



## ***Standard Inclusion***

### **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
- CDC 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 500mm slope.
- Soil removal up to 2 trucks including piercing soil.
- Under slab Piering up to 80LM
- Concrete pump hire for concrete slab and piering
- Supply and install waffle pod, steel, steel mesh and other necessary fittings for slab.
- Waffle Pod 'M' class Concrete Slab as per structural engineer details, 25MPA 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

### **Roof:**

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

### **Facade, Brick, Cladding:**

- Ausdream Built Standard facade.
- Face brick with off white mortar from Austral Bricks Everyday Life Range and PGH Dark and Stormy Range One type of bricks for whole house
- Minimum two sides of the house will have vertical cladding.

### **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 1500L

### **Electrical:**

- All electrical work as per Australian Standard
- Doorbell from builders' range
- Power points throughout as per standard range
- 25 Downlights throughout as per standard range
- One oyster light to each room and garage from standard range
- Switch from builders' standard range (Traditional)
- 2x Television points to your preferred location
- Supply and Install 2x 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 2x external wall lights to the columns.
- Install 2x external sensor lights.
- Conduit for NBN to board/hub location

### **Aircon:**

- KW ducted aircon from standard range
- 2 zones, 1 controller and round outlets to your preferred location up to 8

### **Staircase and Balustrade (For double storey only):**

- Staircase from standard rang (Laminate finish closed staircase)
- Metal timber balustrade

### **Internal Inclusions:**

- Height of ground floor ceiling is 2600mm, and first floor ceiling is 2500mm.
- 10mm Plasterboard to the walls and 10mm Plasterboard to the ceiling
- Cove cornices
- Supply & fix villa boards sheeting for the bathrooms.
- Plaster all joints and corners with approved base coats & topping coats.
- R 2.0 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 with standard colour.

### **Windows:**

- Residential grade aluminium frame sliding doors and windows as per windows schedule (Colour from builders' standard range)-Max 12 Windows and 1 sliding door.
- 6.38mm laminated glass
- Keyed locks for all windows as per builder range

### **Doors, Skirting & Architraves:**

- Main entrance door from standard range with door jamb, hinges & lock (Door size up to 1000mm x2100mm)
- Hollow core internal hinge doors (ground floor -820x2100, first floor-820x2100) with Steel privacy lock and plastic door stoppers as per builder's standard 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 10 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 kitchen area from builder standard range
- Up to 300x300 floor tiles for all the toilets from builders' standard range
- Up to 300x600 wall tiles for all the toilets from builders' standard range
- Up to 300x300 floor tiles for porch and alfresco from builders' standard range
- Laminate flooring to all the bedrooms including ground floor bedroom and all the living/common areas both upstairs and downstairs builders' standard range.

### **Kitchen:**

- Quartz benchtop to Kitchen (40mm thick to the edge –Standard Range colours) with island bar (Island bar side max 2200mmx900mm)
- Kitchen cabinet will be Laminex/Melamine finish with choice of colour.
- Three 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' standard range.
- 90cm (builders' range) appliances for cooktop and range hood from Artusi Brand and 60cm double oven from Artusi Brand as per standard range

### **Robes, Pantry and WIR:**

- White melamine WIR fit out to Master bed with 3 drawer and 3 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 2100mm 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 to the shower and 100 mm tile skirting to the rest areas.
- Dual flush ceramic soft close toilet suite in white from builders standard range
- 700mm /900mm Premade vanities in white colour with ceramic top and chrome push plug from builders' standard range
- Stylish tapware in chrome finish from standard range
- Stylish shower head with shower mixer in chrome finish from standard range
- Standard floor wastes to wet areas.
- 3 in 1 fan light heater (IXL) to bathrooms from standard range
- One tissue holder and one single 600mm towel rail (if space allows) to each bathroom in chrome finish from standard range.

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- 1X Freestanding Bathtub up to 1700mm if space allows.
- Framed shower screen as per drawing from standard range.
- Up to 900x600mm polished edge frameless mirrors to Bathrooms and Ensuite from standard range

### **Laundry:**

- Tiles to floor and skirting from standard range.
- Waterproofing as per Australian standard
- 35L Premade Made Laundry tub with one row tile on top

### **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