

# ESSENTIAL INCLUSIONS

We build home with ♥



**RUBY**  
H O M E S

H1 and M class slab (H1 for Ruby Inclusion)

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Machine hire to cut and fill up to 1000 mm

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Steel beams as per engineers plans

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3 Months defects and maintenance period

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Basic scaffolding, void scaffolding and first floor protection, railing, and roof scaffolding as per OH&S requirements, subject to site conditions

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Site security fencing as per OH&S requirements (subject to site conditions- up to 30 linear meters included)

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Warranty and Constructions Insurance premium (Homeowner's warranty)

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Structural engineer's certificate for concrete slab and framework

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Water Authority fees (regular connections only)

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Initial surveyor's and engineer's fee

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Site contour survey, plan, and identification survey

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Soil test by engineer

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All weather access control point (Basic allowances)

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Sediment control fencing as required by Council

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BASIX assessment to State Government Requirement

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Development application and construction certificate fees

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Long Service Levy

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Standard BASIX requirements and up to a 3000 slimline water tank

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Standard Council fees and requirement

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Earthworks: provide balanced cut and fill to 1000 mm achieve level building platform

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60 Lm Peering allowance

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Concrete pump

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Sewer connection to junction at front/rear within boundary

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Provide stormwater connection to street/easement

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Underground power - 1 phase connection

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Standard Security fencing

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149 Certificate

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Waste management plan

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Erosion and sediment control plan

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Neighbour notification plan

Gas connection (subject to availability)

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26L Continuous flow gas hot water system

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Smoke detectors

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Earth leakage electrical safety switch in single phase meter box

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Sarking to underside of roof tiles

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Wall and Roof Insulations

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Garden Taps included to front and rear

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Kordon pest control system

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Colorbond maintenance free fascia, and quad gutters

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Round plastic down pipes

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Site supervisor and engineer fees

## Excluded

No allowance for removing soil includes (existing dirt, remaining dirt after 1000 mm cut and fill, of peering is required for more than 1000 mm deep as per Geotech report)

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No allowances for drop edge beams

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No allowances for antenna installation

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No allowances for fencing

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No allowances for any sort of retaining wall

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No allowances for bush fire rating

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No allowances for landscaping

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No allowances for cloths line

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No allowances for letter

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No allowances for acoustic compliance

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No allowances for titling to alfresco and porch

### Disclaimer:

Essential Inclusion is to be viewed in conjunction with either Emerald, Sapphire or Ruby inclusions. Unless noted, no concrete slab or pad will be provided to any external area. The drawing is to be used as per guide only. Ruby Homes reserve the right to revise plans, specifications, price and use alternative suppliers without notice and obligations. Effective June 2020.