



INCLUSIONS LIST

Standard Inclusions

ALL PRICES INCLUDE:

- H.I.A. Fixed Price Contract.
- Bushfire Attack Level of 12.5 (if applicable).
- Rescode Analysis.
- 6 Star Energy Rating report included.
- Soil test.
- Site Inspection.
- Provisional Sum allowance for Sewer and Storm Water. Non-sewered areas will need to be quoted separately for treatment plant or septic system.
- Property site analysis.

| | |
|---|--|
| Underground - 70: | Meter Box with underground power connected to power pit (if a new power pit is required, this will be at the owners' expense) |
| Water Tapping - 90: | With up to 8m water lead in, under road bore is not included (includes tapping fees). |
| Sewer - 100: | Allowance as a Provisional Sum Item (the allowance is included in Langford Jones Homes pricing). |
| Storm Water - 110: | Allowance as a Provisional Sum Item (the allowance is included in Langford Jones Homes pricing). |
| Concrete Slab – 130 (if applicable): | Please be aware some sites will incur extra site cost due to soil classification requirements. Trees and extra fill onsite can cause extra depth in footings and internal concrete beams. |
| Roof & Wall Frames - 150: | Pine manufactured roof trusses. Pine wall frames, F5 of better. |
| Windows - 160: | Powder coated Aluminum Double glazed Awning windows with lockable winders. Aluminum mesh fly screens to all windows, included sliding doors. |
| Roofing & Guttering - 170: | Colorbond roof. Colorbond fascia and quad gutter. PVC Downpipes. |
| External Cladding - 200: | All homes include composite external wall claddings, including James Hardie Primeline Chamfer, Axon, Matrix and Acrylic Render. |

MELBOURNE - HEAD OFFICE

3 SCANLAN STREET
EAST BENTLEIGH VIC 3165
BH: (03) 9579 2277
FAX: (03) 9570 1282
EMAIL: sales@ljhomes.com.au

SURF BEACH - DISPLAY CENTRE

77-79 PHILLIP ISLAND ROAD
SURF BEACH 3922
PH: (03) 9570 2277
FAX: (03) 9570 1282

WONTHAGGI - OFFICE & SHOWROOM

214-218 WHITE ROAD
WONTHAGGI 3995
PH: (03) 5672 5680



| | |
|-------------------------------------|--|
| Baseboards - 225: | Treated pine with 6mm cement sheet behind, for 6 Star energy rating (sub floor option only). |
| Decking - 230: | Merbau 90mm wide decking used to all balconies, landings and decks where applicable. Treated pine handrails and posts used with yachting wire balustrade to all decks that are over 1m high. |
| External Linings - 250: | All Verandahs and eaves lined and painted (however Colonial based designs will be quoted separately). |
| Interior Doors – 290: | Flush panel Masonite Redicote Doors, 2040mm unless noted otherwise. |
| Wardrobe Doors - 290: | Built-in-robos with sliding doors and shelving, and Walk-In-Robes (where applicable). |
| Front Door - 350: | Humes XN5. |
| External Doors – 350: | Draft seals applied to all external doors. |
| Garage Door - 360: | Colorbond panel lift door with two remotes. |
| Heating & Cooling - 370: | Hitachi split inverter system, sized to main living room determined by area and new home design. For all double storey designs - two systems will be installed, one per level. |
| Hot Water - 380: | Rheem instantaneous 27 Litre – Natural gas or LP Gas. |
| Tapware - 390: | Flick mixer chrome taps and outlets. External Garden taps (2). |
| Sinks – 420: | Kitchen: Stainless steel 1 ¾ bowl Laundry: Insert 45 Litre trough |
| Toilets – 430: | Dual flush ceramic, closed couple, soft close seats |
| Shower bases - 450: | Ensuite: Tiled Bathrooms: Tiled |
| Electrical - 460: | LED Downlights (8KW) to living areas. Remainder of the home will be batten holders ie. bedrooms, WC, laundry etc. Double power points included to all areas, nominated numbers vary according to design. Exhaust fans to wet areas. |

MELBOURNE - HEAD OFFICE

3 SCANLAN STREET
EAST BENTLEIGH VIC 3165
BH: (03) 9579 2277
FAX: (03) 9570 1282
EMAIL: sales@ljhomes.com.au

SURF BEACH - DISPLAY CENTRE

77-79 PHILLIP ISLAND ROAD
SURF BEACH 3922
PH: (03) 9570 2277
FAX: (03) 9570 1282

WONTHAGGI - OFFICE & SHOWROOM

214-218 WHITE ROAD
WONTHAGGI 3995
PH: (03) 5672 5680



| | |
|--|---|
| Insulation - 470: | Determined by 6 star energy rating. |
| Plasterboard- 480: | Ceiling battens used to all ceilings with 10mm gyprock plasterboard to walls and ceilings, water resistant board to all wet areas. |
| Ceiling Height standard – 500: | 2.4 metres or unless specified otherwise. |
| Plaster cornice –510: | 75 mm Cove cornice throughout. |
| Carpet Flooring - 520: | Quest, Rushcutter range. Carpet to bedrooms, hallways, rumpus and study (unless otherwise stated). |
| Timber flooring – 530: | Plantino Engineered Oak timber flooring 220 x 15mm on particle board base. |
| Internal Stairs – 540: | Victorian Ash treads with hardwood stringers and vertical stainless steel balusters with hardwood handrails. (Applicable to double storey designs only) |
| Door Furniture internal & external - 550: | Lockwood Nexion door furniture to front door. Lockwood Imperial Series door furniture to all other external doors. Lockwood lever handles. |
| Built in shelving - 560: | 4 vertical Melamine shelves with one chrome rail to each robe (where shown on plans). Sliding vinyl or plaster robe doors. |
| Skirting & Architraves - 570: | MDF 67 x 12mm, primed single bevel profile. |
| Joinery selection - 580: | Bathrooms, Ensuites, WCs & Powder Rooms (where applicable): Fully laminated Cupboards. Builders range selection of handles to all cupboard doors. Kitchen: Fully laminated Cupboards. Builders range selection of handles to all cupboard doors. 1 set of 3 pot draws plus 4 standard cutlery drawers. Overhead cupboards with Rangehood. Laundry: White laminate top with laminate cabinet with a stainless steel 45 Litre insert trough. |

MELBOURNE - HEAD OFFICE

3 SCANLAN STREET
EAST BENTLEIGH VIC 3165
BH: (03) 9579 2277
FAX: (03) 9570 1282
EMAIL: sales@ljhomes.com.au

SURF BEACH - DISPLAY CENTRE

77-79 PHILLIP ISLAND ROAD
SURF BEACH 3922
PH: (03) 9570 2277
FAX: (03) 9570 1282

WONTHAGGI - OFFICE & SHOWROOM

214-218 WHITE ROAD
WONTHAGGI 3995
PH: (03) 5672 5680

Langford Jones Homes



A.B.N. 88 005 252157

A.C.N. 005 252157

| | |
|---|---|
| Stone Bench tops - 600 | 20mm Kitchen Stone Benchtop. |
| Laminated Benchtops - 610: | Bathrooms, ensuites, WCs and powder rooms (where applicable) |
| External Painting - 620: | Wattyl Solar Guard two coats to cement sheet surfaces. |
| Internal Painting - 630: | Wattyl three coat paintsystem. |
| Tiling – 640 &650: | Allowance has been made for tiles above kitchen bench, bathroom and ensuite vanity units and laundry trough, and to walls of shower recesses. With a choice of ceramic tiles. |
| Appliances - 660: | Westinghouse underbench oven, Hot plates and Rangehood. (Stainless Steel 600mm wide). |
| Water Tank - 670: | Concrete slab to all 2000 Litre slim line Colorbond rainwater tanks with Evolution 2 Davey submersible pump. Connected to toilets. |
| General Fit off Items - 720-740: | Chrome towel rails and toilet roll holders. |

Important Notes:

| | |
|---------------------------------------|--|
| Energy Rating Compliance: | Inclusions for your new home design will vary depending on the house rating and orientation. |
| Concrete Slab (if applicable): | 100mm thick concrete slab based in "M" Class soil conditions (Prov. Sum Amount). Concrete slabs can be applied to different designs on request and to fit the purpose of siting and rating requirements. |

Note: Concrete stumps and Cyprus stumps are generally included for all designs.

PRIME COST AND PROVISIONAL SUMS INCLUDED IN PRICING (INCLUDING GST)

| | |
|--|----------------------------------|
| SEWER AND STORMWATER: | \$3250.00 |
| WATER TAPPING: | \$1,000.00 |
| WALL TILES + FLOOR TILES (includes installation): | \$64.00 per m² |

MELBOURNE - HEAD OFFICE

3 SCANLAN STREET
EAST BENTLEIGH VIC 3165
BH: (03) 9579 2277
FAX: (03) 9570 1282
EMAIL: sales@ljhomes.com.au

SURF BEACH - DISPLAY CENTRE

77-79 PHILLIP ISLAND ROAD
SURF BEACH 3922
PH: (03) 9570 2277
FAX: (03) 9570 1282

WONTHAGGI - OFFICE & SHOWROOM

214-218 WHITE ROAD
WONTHAGGI 3995
PH: (03) 5672 5680