

## PLATINUM Inclusions

### Current PROMOTIONS!

**Sign up today and receive free upgrades as below:**

- **FREE! 6.6KW Solar Panels with Inverter installed\***
- **FREE! Upgrade to 8mm thick Hybrid Laminate on first level**
- **FREE! Additional 2 Coats of Waterproofing to Bathrooms, Laundry and Balcony on top of the screeding for added protection**

PREPARED FOR

**XXXXXX**

Site Address: xxxxx

PREPARED DATE

XXX 03, 202x

EXPIRY DATE

XXX 03, 202x

## PLATINUM Inclusions

Dear Mr XXXX,

We are delighted to present to you our inclusions for the construction of your new house situated at - xxxxxx for the Total Cost of \$xxx,xxx (Incl GST)

The quotation is based on the preliminary plans we have discussed to date, and may be subject to revision following the development approval and relevant conditions.

**Please note:**

- **6.6KW Solar panel balance payable by Stellar Homes after Govt Rebate**
- **Inclusions marked in BLUE are upgrade from GOLD, all others in BLACK are same as GOLD**
- **Inclusions marked in Maroon are upgrade from DIAMOND, all others in BLUE and BLACK are same as DIAMOND**

Type	Details
House Package Price	\$xxxxxxx Incl. GST
Site Costs	Included (Refer Section 1)
Council and Statutory Authority Requirements	Included
Building and Inclusions	Refer below
Standard Basix Requirements	Included
<b>Architectural Designs</b> <ul style="list-style-type: none"> <li>• Floor Plans/Site Plan</li> <li>• Waste Management Plans</li> <li>• Driveway Plan</li> <li>• Statement of Environment Effects</li> <li>• Elevation and Sections</li> <li>• Cut and Fill</li> </ul>	<ul style="list-style-type: none"> <li>• Included</li> </ul>

## PLATINUM Inclusions

<ul style="list-style-type: none"> <li>• BASIX</li> <li>• Structural Engineer Plans</li> <li>• Demolition Plans* (In case of knockdown rebuild)</li> <li>• Landscaping Plans* (Included in CDC, for DA separate cost)</li> </ul>	
<b>Development - DA/CDC</b> <ul style="list-style-type: none"> <li>• Development Application(DA) + Construction Certificate(CC)</li> <li>• Complying Development Certificate (CDC)</li> <li>• Council Contributions</li> <li>• Long Service Levy</li> </ul>	<ul style="list-style-type: none"> <li>• <b>DA</b> Application Fee - To be paid by the owner directly to the council if applicable</li> <li>• <b>CC</b> - Application Fee + Principal Certifying Authority Fee are Included</li> <li>• <b>CDC</b> - Application Fee + Principal Certifying Authority Fee are Included</li> <li>• Council contributions to be paid directly to Council by owner</li> <li>• Long Service Levy to be paid directly to Council by owner</li> </ul>
<b>Survey</b> <ul style="list-style-type: none"> <li>• Contour Site Survey</li> <li>• Stormwater Design and Certificate</li> <li>• Peg out survey(if applicable)</li> <li>• Building Plan Approvals - BPA (if applicable)</li> <li>• Sydney Water Tap-In</li> </ul>	<ul style="list-style-type: none"> <li>• Included</li> </ul>
<b>Warranty</b> <ul style="list-style-type: none"> <li>• Structural warranty - 6 Years</li> <li>• Appliances - As per manufacturer</li> </ul>	<ul style="list-style-type: none"> <li>• Included</li> </ul>
<b>Price Per Sqm (Including Alfresco, Garage, Porch, Balcony, Attic areas)</b>	\$2000 per sqm (Incl. GST)
<b>Final Quote</b>	\$xxxxxxx Including GST
<b>Current Promotions (Year 2022)</b>	<ul style="list-style-type: none"> <li>• <b>FREE! 6.6KW Solar Panels with Inverter installed</b></li> <li>• <b>FREE! Upgrade to 8mm thick Hybrid Laminate on first level</b></li> <li>• <b>FREE! Additional 2 Coats of Waterproofing to Bathrooms, Laundry</b></li> </ul>

## PLATINUM Inclusions

	<b>and Balcony on top of the screeding for added protection</b>
We confirm your quotation will remain fixed for 30 days from the date of this quote. All costs mentioned from Section 1 onwards are Ex. GST	

Section 1	
Site Costs + Slab	Details
Preparation	Site preparation and levelling including machine hire for cut and for standard concrete slab on ground construction for the new dwelling up to 1m of fall
Pump Hire	Concrete pump hire for concrete slab and piercing
Piering	Under-slab Piering as per engineering plans included up to - 100 lmt, and up to 1m Deep. Above 100lmt, will be charged at \$90 per lmt
Slab	Provide structurally engineered slab for 'M/H' class based on soil classification Concrete slab to: <ul style="list-style-type: none"> <li>• Porch (Tiled)</li> <li>• Alfresco (Tiled)</li> <li>• Rainwater tank</li> <li>• Air conditioner</li> </ul>
Drop-edge beam	No allowance for Drop-edge beam. If site requires Drop-edge beam @ \$500/lmt
Sewer	Sewer connection to main located within 6m of the property boundary up to a maximum of 1500mm deep
Services	Electrical Underground Mains to meter box point to the house, Telstra conduit for Phone/Internet Connection/NBN run-in located within the boundary of the property

## PLATINUM Inclusions

<b>Water</b>	Underground water service to the house from existing water Mains located on within the boundary of the property
<b>Gas</b>	Gas connection from the dwelling to the mains – this is to be arranged by the owner Provide gas service connection from front boundary to house, including the provision of hot water system, cooktop and internal heating point
<b>Excavation</b>	Remove excess soil from excavation and underground Services up to 2 loads per house. Each extra truck load if requested will be charged at \$495
<b>Stormwater</b>	Connect downpipes to the rainwater tank in 100mm PVC piping with the overflow connected to the drainage easement at the rear of the boundary or to the street connection
<b>Termite protection</b>	Superior termite collars to all slab penetrations and termite barrier to perimeter of the house
<b>Water</b>	Water service (20mm copper pipe)
<b>Insurance</b>	Construction Insurance including Public liability insurance
<b>Fence/Toilet</b>	Temporary fence at site perimeter where needed with Chemical toilet hire

## Section 2

<b>Frame &amp; Wall Lining</b>	<b>Details</b>
<b>Wind Classification</b>	Provide timber frame and trusses to be engineered for 'N2' wind category
<b>Eaves</b>	450mm eaves or as noted on Architectural Plan
<b>Studs &amp; Joists</b>	<ul style="list-style-type: none"> <li>Termite resistant 90mm external and 90mm internal studs to Ground Floor and First Floor</li> </ul>

## PLATINUM Inclusions

	<ul style="list-style-type: none"> <li>• Ceiling height as per the plans - <b>3000mm</b> ceiling height to Ground and 2700mm to First Floor</li> <li>• 300mm engineered joists as per engineering plans</li> </ul>
<b>Gyprock</b>	<ul style="list-style-type: none"> <li>• Walls &amp; Ceiling: <b>13mm</b> Plasterboard</li> <li>• Wet areas: 6mm Villaboard water shield</li> </ul>

### Section 3

Kitchen	Details
<b>Benchtop &amp; Island</b>	<ul style="list-style-type: none"> <li>• <b>80mm</b> stone edge benchtop</li> <li>• <b>80mm</b> Island stone with Waterfall</li> </ul>
<b>Cabinetry, Doors</b>	<ul style="list-style-type: none"> <li>• Polytec/Polyurethane soft close kitchen door panels (Available in wide range of colours)</li> <li>• Under bench cupboards - 2 or 3 Rows of drawers</li> <li>• Island bench cupboards - 3 Rows of drawers on one side</li> <li>• Overhead cupboards (2.4m high) with Bulkhead above</li> </ul>
<b>Drawers</b>	<ul style="list-style-type: none"> <li>• Soft-close drawers</li> <li>• 4 Pot drawers, and 2 Cutlery drawers (Design specific)</li> </ul>
<b>Splashback</b>	Tiled or Glass splashback
<b>Kitchen Sink*</b>	Premium double bowl under-mount sink*
<b>Tapware*</b>	Premium sink mixer*
<b>Pantry</b>	Open plan with melamine shelving <b>Optional item:</b> <ul style="list-style-type: none"> <li>• Butlers pantry with Stone Benchtop, shelving and sink</li> </ul>
<b>Bin</b>	Twin pull out bin in Kitchen

## PLATINUM Inclusions

<b>Connections</b>	Cold Water connection to fridge Vent pipe for Rangehood
<b>Appliances**</b> (Allowance \$6000)	<b>SMEG Rangehood**</b> <b>SMEG 600mm/900mm Oven**</b> <b>SMEG 600mm/900mm Cooktop**</b> <b>SMEG 600mm Dishwasher**</b> <b>Samsung/Similar 40L Microwave**</b> <b>BBQ/Gas Cooktop 600mm in Alfresco</b>

### Section 4

<b>Bathrooms, Ensuite, Powder rooms</b>	<b>Details</b>
<b>Vanity top</b>	<b>60mm</b> stone top
<b>Vanity Unit</b>	Laminate with soft close doors, wall hung
<b>Basin*</b>	Premium basin to all bathrooms with pop-up plug and waste*
<b>Tiling</b>	<ul style="list-style-type: none"> <li>Floor to ceiling tiles to all bathrooms, and ensuites (Full wall tiles in all bathrooms allowance <b>\$25/m2</b>)</li> <li>Skirting tiles to Powder and Laundry</li> </ul>
<b>Bathtub**</b> (Allowance \$1000)	Freestanding bathtub
<b>Toilet Suite and Accessories*</b> (Allowance \$2500)	<ul style="list-style-type: none"> <li>Showerheads and arms to all bathrooms</li> <li>Chrome metal taps above all basins, Tapware</li> <li>Towel rail, Toilet roll holder, Towel ring</li> <li>Dual flush back to wall inspire or similar brand toilet seats with soft close seat</li> <li>Basins to all bathrooms with pop-up plug and waste</li> <li>Tap Mixers in Kitchen, Alfresco, Laundry (Customer can choose from Builders preferred suppliers)</li> </ul> <p><b>Optional item:</b></p>

## PLATINUM Inclusions

	<ul style="list-style-type: none"> <li>For Fresh Water Bidet can be installed to all baths at extra cost of \$495 each</li> </ul>
<b>Shower</b>	Semi-frameless shower screens to all bathrooms with niches inside as per the plan
<b>Floor Waste</b>	Smart Tiles to all bathrooms, balcony and laundry
<b>Mirrors</b>	<ul style="list-style-type: none"> <li>Frameless polished edge mirror to all bathrooms</li> <li>Same width as the Vanity and to be approximately 150mm above the benchtop</li> <li><b>1 LED Mirror in Ensuite or Shared Bathroom</b></li> </ul> <p><b>Optional item:</b></p> <ul style="list-style-type: none"> <li>LED mirrors</li> </ul>

### Section 5

Laundry	Details
<b>Benchtop</b>	<b>40mm</b> stone top
<b>Sink and Tap*</b>	Premium Drop-in sink and flick mixer tap*
<b>Cabinetry</b>	<b>Polyurethane</b> cabinets under the benchtop <b>Laundry basket or shoot</b>
<b>Tiling</b>	Floor tiles throughout with skirting tiles to the perimeter Two tiles high over the laundry sink
<b>Floor Waste</b>	Smart Tiles
<b>Splashback</b>	Tiled

### Section 6

Interior	Details
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## PLATINUM Inclusions

<b>Ceiling Height</b>	<ul style="list-style-type: none"> <li>• <b>3m</b> High Ceiling on Ground Floor</li> <li>• 2.7m High Ceiling on First Floor</li> </ul>
<b>Cornice</b>	<ul style="list-style-type: none"> <li>• Square set finish to Ground Floor</li> <li>• <b>Square set</b> to First Floor</li> </ul>
<b>Skirting and Architraves</b>	62mm x 18mm half splay profile pine/mdf undercoated skirting and Architrave throughout, with gloss paint
<b>Doors</b>	<ul style="list-style-type: none"> <li>• Front High door 2340x1200 Main door from the standard range with paint finish with digital lock</li> <li>• HUME internal doors 2340x720/820 with privacy locks and Handles</li> </ul>
<b>Door Stops</b>	Cushioned Door Stops
<b>Tiling</b>	<ul style="list-style-type: none"> <li>• Porcelain Floor Tiling in all living areas and wet areas</li> <li>• Tiling in Alfresco and Porch areas (Allowance of <b>\$30/m2</b> for supply only)</li> <li>• Standard size for bathrooms (600x600, 300x600, 300x300) to choose from TFO/similar supplier)</li> <li>• Carpet or Bamboo or Hybrid Laminate flooring on the First level and Stairs(Allowance <b>\$70/m2</b> Supply &amp; Install)</li> </ul>
<b>Paint</b>	<ul style="list-style-type: none"> <li>• 3 High-Quality quotes - 1 x Undercoat, 2 x Final coat (Dulux/Taubman/Similar)</li> <li>• An allowance made for <b>3</b> feature walls anywhere in the house</li> <li>• Allowance for 3 x colours through the house in total</li> <li>• Paint / Polished finished on the main door (colour to be chosen by the customer)</li> <li>• Doors and skirting – Gloss white</li> </ul>
<b>Staircase (Double Storey)</b>	<ul style="list-style-type: none"> <li>• <b>Mono stringer with timber risers 43mm</b></li> <li>• <b>Glass balustrades as needed to timber risers with Matt black railing</b></li> </ul>
<b>Glass Balustrades</b>	<ul style="list-style-type: none"> <li>• Balcony with glass balustrades with Spigots and <b>Matt black railing</b></li> <li>• Glass balustrades around stairs on first floor(based on design) with Spigots</li> <li>• Painted finish to the stringers</li> </ul>
<b>Wardrobes</b>	<ul style="list-style-type: none"> <li>• Standard built-ins/Walk In robe with melamine shelving, and hanging rail</li> <li>• 1 set of 3 drawers and 1 set of 3 shelves built-in robes</li> <li>• 1 set of 3 shelves to prayer room, with doors, and laminate top, wall hung</li> </ul>

## PLATINUM Inclusions

	<ul style="list-style-type: none"> <li>Aluminium framed sliding door with the option to choose Mirror or Translucent as per the plan - 2.4m high</li> </ul>
<b>Waterproofing</b>	Waterproofing to all wet areas and balcony as per Australian standards
<b>Electrical</b>	<ul style="list-style-type: none"> <li>An electrical consultation will be scheduled to choose the location of Downlights, Fans, PowerPoints as per owner's schedule</li> <li>Supply and Install LED downlights of 9w (<b>up to 110</b>) to all areas</li> <li>2 Telephone points in the house</li> <li>3 TV points as nominated by the owner</li> <li>2 data cable points</li> <li>Supply and install Digital TV antenna</li> <li>Supply and install 3 sensor lights for outside (One for front, one for side, and one for rear)</li> <li>Supply and install 3 in 1 Bathroom IXL fan and light heater to all bathrooms and ensuite, vented outside</li> <li>Install pendant lights above island (lights to be supplied by owner)</li> <li>Install up and down lights on all the facade pillars as per the plan (lights to be supplied by owner)</li> <li>Supply and install Powerpoints: 4 in Main bedroom, 2 power points in each bedroom</li> <li>Power points in the Bathroom, Kitchen, Garage , Laundry, Family area, External powerpoints to Alfresco, Balcony, Rainwater tank (up to <b>60</b> power points)</li> <li>Earth leakage circuit breaker</li> <li>Exhaust fan in laundry</li> <li>2 Way switch to stairs only</li> <li><b>2 Chandelier point</b></li> <li><b>5 Fan Connections</b></li> </ul> <p><b>Optional item:</b></p> <ul style="list-style-type: none"> <li>Downlights in Eaves</li> <li>Fan connection, points, installation</li> </ul>
<b>Security System, Intercom</b>	<ul style="list-style-type: none"> <li>Supply and Install Touch screen alarm system with 4 PIR sensors (Ness or Hills or Bosch or similar)</li> <li>COLOURED SCREEN Intercom with 2 screens(Micron or similar)</li> </ul>

## PLATINUM Inclusions

<b>Smoke detectors</b>	Supply and Install Smoke detectors will be installed as per the plan
<b>Air conditioner</b>	<ul style="list-style-type: none"> <li>Supply and Install ducted <b>18KW</b> Actron/Daikin AC unit with 4 zones and 10 Round/square outlets as per the plan</li> <li><b>Upgraded wall Panel with bigger screen</b></li> </ul>
<b>Prayer Room (if applicable)</b>	<ul style="list-style-type: none"> <li><b>One Melamine top to Prayer room</b></li> <li><b>Timber slats 3 to each side (Total 6) 75mmx75mm stained in same color as Entrance door</b></li> </ul>

### Section 7

<b>Exterior</b>	<b>Details</b>
<b>Bricks</b>	Supply and Install bricks as per the plans laid and prepare the site for full render
<b>Render</b>	<b>Fully Rendered house (all 4 sides, excluding any retaining walls) with Acrylic Texture</b>
<b>Roofing</b>	<ul style="list-style-type: none"> <li>Colorbond metal roofing with Fire retardant heavy duty sarking under the roof as per the plans</li> <li>Colorbond fascia and gutters</li> </ul>
<b>Plumbing</b>	<ul style="list-style-type: none"> <li>All plumbing included as per the plan</li> <li>Gas Point for (If gas is available the property) <ul style="list-style-type: none"> <li>Hot water system</li> <li>Cooktop</li> <li>Internal heating point</li> <li>Alfresco</li> </ul> </li> <li>Taps: 2 taps(freshwater and recycled) in the front and 2 taps at the back of the house</li> <li>Provision cold water and drainage outlet for the fridge</li> <li>All taps and showers to satisfy the energy star rating</li> <li>26L per minute instantaneous gas hot water system</li> <li>Plastic Rainwater tank as per the Basix</li> </ul>

## PLATINUM Inclusions

<b>Windows</b>	<ul style="list-style-type: none"> <li>• <b>All windows Double Glazed</b></li> <li>• <b>Stacker Door - Commercial Grade</b></li> <li>• <b>All windows with Flyscreens</b></li> <li>• Quality powder coated Aluminium windows and sliding doors including security keyed locks as per plan</li> <li>• Glass thickness to be as per Australian standards/Basix requirement with clear glass</li> <li>• Windows frame colour to be chosen by the customer from the Standard range</li> <li>• Obscure glazing to bathrooms, ensuite and powder room</li> <li>• Two stacker doors as per windows schedule included</li> </ul>
<b>Keyed Locks</b>	Keyed locks to external sliding doors and all opening windows
<b>Garage Door (Single/Double)</b>	<ul style="list-style-type: none"> <li>• Provide remote-operated colorbond panel garage doors, standard colour range, 2340mm high</li> <li>• 2 x remotes and 1x fixed to wall</li> <li>• 1 x double power point to ceiling space</li> </ul>
<b>Driveway</b>	Concrete Natural or Grey-colored driveway as per the Architectural plan with council crossover standard dimension of Single or Double car
<b>Fascia and Gutter</b>	Metal fascia and gutter with PVC painted downpipes as per the plan
<b>Whirlybirds</b>	Supply and Install 1 Whirlybirds on the roof if plan requires
<b>Alfresco</b>	<ul style="list-style-type: none"> <li>• Slip resistant tiles (Allowance \$20 per sqm)</li> <li>• Downlights to Alfresco</li> <li>• <b>Double brick wall on one side 1.2m high</b></li> <li>• <b>40mm benchtop in Alfresco</b></li> <li>• <b>Polyurethane cabinets with color matching to Kitchen Vanities up to 3m</b></li> </ul> <p><b>Optional item:</b></p> <ul style="list-style-type: none"> <li>• Pine shiplap cladding to ceiling</li> <li>• Option Fan connection and Install</li> </ul>

## PLATINUM Inclusions

### Section 8

Council & Statutory Authority Requirement	Details
Fencing	Sediment control Fencing including Trade waste receptacle in accordance with the Environmental Protection Authority EPA requirements.
Electrical	AS/NZS 3000-2000 electrical requirements.
Guardrail	Roof Guardrail allowance as required by WorkCover Authority
Termite protection	Termite protection to the perimeter
Scaffold	Scaffold to the perimeter of the house as needed

### Section 9

Standard Basix Inclusion	Details
Insulation	<ul style="list-style-type: none"> <li>Thermal batts to external walls, ceiling, including internal Garage wall</li> <li>Walls: Provide R2.0 wall Insulation to External walls of living areas only and acoustic insulation around bathroom walls(as per the Basix)</li> <li>Ceiling: Provide R4.0 Ceiling Insulation to all ceiling(as per the Basix)</li> </ul>
Rainwater tank	<ul style="list-style-type: none"> <li>Slimline Rainwater Tank to comply with BASIX as per the plans</li> <li>Rainwater Tank to be connected to all toilets and one garden tap</li> </ul>

### Section 10

## PLATINUM Inclusions

Inclusions and Exclusions	Details	Included or Excluded
<b>Concreting</b>	Pathways apart from the front driveway. Any additional concreting outside of the engineering plans will be at a rate of \$105 per sqm	Excluded
<b>Scope</b>	Anything that is not mentioned in this document	Excluded
<b>Connections</b>	Gas connection from the dwelling to the mains. As there is gas already on-site – Owner to arrange and pay for a new meter to be connected.	Included
<b>Retaining walls</b>	Any retaining walls required to the site	Excluded
<b>Council</b>	Road opening fees paid to the councils	Excluded
<b>Detention</b>	Supply and/or installation of an on-site detention system	Excluded
<b>Pits</b>	Drainage pits only if required on site	Excluded
<b>Connections</b>	Connection of services	Included
<b>Trees</b>	Removal of any trees and existing underground pipes	Excluded
<b>Landscaping</b>	<b>Landscaping with Turf only</b>	<b>Included</b>
<b>Maintenance period</b>	Defect period of 90 days post-handover	Included
<b>Warranty</b>	Standard structural warranty of 6 years	Included
<b>Existing Structure</b>	Any work to clear the land like existing structure etc	Excluded
<b>Road and Footpath restoration</b>		Excluded

## PLATINUM Inclusions

	Road and Footpath restoration required by council	
<b>Tiles</b>	Any tiles, stone, sandstone to Facade	Excluded
<b>Rubbish Removal</b>	Removal of existing rubbish on site, trees and undergrowth from site or any existing structures	Excluded
<b>Compliance</b>	Compliance to Bushfire, Flooding etc (site specific)	Excluded
<b>Existing structure (Demolition of House + Garage + Pool)</b>	<ul style="list-style-type: none"> <li>Any work to clear existing structure, trees is excluded</li> <li>If Demolition is applicable to the site, separate quotes will be shared</li> </ul>	Excluded
<b>Contributions/Fees</b>	Council contributions for Sec 94, 7.11 or any other council fees as applicable for the build to be paid by the owner	Excluded
<b>Subdivision works</b>	Civil works or any associated Subdivision works	Excluded
<b>OSD Tanks</b>	OSD and related works	Excluded
<b>Acoustic Compliance</b>	Compliance to specific acoustic requirements	Excluded
<b>VOID Area</b>	<ul style="list-style-type: none"> <li>VOID in Stairs (Standard size included)</li> <li>Any VOID area other than near Stairs (Excluded)</li> </ul>	Partially Included
<b>ROCK Removal/Excavation</b>	Any ROCK removal or excavation around Rock at the time of Piering	Excluded

### Section 11

**Upgrade Options  
available**

**Details**

## PLATINUM Inclusions

<b>Electric Vehicle Charging Point and Stations</b>	EV Vehicle Charging point in Garage, that can be directly connected to EV Charging Stations
<b>Bidet to Toilets</b>	Bidet to all toilets
<b>Cabinets/Joinery</b>	Customisable cabinetry/Joinery for TV in Living/Lounge/Rumpus/Bedrooms
<b>Fireplace</b>	Choice to opt for a Fireplace to the living area on a freestanding wall
<b>Wall Wrap</b>	Wall wrap/Sarking to the frames for enhanced insulation/air tightness to the dwelling
<b>Solar Panels</b>	6.6KW or 10KW Solar Panel system
<b>Insulated Wall Panels</b>	Insulated wall panels as replacement for bricks, for higher acoustic
<b>Thicker Underlay for Hybrid Laminates (instead of standard 1.5mm)</b>	Thicker underlay for higher insulation to suspended slab
<b>Concrete Suspended slab</b>	Concrete suspended slab as an option available (this needs to be confirmed early on at the Design Stage)
<b>Subdivision of lots with all services</b>	Subdivision of lots to separate lots, with all services like Sydney Water, Electrical, Gas, NBN
<b>Stormwater/OSD</b>	On-site detention for Stormwater as per the site requirements (mostly applicable in case of subdivision)
<b>Swimming Pool</b>	Concrete In-Ground swimming pool or Fibreglass Pools
<b>Retaining Walls</b>	Retaining walls to the site as per the plan
<b>Smart Home</b>	Smart home lights, AC controller to suit customer needs as per requirements
<b>Home Theatre</b>	Home Theatre system options available (to be installed at the time of build, and should be consented early on)





## PLATINUM Inclusions

Client Signature

Stellar Homes Representative