

INCLUSIONS



JADA

BUILDING PROJECTS PTY LTD



Initial Items

Engineering plans
Fixed price contract
Public liability & works insurance for duration of construction
Home warranty indemnity insurance for five years
90-day maintenance period/warranty of workmanship
Temporary power for construction
All head office and on-site overheads
On site co-ordination and supervision
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

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

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).
Internal ceiling height to be 2.70m with square set cornices throughout the living area
Wall & Ceiling Insulation batts to be installed as per the EER report
Built to a minimum 7-star Energy Rating

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
Selected smooth acrylic rendered facade walls only
Facade - All external facade materials to be supplied and installed as per plans issued
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 2 x 820mm 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 with privacy locks to be provided for bedrooms & bathrooms

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
All bathrooms to have ceiling exhaust and ducted into roof space

Tiling, Carpet & Paint

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
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
Taubmans Range Paint - Quality gloss paint to all internal doors, skirting & architraves.
Quality low sheen washable Taubmans Range paint to all internal walls (three coats).
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

4000L Kingspan 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

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 2 recessed downlight
Lounge x 4 recessed downlight
Living Room x 4 downlights, 2 x DGPOs & 1 x TV-Data point
Subfloor x 5 downlights, 2 x DGPOs
Hallway / Stairs x 12 downlights
Kitchen/WIP x 6 downlights, 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 / Dining x 12 downlights, 4 x DGPOs & 2 x TV-Data point
Study x 2 downlights, 2 x DPO & 1 x Data point
Master bedroom x 4 downlights, 2 x DGPOs & 1 x TV point
Master bedroom WIR x 1 downlights
Ensuite/s x 1 four globe Tastic, 1 downlight & 1 x DGPO
Bedrooms x 4 downlights & 2 x DGPO
Main bathroom x 1 four globe Tastic, 1 downlight & 1 x DGPO
Laundry x 3 downlights, 1 x DGPO to Washing Machine & 1 x DGPO above the bench
Garage x 6 downlights, 1 x GPO for Garage Door & 1 x DGPO
External x 1 x GPO + 5 downlights (2 either side of the garage and 3 from the external laundry door to the clothesline
Courtyard lighting x 4 downlights + 1 x DGPO
Balcony x 2 downlights + 1 x DGPO
Three phase switch board to house

PC Items

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
Ensuite Wall hung Vanities
Benchtop – 50mm Marble Stone 'Aspen White' Stone with ceramic top mounted sink
Main bathroom Wall hung Vanity
Vanity benchtop –50mm Marble Stone 'Aspen White' Stone with ceramic top mounted sink
Powder Room Wall hung Vanity
Bathtub - Posh Solus MK11 Rectangular Bathtub 1675mm (Or equivalent to)
Toilets – Caroma Luna Wall Faced Toilet Suite (bottom inlet) 8279710W
Kitchen Sink - Under mount commercial design.
Laundry Sink - Under mount commercial design.
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
1200x900 Reflection Pencil edge mirror to 1340mm & 1500mm Vanity
and 900x900 to 980mm Vanity

Kitchen & Laundry

All joinery to be as per 9 Klaus Moje St Whitlam Display Home

Kitchen Cabinetry includes overhead and under bench cupboards, large double door pantry, large pull out draws, utensil draws, microwave space, under microwave draw built-in pull-out rubbish bin
100mm Stone benchtops with waterfall ends

Commercial under mount sink

Laundry Cabinets

50mm Stone benchtop

Commercial under mount sink

All hinges to be BLUM soft close

Wardrobes

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 – Choice of Mirror, Translucent or White 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

Tapware & Shower Screens

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

Bath tapware – Alder SOHO Wall basin / Bath Mixer Set in

Chrome / Matte Black / Brushed Nickel

Bath Plug & waste - Parisi pop up bath waste 40mm in

Chrome / Matte Black / Brushed Nickel

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

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 and Bathroom 1200mm x 2100mm shower screens frameless walk in

Important Information

Please Note: These inclusions should be used as a guide only. Jada Building Projects Pty Ltd reserves 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.

To see all inclusions in person visit our Display Home at
9 Klaus Moje Street Whitlam ACT

Exclusions

Landscaping

Window Coverings

Building Approval fees

Fireplace

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