

DESIGNER LIVING HOMES
— designed for life



ESSENTIAL PACKAGE

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
- Face brickwork from PGH Bricks from Designer Living Homes Inclusions range
- Monier Atura/Traditional concrete roof tiles and caulked butt ridge finish
- 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
- 2600mm high ceilings to ground floor including 'Boral SHEETROCK® Cove 75 Cornice throughout (2450mm to first floor)
- Integrated porch and alfresco slab with sand/cement bedding and builder range tile finish

Internal

- Boral SHEETROCK® Cove 75 Cornice throughout
- Taubmans Endure 3 coat paint system
- Front entry includes: Gainsborough Trilock Contemporary Leverset, Corinthian Madison PMAD 104 Primed finish with Translucent Glass 2040 x 820 x 40 ** (subject to design)
- Laundry door includes: Gainsborough G4 Series Terrace Combination Set, Corinthian 2040 x 920 x 40 'Backdoor no. 7' with clear glass (subject to design)
- Internal doors include: Gainsborough Liana leversets (privacy sets to bedroom 1, bathroom and powder room (if applicable), Corinthian Flush panel doors throughout
- Built in Robes Custom Made Aluminum Mirrored robes up to 2100mm high (includes architrave around)
- Selection of Builder Range tiles to main living areas and halls
- Selection of Builder Range Carpet to remaining areas
- Half splayed 67 x 18 architrave to all window and door surrounds
- Half splayed 67 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 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
- Gloss ceramic white 150-200mm high x 600mm wide skirting tiles to perimeter. 2000mm high to shower areas and 1500mm high to bath walls and returns with feature tile to shower niche
- Laundry 150-200mm skirting tile to perimeter
- FIENZA DOLCE finger pull wall hung vanity with ceramic moulded top
- Semi frameless shower screens
- Pheonix Arlo Wall shower mixer with matching Pina hand held shower head on rail
- Harmony Grezzana 1500mm 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. 700mm wide
- Tile insert floor wastes
- Everhard laundry tub and cabinet

Kitchen & Appliances

- 1 x Clark PUI207 'PUNCH' 1.75 Bowl sink with Pheonix Arlo 200mm gooseneck sink mixer
- Pre-selected colour to match tile selection including 20mm stone benchtops, laminate doors and end panels with white melamine lined cabinetry, overhead cupboards with bulkhead and flyover to fixed rangehood, soft close doors and drawers
- Matching colour glass splashback
- FRANKE URBAN 5 FUNCTION OVEN 600mm FCE60M5B
- FRANKE URBAN 60 CM GAS COOKTOP FCG604S1
- FRANKE URBAN 60 CM SLIDE-OUT RANGEHOOD FTC632XSAU
- FRANKE URBAN FREESTANDING DISHWASHER FCDW60FS

Electrical Inclusions

- LED dome light fittings (1 per allocated room)
- 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 light fitting and fan to powder room
- Standard Alarm System
- LED light fitting external Porch, Alfresco ceiling
- 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 2 zones
- Colour on concrete driveway with cove finish to suit plan and 1000mm wide foot path



Contact

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