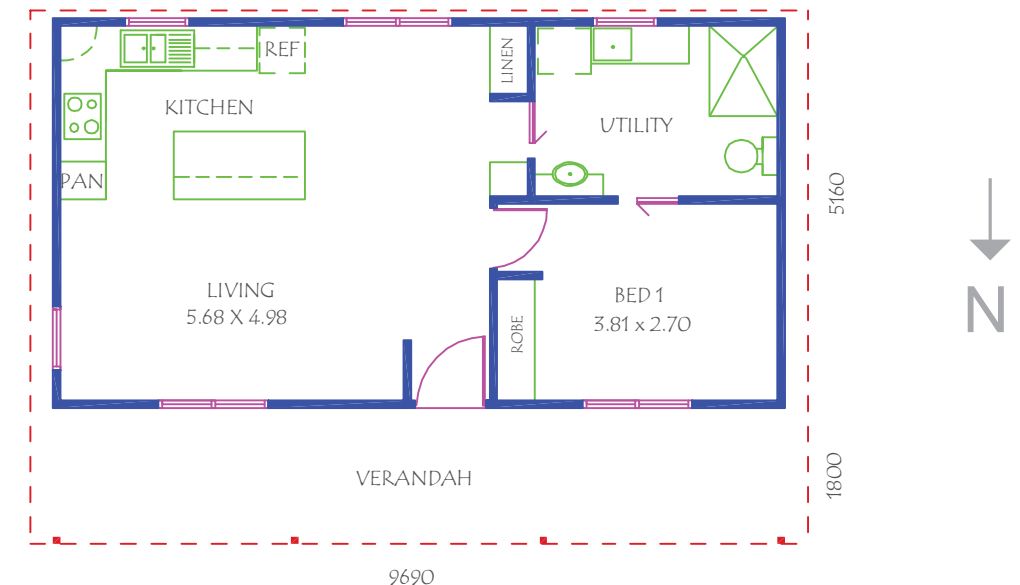


**INCLUSIONS – DESIGNER RANGE**

- Structure:**
- RELOCATABLE CONSTRUCTION FOR COUNCIL REQUIREMENTS – WHERE REQUIRED
  - CONCRETE STUMPS (INCLUDES 'M' CLASS SOIL TYPE)
  - SEASONED PINE WALL FRAMING WITH SISALATION
  - 19MM PANEL FLOOR
  - COLORBOND® ROOF WITH SISALATION, COLORBOND® GUTTERING
  - THERMAL INSULATION R2.0 BATTES TO WALLS, R3.3 BATTES TO CEILINGS
  - ALUMINIUM SLIDING WINDOWS
  - JAMES HARDIE™ LINEA™ WEATHERBOARDS OR SIMILAR
  - ALL BUILDING PERMITS, PLANS AND SPECIFICATIONS
  - INSURANCE COVER AND 6 YEAR WARRANTY
- General:**  
*(Program A or B)*
- 2550MM (8'6") CEILING HEIGHT WITH DECORATIVE CORNICES
  - JAMES HARDIE™ SCYON™ LINEA™ LOW MAINTENANCE WEATHERBOARDS
  - VERANDAH 1.8M WITH DECORATIVE POST BRACKETS
  - ALUMINIUM WINDOWS "HAWTHORN STYLE" IN YOUR CHOICE OF COLOUR
  - SOLID TIMBER FEATURE FRONT DOOR WITH DECORATIVE GLASS
  - SECURITY LIGHTING TO ENTRY, DEADLOCK TO FRONT DOOR
  - OAKFIELD 4 PANEL INTERIOR DOORS
  - COLONIAL SKIRTING AND ARCHITRAVES
  - DESIGNER KITCHEN WITH PANTRY, ISLAND BENCH, UPSTAND SHELF OR BREAKFAST BAR, AND POSTFORM BENCHTOPS IN A HUGE RANGE OF COLOURS. STAINLESS STEEL 1 1/2 BOWL SINK
  - ELECTRIC APPLIANCES INCLUDING UPRIGHT STOVE, RANGEHOOD, HOT WATER SERVICE AND WALL MOUNTED HEATER
  - CERAMIC WALL TILES TO KITCHEN AND BATHROOM
  - LUXURY BATHROOM INCLUDING LARGE 1200MM SHOWER WITH CLEAR SHOWER SCREEN (REFER PLAN)
  - SEMI-RECESSED VANITY AND BASIN
  - DORF BOOSTER TAPWARE
  - CUPBOARDS, BENCH & INSET LAUNDRY TROUGH – (REFER PLAN)
  - LINEN CUPBOARD, BROOM CUPBOARD
  - TWO STEPS TO EXTERNAL DOORS
  - REAR EXTERNAL TAP
  - SMOKE DETECTORS AND SAFETY SWITCH
  - GENEROUS PROVISION OF DOUBLE POWER POINTS & LIGHTS INCLUDING ENTRY SECURITY LIGHTS
  - FEATURE ENTRY WALL & FRETWORK
  - MIRRORED SLIDING DOOR ROBES TO BEDROOM
  - FULLY INSULATED TO 5-STAR STANDARD
- Program A:**  
*Additional Inclusions (optional extras with other Programs)*
- PAINTING INSIDE AND OUT – SUBJECT TO LOCATION
  - CERAMIC FLOOR TILES TO WET AREAS, ENTRY AND KITCHEN
  - CARPET TO BALANCE OF HOUSE
  - DECKING TO VERANDAH (IF PART OF PLAN)
- Extra Costs:**  
*(Where required for Compliance, or Customer choice)*
- SLOPE OF LAND AND EXTRA STEPS OR LANDING TO ENTRY
  - FOUNDATION COSTS IN EXCESS OF 500MM DEPTH
  - SEWERAGE, WATER, POWER AND STORMWATER SERVICES / CONNECTION
  - UPGRADE OF EXISTING SERVICES
  - TERMITE PROTECTION
  - FLYSCREENS AND FLYWIRE DOORS
  - BUSHFIRE PROTECTION
  - EXTERNAL HANDRAILS AND RAMPS
  - CARPORT OR GARAGE
  - GAS APPLIANCES IN LIEU OF ELECTRIC
  - SPECIAL SURVEYS OR ASSESSMENTS
  - SPECIAL TOWN PLANNING, RESCODE APPLICATION
  - GAS CONNECTION BEYOND SUPPLY COMPANY ALLOWANCE

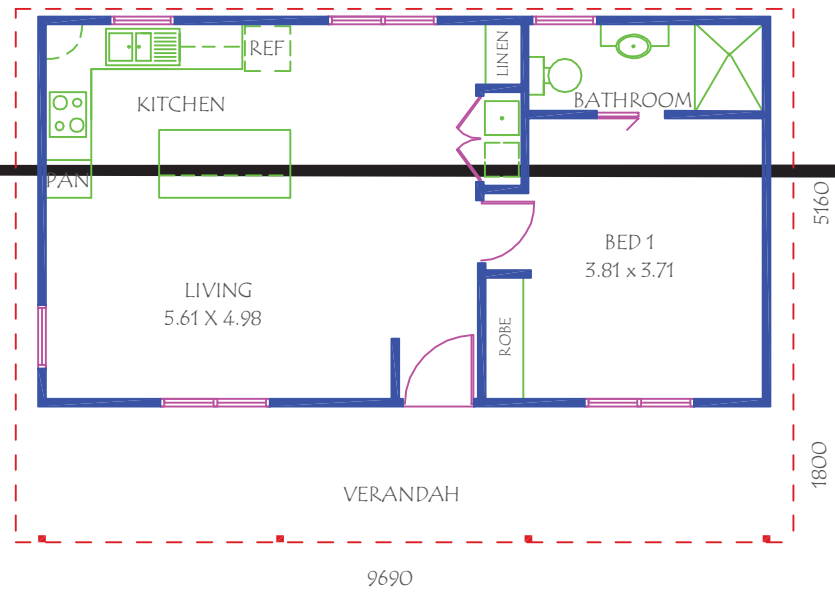


All designer Range Cottages are 6 Star Energy Efficient with Colorbond® Roof, including Verandah with Decorative Post brackets, Feature Front Door, James Hardie™linea™ Weatherboards, 2550mm (8'6") Ceilings with decorative cornices, Luxury Bathroom and ample cupboards.



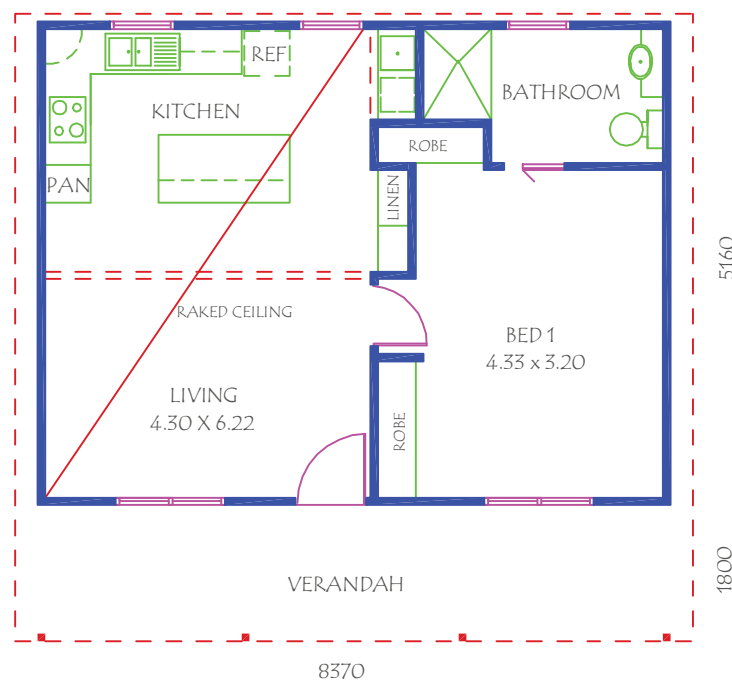
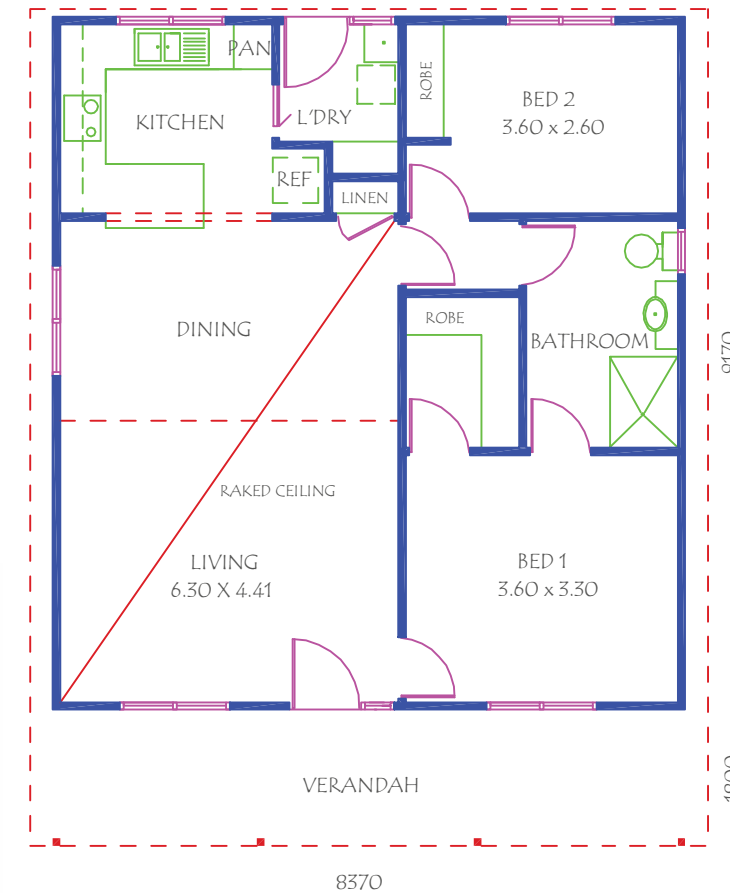
**Lavender Cottage 1**  
50m<sup>2</sup> + Verandah / 5.38 Sqs

**Petunia Cottage 1**  
50m<sup>2</sup> + Verandah / 5.38 Sqs



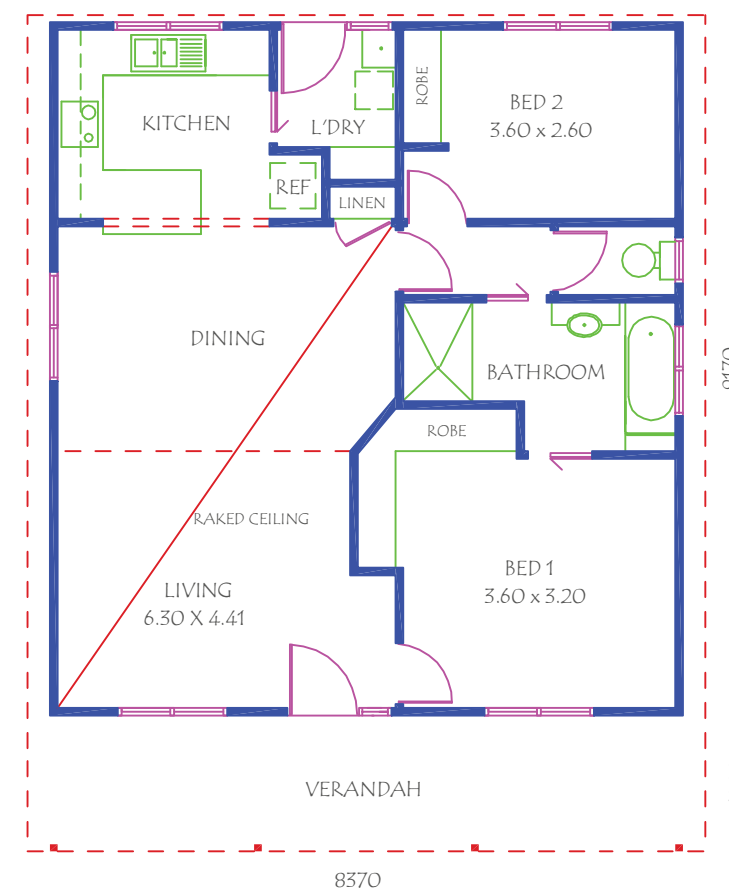
**Miners Cottage (Straight A)**  
(Straight Verandah & Flat Ceilings)  
76.75m<sup>2</sup> / 8.26 Sqs

**Miners Cottage (Cathedral A)**  
(Bullnose Verandah & Cathedral Ceilings)  
76.75m<sup>2</sup> / 8.26 Sqs



**Daisy Cottage 1 (Straight)**  
(Straight Verandah & Flat Ceilings)  
53.57m<sup>2</sup> + Verandah / 5.76 Sqs

**Daisy Cottage 1 (Cathedral)**  
(Bullnose Verandah & Cathedral Ceiling to Living)  
53.57m<sup>2</sup> + Verandah / 5.76 Sqs



**Miners Cottage (Straight B)**  
(Straight Verandah & Flat Ceilings)  
76.75m<sup>2</sup> / 8.26 Sqs

**Miners Cottage (Cathedral B)**  
(Bullnose Verandah & Cathedral Ceilings)  
76.75m<sup>2</sup> / 8.26 Sqs

