



COMPLETE INCLUSIONS

SYDNEY

A detailed guide to your home specifications.



01 PRELIMINARIES

Fees & approvals Soil testing; detailed survey; architectural floorplan; preparation of contracts; home owners warranty certificate; complying development certificate fees; BASIX report and assessment; architectural and structural engineering plans.

Safety Scaffolding, railing, roof scaffolding and stair void protection as per WH&S requirements.

Site setup Temporary fencing and toilet hire; slab peg out survey; sediment control as required by plans; excavation up to 1000mm balanced cut and fill (allowance for 2 loads of soil); sewer connection to main junction; stormwater connection to easement/street; water and gas connection to connection point within boundary.

02 CONNECTIVITY & STRUCTURE

Television & data One TV point; two data points.

Slab Engineered concrete slab to suit M or H1 class soil classification; standard piercing allowance up to 60 LM.

NBN provision Conduit and draw wire from front boundary to meterbox; conduit and draw wire from meterbox to internal wall of garage.

Insulation Walls: R2.0 thermal batts to external walls including internal wall between garage and house. Ceilings: R3.5 thermal batts to ceilings with roof over (excluding garage, porch and alfresco). Wall wrap: vapour permeable wall wrap to external walls.

Intercom Video intercom with one internal screen.

Outdoors Brick veneer; face brick selected ranges; semi-grind facade.

Roofing Colorbond roof with whirly birds for ventilation (light colours); round PVC downpipes, painted; Colorbond fascia and gutter.

Frame Engineered steel or timber frame and trusses (builder discretion); structural beams as required by design.

03 EXTERIOR & SERVICES

Windows Aluminium windows and sliding doors with keyed locks.

Porch & alfresco Selected external tiles (600 x 600mm).

Plumbing Hot water system: 5 Star 26L instantaneous gas unit. Slimline Colorbond rainwater tank connected to all toilets, cold washing machine tap and one garden tap. Garden taps to front and rear yards.

Driveway Coloured concrete driveway.

Termite treatment Perimeter and pipe penetration protection.

Final clean A final professional clean is conducted throughout the home.

Garage Panel lift sectional garage door in Colorbond colours with two remote control openers.

Waterproofing Waterproofing to all wet areas as per Australian standards.

04 INTERIOR FINISHES

Ceiling heights 2700mm (H) ground floor; 2700mm (H) first floor.

Internal doors 2340mm (H) flush panel doors.

Wet area tiles Floor-to-ceiling tiling (600 x 600mm) to bathroom and ensuite; tiles to laundry floor and powder room skirting.

Paint Taubmans three-coat paint system to internal walls and woodwork, including up to two feature walls.

Staircase Gyprock dwarf wall with painted handrail or painted pine balusters, design applicable.

Skirting & architrave Bevelled 67mm x 18mm throughout.

Entrance door 2340mm (H) x 920mm (W) in paint finish.

Door furniture Lever sets to all internal doors in satin chrome; privacy sets to bathrooms; lever entrance set with double cylinder deadbolt; plastic wall/door cushion stops.

Internal walls & ceilings 10mm plasterboard lining; 90mm cove throughout excluding bathroom and ensuite.

Flooring 600 x 600 tiles to entry, hallway, kitchen and sitting areas; hybrid laminate to stairs, first floor and bedrooms.

05 KITCHEN & STORAGE

Sink Top-mount chrome sink.

Handles Finger pull detail throughout.

Kitchen benchtop 40mm stone, including a 900mm wide island bench.

Kitchen cabinetry Polytec laminate soft-close joinery.

Taps Chrome gooseneck sink mixer.

Appliances 900mm Westinghouse integrated rangehood; 900mm Westinghouse gas cooktop; 600mm Westinghouse built-in electric oven; 600mm dishwasher; water point for fridge connection.

Splashback Tiled splashback up to 600mm high in kitchen.

Bathroom vanity Floating vanity unit (up to 900mm wide), 20mm stone top with white basin; soft-close joinery.

Shelving Built-in robes: mirrored sliding doors with a set of drawers and hanging rails, white melamine. Walk-in robe: one set of drawers and three shelves with hanging rails, white melamine. Linen: four shelves, white melamine. Walk-in pantry: four shelves, white melamine.

06 BATHROOM & LAUNDRY

Wastes Smart tile floor wastes.

Bathroom & ensuite Polished edge mirror above vanity; two-piece dual-flush toilet suite with soft-close seat.

Shower screen Semi-frameless shower screen.

Laundry fit-out Base and top laminate cupboards with a 20mm stone benchtop and a tiled splashback up to 1500mm.

Bath Up to 1700mm (W) acrylic free-standing bath with wall mixer.

Shower niche Specification not provided; confirm with builder.

07 ELECTRICAL & COMFORT

Air conditioning Actron air-conditioning system within multiple zones.

Exhaust fans Exhaust fans to all bathrooms and laundry.

Power Three-phase underground mains provision and switchboard; double general power outlets to all rooms including garage; two in the master bedroom.

Switches & plates White clip-on covers throughout; two-way switch to staircase only.

Smoke detectors Direct wired smoke detectors with battery back-up as required.

Lighting Downlights to entry, hallway, sitting areas, alfresco, garage, master bedroom and all other bedrooms; provisions for pendants above kitchen island; fan/light/heat combo to main bathroom and ensuite; sensor lights to front and rear.

08 FULL TURNKEY

Landscaping Front and rear landscaping included for a complete, finished home.

Grass & pebbles Turf and decorative pebble areas to selected landscaping zones.

Fly screens Fly screens included to opening windows and sliding doors, where applicable.

Letterbox A completed letterbox included as part of the turnkey package.

Everything considered. Everything included. Ready for you from day one. Specifications subject to builder confirmation and contract documentation.