

PROJECT: TP Dynamics - Aranda Development "SPARKS Residence"  
 Address: BLOCK 28 SECTION 18 ARANDA  
 Date: 30/3/2020

Standard Inclusions List

## Inclusions for Sparks Residence

Location	Description	Application
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### GENERAL

Maintenance	90 Days maintenance period	
EER certificate	Energy Efficiency Rating of 6 Stars and above	
Services	Service connection to water, sewage, electricity and gas	Where applicable
Water metering	Individual water meter to each unit; 1 common site meter	
Heating and cooling	Combination of ducted + wall mounted reverse cycle A/C	Where applicable
Ventilation	Mechanical ventilation to rangehood, toilets, bathrooms as per BCA requirements	
Insulation	Ceiling and wall insulation - as per 6 star EER requirements	
Access and mobility	Provisions as per Australian Standards AS 1428.1	Where applicable
Video intercom	Video intercom system with door bell and display	

### EXTERNALS

Front door	Solid core front entry door with access lock	
Windows and sliding doors	Double glazed aluminium framed windows and sliding doors with flyscreens	
Letterbox	1 lockable letterbox per unit	
Water tap	1 water tap	Where applicable
Balconies	Aluminium / Concrete handrails to balconies	Where applicable
	Versi pave tiling to balcony	Where applicable
	Concrete finish to garage floors	
Garage	Garage roller door with remote control	
	Dintel® or blockwork internal walls	
Clothesline	Clothesline to backyard	
Roof	COLORBOND® roof, fascia and gutter	
External fencing	COLORBOND® fencing	
Internal courtyard	Versi pave tiles	
Landscaping	Provided in courtyards along with front and rear yards as per landscape plan	

### INTERNALS

Internal walls	Timber frames with plasterboard lining throughout (moisture resistant, wet areas)	
	Low sheen paint finish, colours to match interior board(s)	
Ceilings	Flat paint to plasterboard linings	
	Square set cornice throughout	
	Carpet to bedrooms and hallways	
	Tiling to bathrooms and En suite	
Internal doors	Flush panel 2040mm high hinged doors and cavity sliding doors painted throughout semi-gloss finish (door stops provided to all swing doors).	
Door hardware	Passage sets to be provided to all internal doors with privacy sets to wet areas and main bedroom	
Skirting and architraves	67mm (standard profile) painted semi-gloss finish	
Bedroom wardrobes	Built-in joinery in melamine finish with sliding doors	
Linen and store cupboards	Built-in joinery in melamine finish with swing / sliding doors	
Floor finishes	Hybrid timber look flooring as per selection board(s)	

### KITCHEN & APPLIANCES

Cooktop	BOSCH 600mm gas or induction cooktop (buyer's choice)	
Oven	BOSCH 600mm multi-function oven	
Dishwasher	BOSCH Semi-integrated dishwasher	
Rangehood	BOSCH 600mm undermount rangehood ducted to atmosphere	

## KITCHEN & CABINETRY

Main cabinetry	Custom laminate colour as per selection board(s)	
Feature joinery	Custom laminate timber look as per selection board(s)	
Benchtop	40mm stone benchtop with waterfall edge	Where applicable
Door and drawers	Soft close doors, handles as per selection board(s)	
Splashback	Tiled splashback as per selection board(s)	
Kickboard	Black kickboard to match joinery	

## KITCHEN

Sink	Double bowl sink
Mixer	PARISI sink mixer
Microwave	Provision for space only, microwave not included
Flooring	Hybrid timber look flooring as per selection board(s)

## BATHROOM / EN SUITE

Fixtures and fittings	PARISI tapware	Brushed nickel
	PARISI wall-mounted shower column with rainshower and hand shower	Brushed nickel
	PARISI towel rails and toilet roll holder	Brushed nickel
Basin	PARISI semi-recessed basin	
Vanity	Custom built vanity 40mm stone top as per selection board(s)	
Cabinetry	Semi-recessed shaving cabinet with built-in mirror	
Shower screen	Frameless shower screen	
Water closet	PARISI floor mounted WC	
Wall finish	Floor to ceiling wall tiles as per selection board(s)	
Floor finish	Tiles to floor with built-in under tile heating system as per selection board(s)	

## LAUNDRY

Sink	Clark undermount laundry sink
Laundry mixer	Dorf sink mixer
Benchtop	40mm stone top bench
Feature joinery	Custom laminate timber look as per selection board(s)
Plumbing	Hot and cold water points for tub and washing machine connections
Floor finish	Hybrid timber look floorboards

## ELECTRICAL AND DATA POINT

General	Double power points throughout (single to dishwasher, microwave space and fridge space)	
	Hardwired smoke detectors as required by BCA	
	Recessed LED lighting throughout - to developer specification	Dimmable lights where applicable
	Provision for NBN connection	
	Individual 3 phase electric meter	
Entry	1 light point	
Main bedroom	4 light point, 2 double GPO, 1 TV point	
Bedrooms	1 light point, 2 double GPO	
Bathrooms / Ensuite	Tastic 2 in 1(light and fan), 1 double GPO	
Lower living area	3 light points, 2 double GPO, 1 TV point, 1 data point	
Main living area	4 light points, 2 double GPO, 1 TV point, 1 data point	
Dining area	Pendant point over void, 2 double GPO	
Kitchen	2 light point, 2 double GPO, 1 island GPO	
Stair void	1 light point to each stair, 2 way switched	
Hallway ground floor	2 light point, 1 GPO	
Hallway first floor	1 light point, 2 way switched	Where applicable
Laundry	1 light point, 1 double GPO	
Courtyard(s)	1 light point, 1 external WPGPO	Where applicable
Garage	2 fluorescent lights, 1 double GPO	
Solar power	Electric car charging provision for future connections 15 amp circuit	
	5 kW solar system (No battery storage**)	