



## Schedule of Inclusions - Class 1 and 2 Developments

CLAUSE #	CATEGORY	REQUIREMENT
<b>1</b>	<b>ENTRY &amp; PASSAGEWAYS</b>	
1.1	Floor	Ceramic tile floor finish (minimum 300x300mm slip resistant) or vinyl plank floor covering.
1.2	Electrical	Provision of one DGPO servicing entry hallstand.
<b>2</b>	<b>BEDROOMS</b>	
2.1	Floor	Carpet floor covering, including inside wardrobe (minimum residential medium duty, 2-star ACCS rating).
2.2	Robe	Sliding doors, shelf and rail to built-in wardrobes.
2.3	Electrical	Minimum 2 DGPO's positioned to accommodate 2 bedside lamps. Location of the DGPO's to allow for flexibility and alternative options to reconfigure the furnishing of the room.
2.4	Electrical	A minimum of 2 LED recessed down light fittings.
<b>3</b>	<b>LIVING AREAS</b>	
3.1	Floor	Ceramic tile floor finish or vinyl plank floor covering. Vinyl plank flooring to have a minimum thickness of 4mm and fixed with pressure sensitive adhesive.
3.2	Electrical	Dedicated capacity within switchboard for future installation of split system air conditioning to master bedroom and living areas.
3.3	Electrical	Minimum of 1 x data and telephone point adjacent to DGPO and TV location.
3.4	Electrical	1 x TV aerial outlet – individual aerial or MATV system provided adjacent to DGPO.
3.5	Electrical	Provide electrical and dedicated spatial provisions for wall and ceiling mounted split systems reverse cycle air conditioning with condenser units and associated conduits/ductwork screened from public view.
3.6	Electrical	Minimum 2 DGPO's positioned to accommodate 2 bedside lamps. Location of the DGPO's to allow for flexibility and alternative options to reconfigure the furnishing of the room.
3.7	Electrical	LED recessed down light fittings at 2 metre spacing's.
<b>4</b>	<b>KITCHEN</b>	
4.1	Floor	Ceramic tile floor finish.
4.2	Fittings	All tapware and fittings to be chrome plated level handled mixer tap (hot and cold).
4.3	Electrical	At least 2 above bench DGPOs in appropriate locations such as preparation areas and corners to be provided.
4.4	Electrical	Light fittings typically recessed down lights at 2 metre spacing's. Located above bench tops to achieve optimum light. Minimum lighting requirements: <ul style="list-style-type: none"><li>• 1 and 2 bedroom dwellings – Typically two recessed down lights;</li><li>• 3 bedroom dwellings – Typically three recessed downlights.</li></ul>
4.5	Cabinetry	Durable work surfaces to kitchen benchtops (i.e. composite stone or high-pressure laminate) with plastic laminate to kitchen cabinetry front panels, cupboards and drawers and other vertical locations. ABS edging to all cupboards and 4 drawer columns.

## SCHEDULE OF INCLUSIONS – CLASS 1 & 2 DEVELOPMENTS

Kitchen cabinetry accommodates the following requirements where possible:

4.6	General		1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom +	
		Contiguous Benchtop*	600mm		800mm	1500mm	
		Total Benchtop*	1500mm		1800mm	3600mm	
		Pantry	<ul style="list-style-type: none"><li>• 300-450mm full height pull out pantry.</li><li>• 451-600mm full height with 3 drawers and 3 shelves.</li><li>• 601mm+ wide full height with 6 shelves</li></ul>		Dedicated 6 shelf pantry 900mm wide	Dedicated 6 shelf pantry 1200mm wide	
		Fridge Recess	Dedicated 800mm wide		Dedicated 900mm wide	Dedicated 1100mm wide	
		Sink	1 Bowl & drainer	1 ½ Bowl & drainer	Double bowl and drainer		
		Microwave Recess	Dedicated under bench or cupboard microwave recess 600mm wide x 400mm high.				
		Pot Drawer	Dedicated pot drawer for storage of pots and pans, min. 600mm wide x 400mm high. Optimum location below the under-bench microwave recess.				
		Baking Tray Drawer	A shallow baking tray drawer should be provided below the integrated oven.				
		Bins & Cleaning Equipment	Dedicated space for small bins (min. 12 litres) and cleaning products should be provided under the kitchen sink. Ensure adequate clearance from sink waste trap is achieved for the small bin.				

\*Excludes the corners of kitchens in calculation

4.7	Splashback	Splashback (minimum height 400mm above benchtops) to be glazed ceramic tiles or coloured glass.
4.8	Oven	Minimum 600mm stainless steel, electric fan forced, under bench or wall mounted multi-functional oven.
4.9	Stove	Minimum 4-burner, stainless steel, gas cooktop where reticulated gas service available or minimum 4-zone, ceramic glass, electric cooktop where gas service is not available.
4.10	Rangehood	Fixed rangehood are to be provided above cook top with removal able filters and flued externally or; retractable rangehood to be integrated into overhead cupboards above cooktop with removable filters and flued externally. Minimise the reduction in storage space of overhead cupboards.
4.11	Dishwasher	600mm wide Dishwasher recess co-located with sink and provided floor waste, GPO and cold tap set. Tap set and single GPO to located in the under-sink cabinetry and accessed via a 60mm (dia.) circular hole. Provision for dishwashing machine waste outlet connection to be provided on the kitchen waste trap.

## 5 BATHROOMS

5.1	Wall	Wall tiles to 2000mm in shower recess, and provision of separate floor waste (chrome plated, 80mm minimum).
5.2	Floor	Ceramic tile floor finish (slip resistant).
5.3	Cabinet	Vanity cabinet with durable benchtop (i.e. composite stone or high-pressure laminate), vitreous china basin and mirror and light above vanity.
5.4	Edging	HMR board to all cabinetwork, ABS edging to all cupboard doors.
5.5	Fixtures	Towel rail, toilet roll holder and exhaust fan. Exhaust fan operated with wall switch and flued to outside air with self-closing mechanism.

## SCHEDULE OF INCLUSIONS – CLASS 1 & 2 DEVELOPMENTS

5.6	Fixtures	Bath within the main/family bathroom of dwellings with 3 or more bedrooms.
		WHERE COMBINED LAUNDRY PROVIDED: <ul style="list-style-type: none"> <li>Laundry space is concealed with the use of stacking tri sliders or hinge pocket doors;</li> </ul>
5.7	Fixtures	<ul style="list-style-type: none"> <li>Incorporate a dedicated floor waste and 250mm exhaust fan;</li> <li>Include a 42-litre laundry trough with cabinet and adjacent space and taps for automatic washing machine and space for dryer; and</li> <li>Provide GPO to accommodate dryer.</li> </ul>
5.8	Electrical	LED recessed down light fittings.
<b>6</b>	<b>UTILITIES</b>	
6.1	Floor	Ceramic tile floor finish (slip resistant).
6.2	Fittings	Minimum 42 litre stainless steel laundry trough with steel cabinet under or inset laundry trough in benchtop with cabinets under benchtop.
<b>7</b>	<b>EXTERNAL AREAS – UNENCLOSED COVERED AREAS (UCA)</b>	
7.1	Carports	<ul style="list-style-type: none"> <li>Lined ceilings;</li> <li>Light switch to dwelling entry;</li> <li>Single Carport: centrally located single bar fluoro light fitting and GPO; or</li> <li>Double Carport: centrally located double bar fluoro light fitting; and</li> </ul> Wall mounted waterproof GPO.
7.2	Garages	<ul style="list-style-type: none"> <li>Lined ceilings;</li> <li>Light switch to dwelling entry;</li> <li>Remote panel or section door to garage opening; and</li> <li>Single Garage: centrally located single bar fluoro light fitting and GPO; or</li> </ul> Double Carport/Garage: centrally located double bar fluoro light fitting.
7.3	Storeroom	Storerooms have adequate permanent ventilation, central light fitting and where external access is provided, an 870mm external solid core door with door weather seal and concrete slab floor.
7.4	Security	Where a security management system is required, it will need to enable residents to enter main foyer and use of the lifts, and make provision for visitors to the site, obtain access only when permitted by a resident. I.e. intercom system or other.
<b>8</b>	<b>APPLICABLE TO ALL INTERNAL ROOMS</b>	
8.1	Walls	Full painting to ceiling, internal walls, doors and door frames and wooden surfaces.
8.2	Walls	Protective metal corner beading strips to all trafficable corners.
8.3	Walls	FRAMED CONSTRUCTION: Internal linings – minimum 10mm plasterboard.
8.4	Skirting	Skirting installed throughout dwelling with gloss paint finish.
8.5	Doors	All internal doors with a minimum clear open width of 820mm.
8.6	Doors	Door buffers to all internal hinged doors, floor or wall fixed.
8.7	Windows	Window treatments to all opening windows and sliding doors (including laundry) except wet areas and WC.
<b>9</b>	<b>EXTERNAL FINISHES AND MATERIALS</b>	
9.1	Floor	Brick paving to driveway, verandah, alfresco, laundry access area and in-situ concrete paving to carport/garage. Provide pedestrian access (path) from garage to dwelling front entry and around perimeter of dwelling where a side gate is provided.
9.2	Painting	External painting to include but not limited to eaves, fascia, gutters, downpipes, meter box and timber surfaces.
9.3	Gutters	Storm proof slotted gutters.
9.4	Downpipes	Downpipes to be pre-finished or painted zincalume.

## SCHEDULE OF INCLUSIONS – CLASS 1 & 2 DEVELOPMENTS

9.5	Timber Framing	Timber framing, were used, shall be resistant to borers and termites in accordance with either the AS5604 (for Natural Timbers) or AS1604 (for Treated Timbers).
9.6	Doors Windows	Insect screens to all opening sliding doors and windows.
9.7	Doors	All external doors with direct access into the dwelling are to be minimum clear open width of 820mm wide and have double rebated door frames to allow retrofitted security doors. All external doors are to include weather seal.
9.8	Doors	Single cylinder with release snib dead locks to all external doors. Sliding doors are to be fitted with patio bolts as a minimum standard of secure door lock.
9.9	Timber Framing	FRAMED CONSTRUCTION: External cladding to comprise of compressed steel sheet, weatherboard profiles or compressed fibre cement sheet with exposed joints.
<b>10</b>	<b>SPECIFIC FIT OUT AND EQUIPMENT</b>	
10.1	General	Development achieves a satisfactory level of finish and that appropriate fixtures, finishes and equipment are incorporated to minimise maintenance.
10.2	Gas	Connected to reticulated gas service if available and advised by Project Manager.
10.3	Hot Water	Gas boosted solar or high efficiency gas instantaneous hot water system where reticulated gas available, otherwise instantaneous electric (where reticulated gas not available), electric boosted solar or heat pump hot water system.
10.4	Electrical	External light fittings, including sensor lights to front and rear external doors.
10.5	Electrical	Double power points (DGPO) throughout, if not specified otherwise.
10.6	Electrical	Provide antennae to each dwelling serviced with individual electrical services meter. MATV system to be provided where multiple and grouped dwellings are serviced with a mains electrical distribution board.
10.7	Electrical	Separate metering to be provided for all common services i.e. power, security lighting and reticulation of common areas.
10.8	Electrical	Provisions for NBN Network Systems and Telecommunications. For all developments, the Contractor is required to: <ul style="list-style-type: none"> <li>• Register the development with infrastructure provider;</li> <li>• Ensure that 'Fibre Ready' facilities are provided (Pipes and Pathways infrastructure) as per the Telecommunications Act 1997 (this is interpreted as enabling the dwellings to receive a fibre connection from the incumbent Infrastructure Provider of Last Resort (IPOLR); and</li> <li>• Ensure the relevant cabling (coiled) is provided to service pit and draw wire protected by conduit is provided to dwelling to allow for service activation.</li> </ul> Where infrastructure provider is NBN and NTD pre-install is available, the Contractor shall request a NTD pre-installation anytime during the construction phase prior to handover, ideally at Plate Height stage.
10.9	Electrical	Hardwired smoke alarms. Photoelectric, non-removable battery (with 10-year battery life) smoke alarms. Approved type Brooks EIB 166e or Brooks EIB 650IC. Interconnection devices: wireless smoke alarms. Brooks EIB 166e: for EIB100 or Brooks EIB 650IC: For EIB600.
10.10	Letterbox	Letterbox/es which suitably match style and size of development.
10.11	Clothesline	Standard clothesline to each dwelling.
10.12	Hoses	Front and rear external hose cocks.
10.13	Fencing	New boundary fencing for the full perimeter of the site required, unless communicated otherwise by Project Manager. Fencing to the public realm is to feature a range of materials and finishes that compliment and match the development. Steel sheeting is permitted for dividing fencing between properties.

10.14	Landscaping	LANDSCAPING WORKS: Where landscaping is to be undertaken by the Building Contractor, the Landscaping Brief is required to be completed. Where Landscaping is not undertaken by the Building Contractor the following is required:
		<ul style="list-style-type: none"> <li>• Reticulation sleeves to extent of all landscape areas;</li> <li>• Provision of GPO for reticulation controllers located in a suitable position; and</li> <li>• Landscaping areas are to be levelled and clean and tidy (clear all rubbish, rubble, stones, roots etc.).</li> </ul>
10.15	Landscaping	Retic connections are required to meet statutory requirements for backflow prevention.
<b>11</b>	<b>ADDITIONAL REQUIREMENTS FOR MULTI DEVELOPMENTS</b>	
11.1	Electrical	Wall mounted reverse-cycle split system air-conditioning installed in all bedrooms and living areas.
11.2	Electrical	Condensers are integrated into the development and must not have any impact on the outdoor living areas by reduction of the useable space or the expelled air from the unit being driven into this space. Condensers must be safely accessible from the dwelling they serve or from common property for maintenance.
11.3	Services	Main switchboard cabinet is to be steel, (painted to match letterbox) on concrete plinth or built into fence, with SGPO connected to common services meter. The common services meter is to be a "SMARTPOWER" meter where security lighting, reticulation controller, television amplifier, pumps and any other common equipment collectively totals 200 watts or more. Reticulation cabinet positioned above the MATV cabinet with SGPO inside cabinet. Each service cabinet to have two separate keys for access.
11.4	Services	Provide water supply and connection in accordance with WA Water Corporation sub-meter requirements:
		<ul style="list-style-type: none"> <li>• Individual water meter for each dwelling.</li> </ul> Group Housing Developments of 3 dwellings or more: <ul style="list-style-type: none"> <li>• Provide additional meter to service landscaping to common areas. Refer Specification Preliminaries Section 0131 clause 1.7.</li> </ul>
<b>12</b>	<b>ADDITIONAL REQUIREMENTS FOR SOCIAL HOUSING</b>	
12.1	Doors	Security screens to all external doors of dwelling.
<b>13</b>	<b>ADDITIONAL REQUIREMENTS FOR SENIOR HOUSING</b>	
13.1	Electrical	Wall mounted reverse-cycle split system air-conditioning installed in all bedrooms and living areas.

## Non-Compliance Justifications

List areas of non-compliance, including the Clause Number:

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## Development Address

Lot Number:	Street:
Street Number:	Suburb & Postcode:

## Submitting Proponent

Name & Position:			
Signature:	Date:	/	/