



Inclusions

Fixed Price Contract

- Turn-Key Package
- 6-Star Compliance
- Bushfire Attack Level
- Soil Test and Contour Levels
- Independent Quality Inspections
- Full House Clean on Completion
- 3 Month Defects Liability Period
- Premium Quality Fittings*

Warranty

- 6 year structural guarantee*
- Concrete waffle slab engineer designed

Services - Connection

- Includes connection to water, sewer and stormwater points within the allotment and connection to underground power and gas services immediately adjacent to the allotment (Excludes telephone connection costs and all consumer account-opening fees)

Bricks

- Selection from Standard Inclusion Range of designer face brick and / or as predetermined by builder

Framing

- Structural timber frames and roof trusses

Roofing

- Selection from Standard Inclusion Range of concrete roof tiles (colour on) with 22.5 degree roof pitch

Windows

- Aluminium sliding throughout (including locks), unless otherwise noted on facade selection
- Fibreglass mesh flyscreens to all openable windows only (No doors sliding and or hinged will have a screen provided)
- Brick infill above all windows steel lintels

Insulation

- Insulation as required to comply with 6-Star energy assessment

Plumbing

- Concealed plumbing poly piping
- Colorbond® fascia, quad gutter and rectangular down pipes

Hot water service

- Electric instant hot water service

Garage

- Lock up garage under main roofline including Standard Inclusion Range Sectional Overhead Door with brick infill above and remote door
- Rear pedestrian access door (space permitting)
- Plaster lined ceiling and side walls
- Structural concrete floor

Ceiling heights

- 2740mm ceiling height (both single and double storeys) with 75mm cove cornice

Tiling

- Floor and wall tiles to pre determined areas, selection from Standard Inclusion Range
- Wet areas have 100mm tiled skirtings to match floor tiles (excluding kitchen)

Carpet

- Wooden flooring to living areas and kitchen
- Builders selection category 1 carpet and underlay - as illustrated on floorplans to bedrooms

Heating & Cooling

- Ducted heating (gas fired with manual thermostat) with ceiling ducts to all habitable rooms (includes bedrooms) in accordance with manufacturer's specification
- Split System Air conditioning unit to living rooms

Kitchen

- Base and overhead cupboards with fully lined melamine interior design specific
- Standard Inclusion Range 20mm stone benchtop with 40mm edge work and pre-laminated doors and panels

Standard Inclusion Range tile
Splashback to Kitchen 700mm high including returns

- Metal sided Draw runners to 1 x Four back draw module
- Stylist modern mixer
- 1 and ¾ bowl sink single drainer
- Dishwasher space and connections
- Pantry with 3 melamine shelves 300mm wide (House specific)

Appliances

- 900mm electric stainless steel oven with 4-burner 900mm gas stainless steel cooktop OR 900mm electric upright cooker with 5 -burner gas hob
- 900mm stainless steel recirculating canopy range hood
- Stainless Steel Dishwasher

Bathroom, Ensuite and WC

- Shower tiles to minimum 2000mm above base
- Semi frameless screen to 1950mm high
- Polished edge mirrors on top of vanity
- 900mm x 900mm tiled shower base, or as predetermined by design, with chrome shower waste
- Oversized shower rose on all directional arm including hot and cold wall taps
- Acrylic free standing bath. Bath 3 piece tap set with 200mm spout
- Laminated vanity (width nominated by plans) with Standard Inclusion Range 20mm stone benchtop
- China basin with stylish mixer tap
- China slow close toilet suite
- Toilet roll holders
- Towel ring to bath and ensuite
- 100mm tiled skirtings to tiled areas

Laundry

- Stylish mixer tap, 45 litre metal trough and cabinet
- 2 x stop taps to washing machine (1 x hot, 1 x cold)
- 100mm tiled skirtings to wet areas

Fixing

- Internal doors – Flush panel 2040mm high
- Internal door furniture – selection from Standard Inclusion Range
- Doorstops throughout
- Robes – Single melamine shelf with metal hanging rod
- Joinery – painted finish inclusion range MDF 67x19mm skirtings and 67x19mm architraves throughout
- 100mm tiled skirtings to wet areas, excluding kitchen

Exterior Hinged Doors

- Selection Standard Inclusion Range, front entry doors or pre-determined with facade choice, includes weather seal and entrance lockset with keyed alike deadbolt

Staircase (if applicable)

- MDF treads and risers including plaster dwarf walls to stairs and void areas

Paint

- Three (3) coat application of Standard Inclusion paints throughout – low sheen acrylic to internal walls, acrylic ceiling paint Gloss enamel paint to internal timberwork and doors
- Acrylic paint finish to exterior timber, metal work and cladding, gloss finish to entrance door. Note: walls and internal woodwork to be one colour throughout White ceilings.

Electrical

- Energy efficient LED downlights to living areas and bedrooms excluding laundry, toilets, bathrooms, and all external areas
- Double power points throughout
- RCD safety switch
- TV point (x3)
- Data point to study
- Exhaust fans over showers
- Telephone point to kitchen and master bedroom
- Smoke detectors wired direct

Paving (Driveway, Path & Porch)

- Coloured concrete driveway, path or porch to 30sqm

Security

- Alarm security system with sensors to ground and top floor, external siren with central keypad control panel
- Video surveillance security cameras (front, back and sides) with recording unit

Landscaping

- Landscaping to front and Rear including 9m² of coloured concrete paving and step stone to clothesline area
- Foldable clothesline
- Precast letter box
- Timber treated pine fencing 1800mm high to all boundaries with

Premium Value

All included in every home design so you do need to decide what to leave out

Ryland standard inclusions	Benefit	With Ryland	Other Builders
Quality floor coverings throughout	We include quality carpet to bedrooms, tiles towet areas and timber look flooring to entry and living areas.	Included	\$9,500 average
Stone benchtops	40mm thick stone benchtops to kitchen and 20mm think to bathroom, ensuite and powder room (design specific).	Included	\$6,200
Undercover outdoor living	Roof and floor integrated with living area, so you can fully appreciate your home, especially in summer. Includes aluminium stacker door. Standard in most of our home designs.	Included	\$4,500
High ceilings	2740mm high ceilings to ground floor.	Included	\$3,000+
Premium facade	Adding street appeal and increasing the resale value of your home. We also offer a huge range of additional facade options which range from classic contemporary to striking architectural.	Included	\$2,600+
Brick infills over ground floor windows	No unsightly fibre cement sheeting above your windows.	Included	\$2,200
Superior wall frames	Our homes are constructed with a minimum of MGP 10 timber; three grades higher than the required standard which ensures a more stable frame with increased structural rigidity. Our roof trusses are prefabricated to ensure straighter ceiling lines providing stricter tolerances in deviation compared with standard roof trusses. External beams are rated H3, specifically rated and designed for external use.	Included	\$2,200 average
3-coat paint system	We use quality paint on all internal walls. Choose from a wide range of colours.	Included	\$1,650
Quality Bradnams windows and sliding doors	Includes track system with high quality rollers, long lasting consistent smooth sliding, deadlocks on all windows and mortice deadlock on slider handle for superior security.	Included	\$1,500
Overhead kitchen cupboards	Laminated overhead cupboards adjacent to rangehood and above fridge space.	Included	\$1,200
Central alarm system	Central alarm system with central keypad and a minimum of two sensors (design specific).	Included	\$850
900mm wide appliances	Quality European stainless steal 900mm wide in-built oven and cooktop (or upright cooker) with 900m canopy rangehood.	Included	\$1,200
Twin vanity to ensuite	20mm Caesarstone with two vanity basins and polished edge mirror above vanity basins (design specific).	Included	\$1,000
Remote control sectional garage door	Premium sectional garage door with remote (includes 3 remotes)	Included	\$950
LED Downlights	Modern energy saving LED downlights to all living areas	Included	\$1,500
Obscure privacy glazing	Obscure glazing to WC, bathroom, ensuite and powder room where applicable.	Included	\$800
Internal shoppers access	Convenient internal shoppers access from garage into home.	Included	\$500
Soft close toilets	Soft closing lids to all toilets.	Included	\$240
Toilet roll holder and towel rails	Included in all bathrooms, ensuites and toilets.	Included	\$250
Concealed washing machine taps	Not just aconnection point, we also include taps standard in all our laundries.	Included	\$100
12 month maintenance warranty	We extend the HIA-required 3 month maintenance period toa full 12 months, allowing your home to settle through Melbourne's unpredictable four seasons.	Included	Only 3 months offered
25 year structural guarantee	We stand by the quality of the materials, fixtures and tradespeople we use and back every Boutique home with a 25 year structural guarantee. We build your home to last.	Included	Only 7 years offered
Total value			\$38,560

Noted prices are estimates only.