

IBG EXCLUSIVE INCLUSIONS



HIGH QUALITY
PRODUCTS & FINISHES

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LOCAL BUILDER & TRADES
YOU CAN TRUST

ASHLEY YOUNG - 0435 887 040

sales@ibggippsland.com.au

COLOUR & SELECTION CENTRE

40 FORGE CREEK ROAD, BAIRNSDALE

WWW.INDEPENDENTBUILDERSGIPPSLAND.COM.AU



Registered Builder: Matt Schlitz

CDB-U: 101870

ACN: 687 073 810

PRELIMINARIES

- Fixed price contract
- Quality local workmanship
- Building plans & documentation
- Soil test & site feature survey
- Engineering computations
- Professional colour & electrical consultation
- 7 Star Energy rating by registered energy rater. *(Note: Additional costs may apply)*
- Construction in accordance with BAL 12.5 and N2 Wind rating
- Building permit including all relevant fees *(Note: Planning permit, where required, is not included)*
- New home warranty insurance cover including fees

CONNECTIONS

- Connection of underground power up to 10lm from pit to meterbox
- Stormwater drain, sewer, water & gas connections based on up to 8lm distance from connection point to dwelling
- Owner shall ensure a dry tapping point is available at the front property boundary

SITE WORKS / FOUNDATIONS / FRAMES

- Site signage and site fencing provided
- All site works up to 300mm fall over the building area (based on balanced cut & fill)
- **Engineer designed Class M plate slab**
- Concrete pump hire for slab pour (if required)
- **450mm Stud spacings throughout**
- Stabilized 2400mm (8ft) High pine wall frames
- Stabilised engineered pine roof trusses at 22.5 degree roof pitch
- T2 Termite treated wall frames and roof trusses
- Part A and Part B Termite treatment
- Wall framing bolted to concrete slab foundation (external walls)
- **Metal roof and ceiling battens**
- 4 x Building inspections by registered building surveyor
- Fall protection (where required)

EXTERNAL

- Traditional façade with 22.5 degree pitch roof
- Bricks to external walls selected from PGH or Austral ranges – Category 1 *(Includes 12 brick options)*
- Standard colour mortar with your choice of 3 different joint finishes
- **450mm (wide) Eaves around the whole home**
- Sisalation paper under roof including whirly bird roof vent
- **COLORBOND® steel Roof, Fascia, Guttering and Downpipes**
- Low profile roof vent for rangehood, ducted outside
- Plaster or Hardiflex lined ceiling to Porch & Alfresco
- Front and rear garden tap
- Level site around home *(No allowance for excess soil to be removed)*
- Site left clean and all construction debris removed

7 STAR ENERGY RATING

- Wall wrap to external walls
- Ceiling insulation - R 3.5 ceiling batts to dwelling
- Wall insulation - R 2.5 batts plus Sisalation to external walls (*excludes Garage*)

GARAGE

- COLORBOND® steel sectional overhead Garage door with remote control access (includes 2 handsets)
- Internal and external personal access doors
- Plaster lined ceiling
- Stepless concrete floor
- Double garage (*design specific*)

WINDOWS & SLIDING DOORS

- Aluminum double glazed sliding windows & sliding doors including locks and keys
- Aluminum mesh flyscreens to all opening windows and sliding doors
- Translucent glazing to bathroom, ensuite and W/C

DOORS / ROBES / DOOR FURNITURE

- Corinthian Madison feature front entry door (2040 H x 870 W)
- Corinthian 2040mm H Readicote flush panel internal doors including door stops
- Premium 2040mm H vinyl insert sliding doors to all robes and linen cupboards
- Entry handle set – Lockwood Symmetry entrance lockset
- Garage PA handle set – Lockwood Symmetry entrance lockset
- Internal Handles – Lockwood Velocity lever passage set to all internal hinged doors & dummy sets to cupboards if applicable (*includes 6 styles to choose from*)
- Privacy handle set – Lockwood privacy lever or CSD set to Bathroom, Ensuite & WC
- White 75mm cushioned door stops

INTERNAL

- Ceiling height 2440mm High (8ft)
- Plaster lined ceiling & walls (includes ceiling battens)
- 75mm Cornice – Cove design
- Framed Manhole 600x600mm
- Corinthian half splayed profile MDF skirting & architraves (67mm x 18 mm)
- Shelving to Linen & Pantry - 4 x Full length shelves
- Shelving to WIR – 2 x Open banks of shelves with 1 x full length top shelf and hanging rail
- Shelving to Bedroom Wardrobes – 1 x Open bank of shelves with 1 x full length top shelf and hanging rail

HOT WATER SYSTEM

- Rinnai Heatpump Enviroflo GR Series 300L

ELECTRICAL / HEATING & COOLING

- Daiken 8.0kw Split System
- Clipsal Iconic double power points & light switches
- Clipsal Iconic TV points x 2
- Clipsal batten holder ceiling lights throughout internal, front, laundry and rear entries
- Smoke detectors hardwired with battery backup (*in accordance with Australian standards*)
- Ceiling exhaust fans above showers (ducted to eave)
- Single phase meter box
- Safety switch: RCD safety switch and circuit breaker to meter box

KITCHEN

- Fully laminated kitchen bench tops with Laminex underbench & overhead cupboards
- Soft close cabinetry doors
- Clark Vital 1 & ¾ stainless steel kitchen sink with drainer
- Innova Claro kitchen flick mixer
- Technika 900mm black glass & stainless steel dual fuel freestanding cooker TFS9010DFX
- Technika 900mm stainless steel canopy rangehood CHEM52C9S-5
- Technika 600mm Bellissimo stainless steel dishwasher TBD4SS-6
- Pantry – Built in pantry or as per the plan (*refer to internal shelving layout*)

BATHROOM / ENSUITE

- Fully laminated vanity cabinet
- Claro oval inset basin
- Claro basin mixer
- Fixed polished edge wall mirror above vanity (*width of benchtop, finishing at 1100mm high*)
- Claro shower on rail
- Claro shower mixer
- **Shower niche 420 x 360 x 100mm to showers**
- Evolution shower screen (2000mm high)
- Tiled-step less shower base (*to Ensuite*)
- Stepless insitu shower base (*to Bathroom*)
- **Kova Freestanding back to wall bath 1500mm** (*to Bathroom – design specific – also option of inset bath*)
- Kova round straight bath spout (*to Bathroom*)
- Claro bath mixer (*to Bathroom*)
- Master Rail 900mm double metal towel rail
- Claro close coupled rimless toilet suite with soft close lid
- Master Rail metal toilet roll holder

LAUNDRY

- Fully laminated benchtop with underbench cupboards
- Everhard flush line laundry trough
- Claro laundry flick mixer
- Built in broom or linen cupboard (*if applicable*)

FLOOR COVERINGS & TILING

- Vinyl planks from Builders range to entry, kitchen, pantry (if applicable) & dining
- Carpet from Builders range to bedrooms, hallway and lounge including upgraded underlay
- Floor tiles to bathroom, ensuite, WC and laundry includes 100mm skirting tile
- Wall tiles to bathroom & ensuite shower to 2000mm high & 400mm above bathtub
- Wall tiles to laundry splashback to 400mm high above trough
- Wall tiles to kitchen splashback to 650mm above benches
- **Tile inclusions are Builders category 1 range, in a straight lay pattern*

PAINTING

- Walls – Wattyl Solver 3 coat paint system – low sheen
- Ceiling – Wattyl Solver 3 coat paint system
- Skirtings, Architraves & Doors – Wattyl Solver semi-gloss enamel

OTHER

- 4 x On site meetings to discuss electrical, robe/shelving layouts, tiling and mirrors
- Professional internal clean prior to handover
- Builders clean to site and dwelling after completion
- 90-day maintenance period program

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At Independent Builders Gippsland, we know your home is one of life's biggest investments. That's why our inclusions are designed to give you more from the start — combining quality, functionality, and finishes you'll truly appreciate every day.



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