



STRINE
ENVIRONMENTS

E3 INCLUSIONS LIST

Project			
Site Address			
Block/Lot	Section/DP	Suburb/Parish	
Owner 1			
Phone	(h)	(w)	(m)
	Fax	Email	
Owner 2			
Phone	(h)	(w)	(m)
	Fax	Email	

		Included	Not Included	Base	Upgrade
A	Design and Documentation:	✓		Refer client agreement	
B	Building Certifier and consultants	✓		Refer client agreement	
1	Preliminaries	✓		Project and site establishment costs	To be determined individually for each project
2	Professional consultants		✗	Refer client agreement HOW, Certifier and Council / ACTPLA	To be determined individually for each project
3	Demolition		✗	Priced separately	
4	Asbestos removal		✗	Visible hard sheet only not friable or wet areas. Asbestos report and AMCP not included	
5	Earth works	✓			To be determined individually for each project
6	Set out	✓			
7	Footings	✓			To be determined individually for each project
8	Concrete slab				
	Burnished and clear sealed finish	✓			
	Pigment: Standard colour		✗		\$2000
8.1	Precast walls				
	Paint finish to interior	✓		Standard Paint colour choice (Note characteristics of precast concrete)	Custom colour design
	Paint finish to exterior	✓		Standard Paint colour choice (Note characteristics of precast concrete)	Optional Finish for feature panel: 1.Timber 2. Stone 3.Recycled concrete
9	Termite control	✓		Termimesh	
10	Sewer & Storm Water				
	Sewer connection	✓			
	Storm Water connection	✓			
	Grey Water ready	✓		Dual pipes to outside, only	
11	Carpentry				
	Door frames and trims for paint finish	✓		Paint Finish	Timber – clear finish

	Shower and Bath lining	✓		Akril panel – standard colour choice	Glass
12	N/A				
13	Electrical			Refer electrical plan	
	Power supply; under ground	✓			
	Cable Broadband connection		✗		✓
	All data points to be wired back to comms hub location		✗		✓
	All data points with 2 x RJ45 points with 1 x Cat 6 cable		✗		✓
	Data/TV/Phone hub with 2 x Cat 7E cables to each data point		✗		✓
	Power points and switches; black	✓		2 power points per room generally	
	Cable for 1 set top box point to Living		✗		✓
	Cable for Foxtel ready		✗		✓
	In slab heating to Ensuite, Bath & Study		✗		✓
	Smoke detectors	✓			
	Lighting fittings	✓		Battens fittings only	✓
	Ceiling fans with/without lights	✓			
	Fan wall mounted to Bath, Ensuite & Laundry		✗		✓
	TV aerial – 1 free to air	✓		PS: \$400 incl. in price- depends on contractor investigation	
	PV system		✗		3KW and Quantum Heat Pump
	Centometer		✗		
	Security system with 3 PIR		✗		✓
	Front door bell		✗		✓
	Speaker cables		✗		✓
14	Plumbing: as per drawings				
	Water connection	✓			
	External taps (hose cocks)	✓		2	
15	Roof plumbing				
	Gutters - standard	✓		Colorbond 'Surfmist'	
	Metal fascias: Colorbond standard profile	✓		Colour as gutters	

16	Metal roof & cladding				
	Roof	✓		Colorbond 'Surfmist'	
	Ceiling	✓		Custom Orb, Colorbond 'Surfmist'	
17	Windows & sliding doors				
	External windows & sliding doors	✓		Subject to EER/Basix requirements aluminium powder coated frames, full Meranti timber reveals for clear finish- Single Glazing to North	Double glazing to North
	Interval locking: to all aluminium sliding windows & doors		✘		✓
	Doors keyed alike, windows keyed alike	✓			
	Fly screens: Black fibreglass mesh	✓			
	Crimsafe security door to front door		✘		✓
18	Doors				
	External	✓		Timber , double glazed, standard colour paint finish	
	Internal	✓		Hollow core , paint finish	
19	Door Furniture				
	Internal door furniture:	✓		Lever passage set & privacy sets, SC	
	Front Door furniture:	✓		Lever passage set and deadlock single barrel, SC	
20	Solar chimney	N/A			
21	Garage door - if garage included				
	Roller door	✓		Colorbond standard colour	
	1 Automatic door opener with two hand controllers	✓			
22	Hardware - builders	✓			
23	Structural steel				
	Pergola: Galvanised finish		✘		✓
24	Stairs		✘		
25	Joinery				

	Green Option: Greenboard substrate and water based PVC adhesives		x		✓
	Kitchen bench	✓		Laminex standard colour TBC	Stone etc.
	Kitchen cupboards	✓		Laminex standard colour TBC	Timber etc.
	Kitchen back to island bench: Custom Orb, horizontal, zincalume		x		✓
	Kitchen splashback	✓		Clear sealed silicon	Glass – Standard colour back
	Bathroom vanity bench, drawers and cupboards	✓		Laminex standard colour TBC	
	Ensuite vanity bench, drawers and cupboards	✓		Laminex standard colour TBC PC	
	Storage units:			Laminex standard colour TBC	✓
	Stops to all pull out drawers	✓			
26	Appliances				
	Electric 600 under bench oven	✓		Base	Damani : DAO65S 60cm Fan Forced oven - SS
	Gas Cook top 600 – 4 burner	✓		Base	Damani : DGH64C- 60cm Gas cook top - SS
	Range hood 600 Slideout	✓		Base	Damani : GEH6018- 60cm slideout RH SS
	Fridge		x	Dimensions	
	Washing machine		x	Dimensions	
	Dryer		x	Dimensions	
	Microwave		x	Dimensions	
	Dish Washer		x	Dimensions	
	Hot Water Service	✓		26L Instant gas	PV and Heat Pump
	Solar Hot Water Service		x	Optional EO - \$5,500 - 30 tube Endless Solar with electric booster	
	Photo Voltaic system		x	Optional EO - \$15,000 – 1kW of panels and inverter back to grid	
	Fireplace / wood heater		x		✓
27	Wet Area Fittings			Chrome finish generally	
	Kitchen Sink;	✓		Base	Clarke Varese 1.75 bowl
	Kitchen and laundry mixer;	✓		Base	Porcher Saga sink mixer
	Tapware to Bathroom and Ensuite	✓		Base	Porcher Saga

	Shower heads	✓		Base	Nikles Pure 105 rail shower
	Bath	✓		Base	Option
	Laundry tub	✓		Base Compact Laundry trough and cabinet	Option
	Toilet suites	✓		Base	Option
	Towel rails	✓		Base	Gen Y -2x single to bath, 900 mm long- 1x double to ensuite 900 mm
	Toilet roll holder	✓		Base	Gen Y- 1x per toilet
	Floor wastes	✓		Base	Bermuda square floor grate 115 x 115
28	Gas				
		✓		From metre to CT, HWS, 1 gas points internally and 1 externally	
29	Plasterboard	N/A			
30	Insulation				
	Slab edge	✓		50 XPS	
	External concrete walls	✓		50 XPS	
	Roof	✓		R4.0 including Anticon and batts	
31	Renderer		✗		
32	Tiling		✗		✓
33	Glazing				
	Kitchen splashback		✗		\$1,500 - colour TBA
	Shower and Bath wall linings	✓		Akril Perspex	
	Shower screens	✓		2100h Pivot door, chrome frame, clear glass	
	Mirrors	✓		Bathroom and Ensuite	
34	Interior Furnishing				
	Floor seal	✓		Semi gloss with anti-slip to bathroom	
	Carpet		✗		✓
	Curtains & Blinds		✗		✓
35	Painting				
	doors and trims	✓		Paint finish - Standard colour	Timber - clear finish

	Internal walls	✓		washable vinyl, low sheen finish including doors	
	Ceilings:	✓		Flat finish	
	External walls	✓		Equal to Watty Solaguard low sheen	
36	Construction cleaning	✓			
37	External works				
	Drive: 100m concrete broom finished and/or coloured		x		✓
	North Pergola		x		✓
	North Terrace slab		x		✓
	Southern verandah slab		x		✓
	Garage - Single		x		✓
	Garage - Double		x		✓
	Court yard walls		x		✓
	Clothesline		x		✓
38	Landscaping				
	Paving		x		✓
	Fences		x		✓
39	Water tanks, base and pump				
	Tank		x		✓
	Base		x		✓
	Pump		x		✓
40	Defects & Maintenance	✓			

These prices are indicative only and will need to be confirmed for the contract price due to possible market changes.

Prime Costs (supply only)	
CC	
CC	
CC	
Provisional Sums (supply & install)	
CC13 Light Fittings	
CC	

CC	
Works By Owner	
Telephone and broadband application and connection	
Gas application, connection and meter or LPG bottles and regulator	
Electricity connection application and power usage during construction	
Heavy curtains or window coverings (as required by energy rating)	
Foxtel application and connection	