



Prestigious Inclusions

Pre-Construction:

- Contour Survey/ Detailed Survey
- Architectural Design with full set of plans, elevations, sections
- Standard Soil test
- Structural Design by accredited engineer
- Sydney Water standard approval
- Basix certificate
- CDC/DA Approval
- Home warranty insurance
- Public Liability insurance
- Work Cover insurance
- Preparation of Contracts 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 1.5-meter fall
- Soil removal up to 4 trucks including piercing soil
- Under slab Piering up to 120 LM
- Concrete pump hire for concrete slab and piering
- 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 gas connection as per design
- Electricity connection as per design (Overhead connection is not included)
- 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:

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

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Roof:

- Tile roof (Monier Atura/Elabana) /Metal corrugated roof with blanket
- Colorbond fascia and gutter with round PVC downpipe
- Roof Insulation R.3.5

Facade, Brick, Rendering:

- Ausdream Built Prestigious façade
- Face brick with off white mortar from Austral Bricks Everyday Life Range, Wilderness range, PGH Dark and Stormy Range, Townhouse, Desert- One type of bricks for whole house
- Rendered Façade (Two colours permitted)
- Cladding as per plan from prestigious range

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 3000L

Electrical:

- All electrical work as per Australian Standard
- Video Intercom system from builders' Prestigious range
- Power points throughout as per prestigious range
- Downlights throughout as per prestigious range
- Oyster light to the garage
- Switch from builders' Prestigious range (Clipsal Iconic White)
- Provision for 2 chandelier lights
- 3x Television points to your preferred location
- Supply and Install 4x Data points
- 2x Telephone points to your preferred location
- Smoke alarms as per drawing
- IXL (heat, fan, and light) to each bathroom
- 2 Weatherproof external power points
- Install 4x external wall lights to the columns
- Install 3x external sensor lights
- Provision for pendant light on top of kitchen Island
- Conduit for NBN to board/hub location

Aircon:

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- KW ducted aircon from prestigious range
- 5 zones, 1 controller and round outlets to your preferred location up to 11

Staircase and Balustrade (For double storey only):

- Staircase from prestigious range (Maple finish or laminate finish closed staircase)
- Glass balustrade with chrome aluminium top rail

Balcony (For double storey only):

- Glass balustrade to the balcony with chrome aluminium top rail

Internal Inclusions:

- Height of ground floor ceiling is 2700mm, and first floor ceiling is 2700mm
- 13mm Plasterboard to the walls and 13mm Plasterboard to the ceiling
- Cove cornices/Three stepped 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
- Colorbond flat line sectional panel lift auto garage door and opener including 2x remotes with Prestigious range colour

Windows:

- Residential grade aluminium frame sliding doors and windows as per windows schedule (Colour from builders' standard range)-Max 16 Windows and 3 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 prestigious range with door jamb, hinges & lock (Door size up to 1200mm x2400mm)
- Hollow core internal hinge doors (ground floor -820x2400, first floor-820x2100) with Steel privacy lock and plastic door stoppers as per builder's prestigious range
- Laundry door with paint finish (Door size up to 820mm x2400mm) as per builder's prestigious range

- All doors as per door schedule (Up to 9 internal doors for single storey and 12 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 1200x600 Porcelain Tiles to the ground floor excluding the bedrooms/media room from builder's prestigious range
- Up to 600x600 floor tiles for all the toilets from builders' Prestigious range
- Up to 600x300 wall tiles for all the toilets from builders' Prestigious range
- Up to 300x300 floor tilers for porch, balcony and alfresco from builders' Prestigious range
- Hybrid/Laminate flooring to all the bedrooms including ground floor bedrooms, media room and all the living/common areas upstairs from prestigious range
- One feature wall to each toilet (Tile size-300x600 or 600x600)

Kitchen and pantry:

- Quartz benchtop to Kitchen (40mm thick to the edge –Prestigious range colours) with 40mm waterfall to both ends of the island bar (Island bar side max 2400mmx900mm)
- Kitchen cabinet will be Polytec / Polyurethane finish with choice of colour.
- Up to Nine soft close Kitchen drawers
- Brushed aluminium kick board.
- Stainless Steel/ Black finish double bowl top/under mount kitchen sink with modern mixer sink tap in kitchen from builders' Prestigious range.
- 90cm (builders' range) cooktop and rangehood from Bosch brand from prestigious range
- 60cm double oven/90 cm single oven from Bosch brand from prestigious range
- 60cm dishwasher from Bosch brand from prestigious range
- Open white melamine shelving to the pantry

Robes and WIR:

- White melamine WIR fitout to Master bed with 9 drawer and 9 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 as per Australian Standard
- Waterproofing to the bathrooms as per Australian standard
- Bathroom wall full height tiles

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- Dual flush ceramic soft close toilet suite in white from builders' Prestigious range
- Polytec finish wall hung vanity unit with 20mm stone top, Stylish counter mounted basins with doors & draws as per design from builders' Prestigious range.
- Stylish tapware in chrome/black finish from builders' Prestigious range
- Stylish shower head with handheld with shower mixer in chrome/black finish from prestigious 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 prestigious range
- 1X Freestanding Bathtub up to 1700mm if space allows
- Framed/ semi framed shower screen as per drawing in chrome finish from prestigious range
- Up to 900x900mm polished edge frameless mirrors to Bathrooms and Ensuite from standard range
- Niches to the toilets up to 4

Laundry:

- Tiles to floor from Prestigious range
- Waterproofing as per Australian standard
- Polytec laundry bottom cabinet (max 2.5 meter in length) 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