

DESIGNER LIVING HOMES  
— designed for life



# DESIGNER INCLUSIONS

# Standard Price Inclusions

## Tender Period

180 day tender period.

## Warranties

3 months maintenance warranty period.  
Standard Compulsory structural warranty.

## Insurances

Home warranties insurance and other relevant insurances.

## Approvals

Standard house approval.  
Standard Sydney Water approval.

## Fees

Application fees, long service levies and inspections. Spend time with our experienced consultants and suppliers.

## Surveyor

Contour plan, set out pegs and final survey.



## Site Costs

- Standard site costs of up to 1m equal cut and fill over building platform
- Piering up to 60 lineal metres including spoil removal
- Standard 'H' class waffle pod construction concrete slab (excludes splits, garage step down and drop edge beam)
- Standard three phase underground electrical connection up to 15m from dwelling to metre box
- Standard stormwater connection up to 9m from dwelling to either street or easement
- Standard sewer connection up to 9m from dwelling to existing connection point within property boundary
- Standard natural gas connection up to 10m from dwelling including standard connection fee
- Standard water connection from existing water main up to 9m from dwelling within property boundary
- Geotechnical bore hole report and wind test
- Temporary site safety fencing to WorkCover requirements
- Scaffold to WorkCover requirements (double storey designs only)



## BASIX

- Up to 5000 litre polyurethane above ground slimline rainwater tank
- CSR Bradford R2.5 wall insulation
- CSR Bradford R4.1 ceiling insulation (excluding patio, garage, balcony and alfresco)
- Rheem Instantaneous hot water system

## External

- Hyne T2 termite resistant engineered frames and trusses in combination with Termite Barrier compliant with AS3660.1
- Selection of Upgraded Designer Living Homes Face brickwork from PGH Bricks
- Colourbond roofing system with Metal battens and 50mm anticon blanket
- Aluminium windows and sliding doors with keyed locks (subject to design)
- Colorbond fascia with quad profile gutter
- 90mm diameter PVC downpipes suitable for painting
- Sectional overhead garage door (with motor) from standard Colorbond colour range
- 2740mm high ceilings to ground floor (2600mm to first floor for double storey homes)
- Integrated porch and alfresco slab with sand/cement bedding and builder range tile finish

## Internal

- Square set ceilings through-out
- Taubmans Endure 3 coat paint system
- Front Entry: Corinthian Infusion Blada 2340 x 1200 x 40 \*\* (subject to design)
- Laundry: Corinthian 2040 x 820 x 40 'Backdoor no. 7' with clear glass (subject to design)
- Internal: Corinthian 2340mm high Flush panel doors
- Built in Robes Custom Made Aluminum Mirrored robes up to 2400 high (includes architrave around)
- Selection of Builder Range tiles to main living areas and hallways (up-to \$30m<sup>2</sup>)
- Selection of upgraded Builder Range carpet to remaining areas
- Half splayed 67 x 18 architrave to all window and door surrounds
- Half splayed 92 x 18 skirtings to all wall floor junctions (installed on top of hard flooring with silicone seal to tiles)
- Provide White Timber Melamine shelving with hanging rod and 1 drawer with shelving bank to each robe area
- 4no. White Timber Melamine evenly spaced shelves to linen and pantry area

## Bathrooms / Laundry

- Selection of Builder Range tiles to wet area floors (up-to \$30m<sup>2</sup>)
- Floor to ceiling tiles with feature tile to shower niche to bathroom, ensuite, WC or powder (if applicable) (up-to \$30m<sup>2</sup>)
- Laundry 150-200mm skirting tile to perimeter (up-to \$30m<sup>2</sup>)
- Ravine Laminate vanity unit with standard range 20mm stone top and soft close doors and drawers to match selected tiles with Caroma Luna above counter basin and Pheonix Arlo wall mounted basin mixer (200mm spout)
- Semi frameless shower screens
- Pheonix Arlo Wall shower mixer with matching Pina twin shower RU6530-00
- Harmony Adria 1700mm freestanding bath with Pheonix Arlo Wall mixer and 200mm spout
- Clark Round wall faced close coupled toilet suite (rear entry)
- 6mm polished edge mirrors to vanity approx. (width of vanity to ceiling)
- Tile insert floor wastes
- Everhard TM 45L Drop in tub with custom made laminate 2 door cabinet with Soft Close doors with harmony meno sink mixer with tiled laundry splashback

## Kitchen & Appliances

- 1 x Clark Monaco double undermount bowl with Pheonix Vivid slimline tall spring sink mixer VS4736CHR
- Flat Panel Polyurethane doors and end panels with white melamine lined cabinetry, overhead cupboards with bulkhead and flyover to fixed rangehood, Soft close doors and drawers including selected colour range 20mm stone benchtops (waterfall ends to island)
- Matching colour glass splashback
- FRANKE URBAN 90 CM UNDER CUPBOARD RANGEHOOD FCUH90XSAU
- FRANKE URBAN 90 CM OVEN FCE90M10B
- FRANKE URBAN 90 CM GAS COOKTOP FCC905B1 BLK GLASS
- FRANKE URBAN SIDE OPENING MICROWAVE FCMWS25B1
- FRANKE URBAN SEMI-INTEGRATED DISHWASHER FCDW60SI

## Electrical Inclusions

- LED Downlights to living areas (up to 40 for singles and 60 for doubles) (subject to design)
- 2 TV points
- 2 Phone points
- 2 Data points
- 1 Double power point per bedroom
- 2 double power points per nominated living
- IXL heat/fan/2 light combo to wet areas with showers
- If applicable 1 LED Downlight and fan to powder room
- Standard Alarm System
- LED Downlights external Porch, Alfresco ceiling and Garage eave (up to 8)
- (Allowance subject to design) 1 sensor light positioned as per client's request
- All points needed for services

## Additional Features

- Full ducted ACTRON Air conditioning system to suit dwelling 3 zones
- Colour on concrete driveway with cove finish to suit plan and 1000mm wide foot path



# Contact

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