



EMMCON INCLUSION LIST

PROVIDING A REAL DIFFERENCE TO YOUR CONSTRUCTION EXPERIENCE!

| AREA | INCLUSION DESCRIPTION | INCLUDED |
|----------------------------|---|-------------------------------------|
| GENERAL INCLUSIONS | | |
| Design Brief | Initial meetings and reviews with the EMM team to complete your project specific design brief | <input checked="" type="checkbox"/> |
| Site Inspections | Client & EMM Team site inspections through five (5) stage process | <input checked="" type="checkbox"/> |
| Building Contract | HIA Builders New Home Construction Contract including QBCC insurances | <input checked="" type="checkbox"/> |
| Building Approval | Quality Building Certifier and Building Approvals to ensure the best for your home | <input checked="" type="checkbox"/> |
| Site Preparation | Site works up to 600mm cross-fall over the site, made up to 300mm cut and fill (no import or export of fill included) | <input checked="" type="checkbox"/> |
| Consultants | Design documentation including Engineering, Architectural, Survey and Building Certifier | <input checked="" type="checkbox"/> |
| Application Fees | Plumbing approvals, building certification, energy efficiency report and services connection fees (excl. bushfire, building or development relaxations & acoustic requirements) | <input checked="" type="checkbox"/> |
| Services & Connections | Lead-in and internal cabling for fibre optic (NBN or similar). Up to 10m included for all service connections (Connection points for builder required to be inside property boundary including water meter provide by client) | <input checked="" type="checkbox"/> |
| Wind Rating | N2 wind rating | <input checked="" type="checkbox"/> |
| Insurances & Warranties | Twelve (12) month construction defect liability period, to be fixed in one go at the end of defects period; & Six and half (6.5) year structural guarantee | <input checked="" type="checkbox"/> |
| EXTERNAL INCLUSIONS | | |
| Roof Sheeting | Colourbond roof & fascia with quad profile gutters | <input checked="" type="checkbox"/> |
| Frame | Structural steel frame and roof trusses | <input checked="" type="checkbox"/> |
| Concrete Slab | Waffle pod concrete slab on ground for Soil condition 'M' Design including supply of concrete pump | <input checked="" type="checkbox"/> |
| Termite Treatment | Physical termite barrier to perimeter and all slab penetrations | <input checked="" type="checkbox"/> |
| Facade Cladding | Facebrick to Lower floor level and Axon Cladding to Upper level (if applicable) | <input checked="" type="checkbox"/> |
| Entrance Door | 2340mm H x 1200mm W Entry door from EMMCON range | <input checked="" type="checkbox"/> |
| Glass Windows & Doors | Powder coated aluminium windows and sliding doors as per EMMCON range. Standard range hardware to aluminium windows & doors manufacturer as per house plans | <input checked="" type="checkbox"/> |
| Garage Door | Sectional Colourbond steel garage door with remote controls from EMMCON range | <input checked="" type="checkbox"/> |
| Water Taps | Two (2) external water taps | <input checked="" type="checkbox"/> |
| Concrete Driveway | Exposed aggregate Concrete driveway from EMMCON Range (up to 50m2) | <input checked="" type="checkbox"/> |
| Letterbox | Letterbox including street numbers from EMMCON range | <input checked="" type="checkbox"/> |
| Clothesline | Wall mounted "Fold Down" clothesline included, plain concrete to clothesline pad and to outside laundry and garage external door (where applicable) | <input checked="" type="checkbox"/> |
| INTERNAL INCLUSIONS | | |
| Ceiling height Lower | 2700mm Downstairs Double storey | <input checked="" type="checkbox"/> |
| Ceiling height Upper | 2540mm for Upstairs in Double storey homes (where applicable) | <input checked="" type="checkbox"/> |
| Internal Walls | 10mm plasterboard to walls and ceiling and 6mm villaboard to Bathrooms and Ensuite | <input checked="" type="checkbox"/> |
| Cornice | Square set ceilings | <input checked="" type="checkbox"/> |
| Stairs & Balustrade | Clear coat hardwood closed riser stairs to two storey homes with selected timber balustrade from EMMCON range | <input checked="" type="checkbox"/> |
| Insulation | Ceiling and wall insulation to satisfy Energy Efficiency Report | <input checked="" type="checkbox"/> |
| Paint | Quality paints included throughout (two colours allowed for each external & internal) | <input checked="" type="checkbox"/> |
| Architraves | 42 x 11mm architraves with profiles from EMMCON range | <input checked="" type="checkbox"/> |
| Skirting | 68 x 11mm skirting with profiles from EMMCON range | <input checked="" type="checkbox"/> |
| Internal Doors | 2040mm high internal doors from EMMCON range with gloss paint finish | <input checked="" type="checkbox"/> |
| Door Hardware | Brushed Chrome door furniture from EMMCON range | <input checked="" type="checkbox"/> |

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| AREA | INCLUSION | INCLUDED |
|--|--|-------------------------------------|
| FLOORING & WALL COVERINGS | | |
| Carpet | Carpet with premium underlay in all bedrooms (including upper level common area for two storey homes) | <input checked="" type="checkbox"/> |
| Wet Area Tiling | Rectified floor tiles up to 600mm x 600mm tiled to 2100mm high in shower area with Tiles from EMMCON range including shower niche in main bathroom & ensuite | <input checked="" type="checkbox"/> |
| Flooring | Laminate flooring to main living, kitchen, dining and entry space from EMMCON Range (excludes storage, externals & garage locations) | <input checked="" type="checkbox"/> |
| Outdoor Flooring | Up to 600mm x 600mm tiles for Patio & Alfresco | <input checked="" type="checkbox"/> |
| LAUNDRY | | |
| Laundry sink & Cabinet | Drop in stainless steel bowl with cabinets below & 20mm stone benchtop to match kitchen | <input checked="" type="checkbox"/> |
| Mixer | Designer tapware from EMMCON range | <input checked="" type="checkbox"/> |
| Taps | Hot and cold washing machine taps for future connections | <input checked="" type="checkbox"/> |
| KITCHEN & BATHROOMS | | |
| Rangehood | 600 mm Bosch exhausted rangehood | <input checked="" type="checkbox"/> |
| Oven | 600mm Bosch Electric Oven | <input checked="" type="checkbox"/> |
| Cooktop | 600mm Bosch Induction or Gas Cooktop | <input checked="" type="checkbox"/> |
| Dishwasher | Fully Integrated 600mm Bosch dishwasher | <input checked="" type="checkbox"/> |
| Island Benchtop | 40mm reconstituted stone to island benchtop from EMMCON range | <input checked="" type="checkbox"/> |
| Benchtops | 20mm reconstituted stone benchtop from EMMCON range | <input checked="" type="checkbox"/> |
| Cabinetry | Laminate or Twopac profiled cabinetry doors and soft close hinges from EMMCON range | <input checked="" type="checkbox"/> |
| Pantry Shelving | White Melamine shelves | <input checked="" type="checkbox"/> |
| Splash back | Tiled splashback from EMMCON range | <input checked="" type="checkbox"/> |
| Handles | Door and drawer handles from EMMCON range | <input checked="" type="checkbox"/> |
| Sink | Undermount stainless double or single steel sink | <input checked="" type="checkbox"/> |
| SANITARYWARE & BATHROOM ACCESSORIES | | |
| Tapware | Designer chrome or black tapware from EMMCON range. Profiles in round or square options. | <input checked="" type="checkbox"/> |
| Basins | Above bench mount white round basins from EMMCON range one (1) per bathroom | <input checked="" type="checkbox"/> |
| Shower head | Twin Shower Set, single rail shower in chrome or black from EMMCON range one (1) per bathroom | <input checked="" type="checkbox"/> |
| Shower Screens | Semi frameless glass shower screen chrome finish frame & fittings (1) one per bathroom | <input checked="" type="checkbox"/> |
| Bathroom Accessories | One (1) chrome 800mm towel rail and one (1) hand towel holder to each bathroom. | <input checked="" type="checkbox"/> |
| Toilets | Wall faced toilet suites from EMMCON range including toilet roll holder to each | <input checked="" type="checkbox"/> |
| Mirrors | Frameless mirrors to above vanity units | <input checked="" type="checkbox"/> |
| ELECTRICAL & PLUMBING | | |
| Light Switches | Clipsal Iconic light switches and RCD main safety switch | <input checked="" type="checkbox"/> |
| TV Points | Two (2) TV point to be connected to each living area & master bedroom | <input checked="" type="checkbox"/> |
| Phone/Data Points | Two (2) phone/Data points connected in Kitchen & Living Room | <input checked="" type="checkbox"/> |
| Power points | Two (2) double power points to kitchen and bedrooms. One (1) double power point to all other (excl. WC's) | <input checked="" type="checkbox"/> |
| Exhaust Fans | Exhaust fans to Bathroom, Ensuite and internal toilets as required | <input checked="" type="checkbox"/> |
| Smoke Detectors | Smoke detectors interlinked to comply with AS3786 | <input checked="" type="checkbox"/> |
| Light Fittings | LED downlights provided to suit plans | <input checked="" type="checkbox"/> |
| AC System | Ducted Airconditioning unit to sized to suit home size | <input checked="" type="checkbox"/> |
| Hot water system | Electric hot water system sized to suit home size | <input checked="" type="checkbox"/> |

Thank you for choosing the EMM Team!

