



Designer Inclusions

Pre-Construction:

- Contour Survey/ Detailed Survey
- Architectural Design with full set of plans, elevations, sections
- Standard Soil test
- Structural Design by accredited engineer
- Stormwater/ Hydraulic Design by accredited engineer
- Sydney Water standard approval
- Basix certificate
- DA/ CDC Approval
- Home warranty insurance
- Public Liability insurance
- Work Cover insurance
- Preparation of Tenders and Specifications

Site Preparation:

- Temporary fences hire from the day of excavation
- Portable toilet hire
- Sediment fence
- Scaffolding hire

Slab:

- Site preparation and levelling including machine hire for excavation for concrete slab as designed by the engineer on ground construction up to 1meter slope
- Soil removal up to 3 trucks including piercing soil
- Under slab Piering up to 100 LM
- Concrete pump hire for concrete slab and piercing
- Supply and install waffle pod, steel, steel mesh and other necessary fittings for slab
- Waffle Pod 'H1' class Concrete Slab as per structural engineer details,32MPA concrete for slab and pier

Underground connections

- Sewer connection to main up to 15m
- Underground water service up to 15m
- Provide water and gas connection as per design
- Electricity connection as per design
- Telstra/NBN conduits connections from source to the nearest point

Termite:

- Provide termite protection to the perimeter of the slab
- Collars to the internal pipes

Framing and metal beams:

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- Timber Frame Construction as per Australian standard
- Steel beam as per plan

Roof:

- Tile roof from designer range (Monier Altura/ Elabana/Horizon)
- Colorbond fascia and gutter with round PVC downpipe
- Roof Insulation R.3.5

Facade, Brick, rendering, cladding:

- Ausdream Built Designer façade
- Face brick with off white mortar from Austral Bricks Everyday Life Range, Wilderness range, PGH Dark and Stormy Range - One type of bricks for whole house
- Minimum one sides of the house will have vertical cladding
- Render to the columns

Plumbing:

- All Plumbing works as per Australian Standard
- Stormwater plumbing as per Australian Standard
- Water point for fridge
- Garden Taps to Exterior-One is front of the house and one is back of the house-One drinkable water and one rainwater /recycled
- One 26L/m Rheem 6 Star rated gas instantaneous wall mounted hot water system
- Rainwater tank up to 2000L

Electrical:

- All electrical work as per Australian Standard
- Video Intercom system from builders Designer range
- Power points throughout as per designer range
- Downlights throughout as per designer range
- Oyster light to the garage
- Switch from builder's designer range (Clipsal Iconic White)
- Provision for 1 chandelier lights
- 3x Television points to your preferred location
- Supply and Install 3x Data points
- 1x Telephone points to your preferred location
- Smoke alarms as per drawing
- IXL (heat, fan and light) to each bathroom
- 1 Weatherproof external power points
- Install 3x external wall lights to the columns
- Install 3x external sensor lights

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- Provision for pendant light on top of kitchen Island
- Conduit for NBN to board/hub location

Aircon:

- KW ducted aircon from designer range
- 4 zones, 1 controller and round outlets to your preferred location up to 10

Staircase and Balustrade (For double storey only):

- Staircase from designer range (Maple finish or laminate finish closed staircase)
- Metal timber balustrade

Balcony (For double storey only):

- Metal balustrade to the balcony

Internal Inclusions:

- Height of ground floor ceiling is 2700 mm, and first floor ceiling is 2600mm
- 10mm Plasterboard to the walls and 13mm Plasterboard to the ceiling
- Three Stepped/ Cove cornices
- Supply & fix villa boards sheeting for the bathrooms.
- Plaster all joints and corners with approved base coats & topping coats
- R 2.5 insulation to all external walls

Painting:

- Residential grade three coat paint to walls throughout

Garage and garage Door:

- Plasterboard lined interior to Garage
- Charcoal coloured concrete driveway
- Colourbond flat line sectional panel lift auto garage door and opener including 2x remotes with designer range colour

Windows:

- Residential grade aluminium frame sliding doors and windows as per windows schedule (Colour from builders' standard range)-Max 14 Windows and 2 sliding doors
- 6.38 mm Laminated glass
- Fly screen in windows as per builder range
- Keyed locks for all windows as per builder range

Doors, Skirting & Architraves:

- Main entrance door from designer range with door jamb, hinges & lock (Door size up to 1000mm x2100mm)
- Hollow core internal hinge doors (ground floor -820x2400, first floor-820x2100) with Steel privacy lock and plastic door stoppers as per builder's designer range

- Plain solid hinge laundry door with paint finish (Door size up to 820mm x2100mm)
- All doors as per door schedule (Up to 8 internal doors for single storey and 11 internal doors for double storey)
- Square 65 mm skirting boards and 65 mm wide architraves
- 65 mm square skirting and architraves for all doors & windows

Floor covering and wall tiles:

- Up to 600x600 Porcelain Floor Tiles to the ground floor excluding the rooms from builder's designer range or 6mm Hybrid/ Laminate throughout the ground floor.
- Up to 600x600 floor tiles for all the toilets from builders' Designer range
- Up to 600x600 wall tiles for all the toilets from builders' Designer range
- Up to 600x600 floor tiles for porch, balcony and alfresco from builders' Designer range
- 6mm Hybrid/Laminate flooring to all the bedrooms including ground floor bedrooms, media room and all the living/common areas upstairs from Designer range.
- One feature wall to each toilet (Tile size-300x600 or 600x600)

Kitchen:

- Quartz benchtop to Kitchen (40mm thick to the edge –Designer range colours) with island bar (Island bar side max 2400mmx900mm)
- Kitchen cabinet will be Polytec finish with choice of colour
- Six soft close Kitchen drawers
- Brushed aluminium kick board
- Stainless Steel finish double bowl top mount kitchen sink with modern mixer sink tap in kitchen from builders' designer range
- 90cm (builders' range) appliances for cooktop and range hood from Westinghouse brand and 60cm double oven from Westinghouse brand
- 60cm Dishwasher from Westinghouse brand from builder's designer range

Robes, Pantry and WIR:

- White melamine WIR fit out to Master bed with 6 drawer and 6 shelves. Rest will have hangers
- Each bedroom will have one built in robe with 3 shelves, 1 hanging rod and 3 drawers with mirror doors (Maximum built in size will be 2400mm wide and 2400mm height)
- One linen with plain hollow core door and white melamine shelving

Bathrooms:

- All plumbing work per Australian Standard
- Waterproofing to the bathrooms as per Australian standard
- Bathroom wall full height tiles
- Dual flush ceramic soft close toilet suite in white from builders Designer range

- Polytec finish wall hung vanity unit with 20mm stone top, Stylish counter mounted basins with doors & draws as per design from builders' Designer range.
- Stylish tapware in chrome/black finish from builders' Designer range
- Stylish shower head with handheld with shower mixer in chrome/black finish from Designer range
- Smart floor wastes to wet areas in chrome finish only
- 3 in 1 fan light heater (IXL) to bathrooms
- One tissue holder and one single 600mm towel rail (if space allows) to each bathroom in chrome finish from Designer range
- 1X Freestanding Bathtub up to 1700mm if space allows
- Framed/ semi framed shower screen as per drawing in chrome finish from Designer range
- Up to 900x900mm polished edge frameless mirrors to Bathrooms and Ensuite from Designer range
- Niches to the toilets up to 3

Laundry:

- Tiles to floor and skirting from Designer range
- Waterproofing as per Australian standard
- One two door melamine laundry cabinet (700mm) with 20mm standard stone

Council & Statutory Authority Requirement

- PCA check in every stage
- Roof Guardrail allowance as required by Work Cover Authority
- Temporary constructing fencing
- Onsite toilet hire

Completion

- Internal house clean
- Removal of construction rubbish at the end of the construction phase
- 6 years structural warranty from practical completion
- 90 days maintenance period from handover date
- Interim occupation certificate
- Electrical, smoke alarm certificate
- General plumbing certificate
- Termite protection certificate
- Wet area waterproof certificate
- Glazing certificate
- Preconstruction & post construction Survey and Peg out report.

Exclusions

- Demolition, Tree removal, Rock excavation, Asbestos removal or any other contaminated soil removal, any existing structures/ rubbish/ grass removal
- Any drop edge beam will be charged 600\$/square meter
- Any extra piercing will be charged 110\$/linear meter
- Any easement related work
- Any Acoustic insulation requirements
- Any flood requirements
- Any Bush fire requirements
- Bush fire report, flood report, Acoustic report
- Site access constraints and Traffic control
- Road opening fees, Driveway application fees
- Long service levy
- Section 88B, Title search and Planning certificate
- Boundary Fencing, side concreting, any front step/path and surface drain
- Ausgrid monetary contributions and Any NBN requirements
- Security deposit against damage occurring to Council's assets.
- Bond for construction of storm water connection
- Fridge, washing machine, Dishwasher
- Blinds, curtains and any interior non-affixed furniture and furnishings
- Building and OH&S Certificate
- Any kind of Solar
- Stormwater detention/retention system if required by the council
- Section 94 & 94A Contribution
- Gas connection to the other side of the road may occur additional cost
- Commercial windows, Low-e glass windows may occur additional cost
- Any other item, upgrade, service or fee not specifically stated in the above inclusion list or special conditions; generally anything outside the scope of work specified above