

# Park Accommodation Standard Inclusions and Exclusions

## **Home Construction:**

- All works to comply with Victorian building regulations.
- Colorbond roof, gutters and capping.
- Sisalation foil to roof.
- Colorbond cladding.
- Engineer designed heavy-duty steel chassis.
- Galvanised steel floor joists.
- Termite treated particleboard flooring .
- All structural timbers and fixings to comply with AS 1684.
- 90x35 timber frame construction (External walls).
- Continuous structural plywood wall bracing for extra strength.
- Window frames and glazing to comply with AS 1288 and AS 2047.
- Aluminum sliding windows.
- Construction to BAL 12.5.
- Flyscreens to windows only.
- Blockout blinds to windows (except bathroom).
- 12 month structural warranty

## **Interior**

- Plaster to all internal walls and ceilings with 50mm cornice.
- Skirting and architrave.
- Fully painted in white.
- Insulation to R 2 stud walls and R 4 ceiling space.
- Choice of vinyl floors with carpet in bedrooms. (builders range).

## **Kitchen**

- High gloss laminate panels and doors.
- Laminate Benchtops.
- Kitchen sink with mixer.
- Whiteboard shelving inside cabinets.
- Overhead cupboards.
- Flick mixer tap to kitchen.
- 600mm underbench electric oven and gas/electric cooktop (builders range).
- 600mm rangehood (builder's range).
- 700mm White splash back behind cooktop.

## **Bathroom/Laundry**

- Sliding or pivot shower screen.
- Polished edge mirror.
- Vanity basin in bathroom and ensuite with mirror above.
- 3 in1 Heat/Light/Fan combination light fitting
- Ceramic dual-flush toilet suite.
- Provide acrylic wall panels.
- Polymarble shower base in bathroom and ensuite.
- Double towel rail.
- Toilet Roll holder

## **Bedrooms**

- Laminated panel bedhead with side drawers.

## **Electrical and Plumbing**

- All electrical and plumbing complete within your accommodation.
- Double power points throughout.
- Meter box with circuit breaker fitted for safety.
- Smoke Alarms connected to mains supply with backup power supply.
- Instantaneous gas hot water service.
- Oven isolating switch for safety.
- Weatherproof double powerpoint.
- TV point
- Provision for airconditioner (blocking and power supply).
- Full internal detail clean prior to delivery.

## **Popular Optional Extras/Upgrades:**

- Stone Bench tops to kitchen.
- Dishwasher.
- Double glazed windows.
- Weathertex Cladding
- Cathedral ceiling
- Skillion Roof
- Raked ceilings
- Ceiling fans
- Fully tiled showers and bathrooms
- Down lights/ Extra powerpoints.
- Tiling in wet areas
- Balustrading to decks
- Heating and cooling.
- Permits and onsite connections
- Perimeter subfloor and external skirting.
- External stairs.

## **Exclusions**

- Footings.
- Crane Hire
- Onsite electrical and plumbing connections.
- Council fees/building permit/extra site inspections
- Gas supply and connection.
- Site connection services relating to water, stormwater.
- Delivery

**For any further additions please  
enquire as we are happy to assist!  
Call us on (03) 9314 4162**

Image: Riverlander 3 bedroom cabin

