainless steel

Services Schedule

Samsung Reverse Cycle Heating & Cooling with 3 zones Model AC120HBHFKH/SA
Hose Taps - 2 x hose taps (1 x main water, 1 x rainwater)
Thermann or Rinnai 26 Instantaneous HWS (subject to availability from JBP suppliers) with external GPO
1 x Water point for fridge space
1 x Gas point for the Alfresco BBQ
1 x 125mm kitchen range hood flue to be vented to atmosphere
3 x shower niches full shower cubicle length (as plans permit) 500mm in height

Tiling, Carpet, Painting Selections

Main Flooring – MTE Hybrid Vinyl flooring as per the JADA selections available
Carpet (bedrooms and living areas) – Canberra Floor world Builders Range (allowance \$120 PLM builders' rate)
All tiling to have 1.5mm - 3mm grout joints.
Tile floor wastes – Standard floor wastes for ALL bathrooms / laundry area and powder room (if applicable)
Bathroom & Ensuite area Wall tile – Floor to ceiling height to be tiled. \$35 per sqm tile allowance from Amber Tiles Fyshwick. Please refer to the Amber Tile Presentation available on request
Wet Area Floor tile (Bathroom / Laundry / Ensuite) – \$35 per sqm tile allowance from Amber Tiles Fyshwick. Please refer to the Amber Tile Presentation available on request
Kitchen / Laundry Splash back – Natural stone with brush stainless mosaics. \$35 tile allowance also permitted. Please refer to Jada Building Projects Inclusions Presentation
Paint - Quality gloss paint to all internal doors, skirting & architraves. Colour to be selected from the Taubmans Range
Quality low sheen washable paint to all internal walls (three coats). Colour to be selected from the Taubmans Range
Paint allowance – 1 x internal wall colour, 1 x ceiling colour white flat, 1 x woodwork colour (skirting, architraves, doors), 1 x external render colour & 1 external eave colour white flat

Rainwater Tank / Clothesline

King span Tank works Evolution Series above ground Slimline Colourbond Tank with pump + switch installation in accordance with requirements (gravity fed with tap). Supply and installation of provisional rainwater pipe work to Water Closets, 1 x hose tap and Washing Machine.
Daytek Single fold down clothesline colourbond colours (subject to availability) W2240 H206 L1000

Electrical Layout

Below is ONLY a typical electrical layout. All electrical layouts and quantities will be amended to client's custom house plans
ICONIC Range power points and switches to be used throughout the internal living of the home
All downlights to be 12W LED cool or warm light. Client to email selection with selections forms
Supply & install a 7" Kocom Video Intercom
Porch x 1 recessed down light
Entry x 4 recessed down light
Living Room x 4 down lights, 2 x DGPOs & 1 x TV-Data point
Hallway x 3 down lights
Kitchen/WIP x 6 down lights, power points to all appliances, plus 2 x DGPO above the bench
Installation ONLY of 3 pendant lights. Client to supply 3 x pendant lights
Open Plan Living/Meals x 10 down lights, 2 x DGPOs & 1 x TV-Data point
Master bedroom x 4 down lights, 2 x DGPOs & 1 x TV point
Master bedroom WIR x 1 down lights
Ensuite/s x 1 four globe Tastic, 1 down light & 1 x DGPO
Bedrooms x 4 down lights & 2 x DGPO
Main bathroom x 1 four globe Tastic, 1 downlight & 1 x DGPO
Laundry x 3 down lights, 1 x DGPO to Washing Machine & 1 x DGPO above the bench
Garage x 6 down lights, 1 x GPO for Garage Door & 1 x DGPO
External x 1 x GPO + 5 down lights (2 either side of the garage and 3 from the external laundry door to the clothesline
Alfresco lighting 4 x downlights + 1 x DGPO
Three phase switch board to house

PC Item Selections

Cook top – Whirlpool GMWL958IXALUS 90CM 5 Burner Gas Cook top
Range hood – Whirlpool WPRS60ASL 90cm Slide out rangehood.
Oven – Whirlpool MXAK8FIXAUS 90cm Built In Oven
Dishwasher – Whirlpool WFE2B19XAUS 60cm 14 place freestanding dishwasher
Kitchen tapware – Alder SOHO Sink Mixer Rectangle in Chrome / Matte Black / Brushed Nickel
Laundry tapware – Alder SOHO Sink Mixer Rectangle in Chrome / Matte Black / Brushed Nickel
Ensuite Vanities - Please refer to joinery at 9 Klaus Moje St Whitlam Display Home
Ensuite Vanity benchtop – 50mm Marble Stone 'Aspen White' Stone benchtop with ceramic top mounted sink
Main bathroom Vanity - Please refer to joinery at 9 Klaus Moje St Whitlam Display Home
Main bathroom Vanity benchtop – 50mm Marble Stone 'Aspen White' Stone benchtop with ceramic top mounted sink
Vanity tapware – Alder SOHO Basin Mixer Extended in Chrome / Matte Black / Brushed Nickel
Basin Plug & Waste - Universal click clack 32mm in Chrome / Matte Black / Brushed Nickel
Powder Room Vanity - Please refer to joinery at 9 Klaus Moje St Whitlam Display Home
Bath tapware – Alder SOHO Wall basin / Bath Mixer Set in Chrome / Matte Black / Brushed Nickel
Bathtub - Posh Solus MK11 Rectangular Bathtub 1675mm (Or equivalent to)
Bath Plug & waste - Parisi pop up bath waste 40mm in Chrome / Matte Black / Brushed Nickel
Toilets – Caroma Luna Wall Faced Toilet Suite (bottom inlet) 8279710W
Kitchen Sink - Under mount commercial design. Please refer to joinery at 9 Klaus Moje St Whitlam Display Home
Laundry Sink - Under mount commercial design. Please refer to joinery at 9 Klaus Moje St Whitlam Display Home
Wet area mixers – Alder EEVA Wall mixers in Chrome / Matte Black / Brushed Nickel
Shower heads – Alder ECO Dual Rain Shower Round HS375 in Chrome / Matte Black / Brushed Nickel
Towel rail holders – Alder WISH Double Towel Rail 600mm in Chrome / Matte Black / Brushed Nickel
Towel Ring – Alder WISH Towel Ring in Chrome / Matte Black / Brushed Nickel
Toilet brush holders – Alder WISH Toilet Holder in Chrome / Matte Black / Brushed Nickel

Kitchen & Laundry Selections

All joinery to be as per 9 Klaus Moje St Whitlam Display Home
Kitchen Cabinets - Please refer to 9 Klaus Moje St Whitlam Display Home
70mm Marble Stone 'Aspen White' benchtops with waterfall ends (Please refer to joinery at 9 Klaus Moje St Whitlam Display Home)

Commercial under mount sink (Please refer to joinery at 9 Klaus Moje St Whitlam Display Home)
Laundry Cabinets - Please refer to joinery at 9 Klaus Moje St Whitlam Display Home
50mm Marble Stone 'Aspen White' Stone benchtop (Please refer to joinery at 9 Klaus Moje St Whitlam Display Home)
Commercial under mount sink (Please refer to joinery at 9 Klaus Moje St Whitlam Display Home)
All hinges to be BLUM soft close

Wardrobe Selections

Wardrobes and all internal shelving & cupboards to be as per 9 Klaus Moje St Whitlam Display Home
WIR to be as per the 9 Klaus Moje St Whitlam Display Home (subject to room size)
Sliding Doors/Frames – Mirror doors with brushed aluminium framing
Inserts - Standard shelving bay / single hanging
Linen Cupboard - Broom space / shelving. Translucent doors with brushed aluminium framing
Please refer to joinery at 9 Klaus Moje St Whitlam Display Home

Shower Screen Selections

Ensuite and Bathroom 1200mm x 2100mm shower screens frameless walk in. Please refer to 9 Klaus Moje St Whitlam Display Home

Important Information

Please Note: These inclusions should be used as a guide only. Jada Building Projects Pty Ltd reserve the right to substitute inclusions of similar quality and value depending on availability
Buyers must finalise internal and external selections with the builder or the builder's representative in writing within 24 days of exchanging contracts. With regards to changes, the design of these selections and interior consultants are also included in your contract value (kitchen, bathroom, external and internal selections)
All inclusions are from Jada Building Projects Pty Ltd preferred suppliers and the builders select range. Any changes to these inclusions must be quoted through our suppliers and paid for via Jada Building Projects Pty Ltd. Any miscellaneous selections will be to builder's selections if not specified.

Excludes

Landscaping
Rock Retaining walls included (if required)
Window Coverings
Letterbox
Any works to be carried out outside the scope of this inclusions list.
All variations will be quoted and approved by the client and Jada Building Projects prior to commencement



GMWL958IXALUS

90CM 5 BURNER GAS COOKTOP

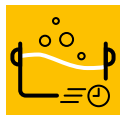


FEATURES & BENEFITS



IXLIUM

Whirlpool introduces an innovative material aimed at all those who love design, but hate cleaning. Thanks to an exclusive nano-technology treatment, the iXelium cooktop is extremely easy to clean. Unlike a standard steel top, iXelium prevents food residuals from sticking to the surface so all you need to do to remove dirt is a soft sponge and non aggressive detergent. The result is a cooking surface which will remain shiny over time without scratches.



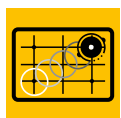
BOOSTER

Enjoy super fast boiling times with the Booster cooking zone.



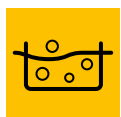
POWERFUL BURNER

Enjoy tastier results, faster. Seal your meat to perfection, boil water faster or enjoy a perfect stir-fry dishes with the outstanding Power Burner 3.500W.



CAST IRON TRIVETS & WOK SUPPORT

Traditional Cast Iron for a premium finish, durability and long lasting quality features, including Wok Support.



SPEED TO BOIL

Enjoy faster boiling. Our innovative technology, by effectively harnessing the energy of the flames, ensures more heat is delivered directly to your pots and pans allowing you to enjoy ideal cooking results, sooner.



MULTILEVEL FLAME

9 flame levels for different cooking methods. Always get the ideal flame for your cooking methods, to achieve perfect cooking results effortlessly.



WARRANTY

Guarantees peace of mind and value for money knowing that any product fault or defect is covered by full replacement parts and/or a service call to ensure the product works as described.

TECHNICAL SPECIFICATIONS

MAIN COLOUR FINISH	Stainless Steel Ixelium
PRODUCT DIMENSIONS	W 860mm x H 41mm x D 510mm
CUT OUT DIMENSIONS	W 840mm x H 38mm x D 480mm
BURNERS	5, Brushed Chrome
CONTROLS	5 Front Knobs
TRIVETS	3 Cast Iron
IGNITION	Electric
SAFETY	Flame Failure
ELECTRICAL RATING	10amps, 230V
ELECTRICAL CONNECTION	Plug and Supplied
INSTALLATION	Built-In
NET WEIGHT	10kg
ACCESSORIES INCLUDED	Cast Iron Trivets.
WARRANTY	5 years

BURNER SPECIFICATIONS

AUXILIARY NPG: Pressure, Injector & Rate ULPG: Pressure, Injector & Rate	1.00kPa, 0.85mm & 3.60Mj/h 2.75kPa, 0.52mm & 3.60Mj/h
SEMI-RAPID NPG: Pressure, Injector & Rate ULPG: Pressure, Injector & Rate	1.00kPa, 1.10mm & 5.9Mj/h 2.75kPa, 0.67mm & 5.9Mj/h
SEMI-RAPID NPG: Pressure, Injector & Rate ULPG: Pressure, Injector & Rate	1.00kPa, 1.10mm & 5.9Mj/h 2.75kPa, 0.67mm & 5.9Mj/h
RAPID NPG: Pressure, Injector & Rate ULPG: Pressure, Injector & Rate	1.00kPa, 1.10mm & 10.5Mj/h 2.75kPa, 0.88mm & 10.3Mj/h
DUAL RING NPG: Pressure, Injector & Rate ULPG: Pressure, Injector & Rate	1.00kPa, 2.60mm & 18.00Mj/h 2.75kPa, 1.50mm & 18.00Mj/h

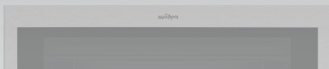
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40-50 Mark Anthony Drive, Dandenong South VIC 3175
Ph: 1300 762 219 Fax: 03 9768 0838 Website: www.arisit.com



MXAK8FIXAUS

90CM BUILT IN OVEN



FEATURES & BENEFITS



MULTIFUNCTION 8

Multiple cooking methods. The Multifunction 8 feature offers flexible cooking options to ensure perfect results for any recipe.



ABSOLUTE AESTHETICS

Admire the beauty of performance, with a futuristic design. The Absolute Collection is designed for modern, high-tech kitchens. Equipped with innovative 6TH SENSE Technology, Absolute ovens can be set in three simple steps for perfect results. Enjoy the maximum flexibility and ease of use with a distinctive look and original finishes.



XXL CAVITY

All the space you need. The XXL cavity in your oven has a capacity of 119 Litres with 5 different shelf positions available.



EASY TO CLEAN

To clean your oven, simply use warm water and a soft cloth. No need to use harsh chemicals or cleaners



WARRANTY

Guarantees peace of mind and value for money knowing that any product fault or defect is covered by full replacement parts and/or a service call to ensure the product works as described.

TECHNICAL SPECIFICATIONS

MAIN COLOUR FINISH	Stainless Steel
PRODUCT DIMENSIONS	W 896mm x H 595mm x D 565mm
CAPACITY	119L
DISPLAY	Digital
COOKING LEVELS	5
FUNCTIONS (8)	Fan Grill Fan Assist Defrost Grill Bottom element Top element Bake-Conventional Fan-Forced
THERMOSTAT	Mechanical
INSTALLATION	Built-In
CLEANING	Easy to Clean Enamel
ACCESSORIES	2 x Wire Shelf Baking Tray Motorized Turn Spit
POWER	220-240v 50-60Hz 15.6A
NET WEIGHT	53kg
WARRANTY	37kg
WARRANTY	5 years

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WFE2B19XAUS

60CM 14 PLACE FREESTANDING DISHWASHER



FEATURES & BENEFITS



START DELAY

This feature allows you to delay the start time of the program by 2, 4 or 8 hours.



TABLET

This setting allows you to optimize the performance of the program according to the type of detergent used.



EXPRESS 30'

Program to be used for lightly-soiled dishes with no dried food residues.



SOAK

Crockery to be washed later. No detergent to be used with this program.



HALF LOAD

If there are not many dishes to be washed, a half load cycle may be used in order to save water, electricity and detergent.



DRAIN OUT

This feature allows you to stop and cancel an active cycle. The active program will be stopped and the water in the dishwasher will be drained out.



WARRANTY

Guarantees peace of mind and value for money knowing that any product fault or defect is covered by full replacement to ensure the product works as described.

TECHNICAL SPECIFICATIONS

MAIN COLOUR FINISH	Finger Resistant Stainless Steel
DIMENSIONS	W 600mm x H 850mm x D 600mm
CAPACITY	14 Place
DISPLAY	LED
BASKETS	2
PROGRAMS (5)	Eco Intensive Normal Express 30' Soak
FEATURES	Delay Half Load Tablet Drain out
WATER CONNECTION	Hot or Cold
SAFETY	Overflow Protection
TIMER	Delay 8 Hours
NOISE	49 (dBA)
WATER USAGE	12.5L
WATER RATING	4.5 stars
ENERGY RATING	3 stars
NET WEIGHT	47 Kg
WARRANTY	Five years parts and labour
COUNTRY OF ORIGIN	Europe

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WPRS60ASL

60CM Slide-Out Rangehood



FEATURES & BENEFITS



Slide-Out rangehood

Front section slides out, creating a larger extraction area.



440m³/h Extraction

Removes cooking odours with ease.



49/59 dB Noise Rating

Quiet operation makes this unit perfect for open plan kitchens.



LED Lighting

Giving extra light when needed in the kitchen.



2 Speed Settings

Depending on what you're cooking you can vary the amount of extraction as required.

TECHNICAL SPECIFICATIONS

CONSTRUCTION TYPE/ PRODUCT FAMILY	Slide-Out Undermount Rangehood
PRODUCT DIMENSIONS	(W)598 x (H)176 x (D)280
FASCIA COLOUR	Grey/Stainless Steel
SPEED SETTINGS	2
LIGHTING TYPE / POSITION	LED / Rear
CONTROL TYPE / POSITION	Switch / Front
BODY COLOUR	White
FILTER TYPE	Aluminium or Optional Carbon Filter
FILTER CLEANING	Dishwasher Safe
MOTOR	Twin
NOISE RATING	(LOW) 49dB, (HIGH) 59dB
DUCTING DIAMETER	120mm
EXTRACTION TYPE	Can be Ducted or Recirculated
ACCESSORIES INCLUDED	Ducted rail (height 40mm) Recirculating rail (height 80mm)
LENGTH OF POWER CABLE	1500mm
ELECTRICAL CONNECT REQUIREMENTS	10A
VOLTAGE (V)	240V
FREQUENCY (HZ)	50Hz
WEIGHT (kg)	8.1kg (GROSS) / 7.3kg (NET)
APPROVAL CERTIFICATES	CE

