

2018 AUSTERE NSW TURN-KEY INCLUSION SPECIFICATIONS (PER DWELLING WHERE APPLICABLE):

The following comprehensive list of Standard Turn-Key Inclusions for the new dwelling are to be read in conjunction with the Building Contract and Approved Drawings.

GENERAL INCLUSIONS:

- Soil Test, Wind Rating & Contour Survey for the relevant allotment.
- Preparation of full working drawings for the new home.
- Structural engineering designs for the new home where required.
- Minimum 6 Star Energy Rating for the new home in accordance with the BASIX requirements.
- NSW "ICARE HBCF" 6.5 Year Structural Warranty Insurance for the new home.
- Contractors All Risk & Public Liability Insurance throughout the construction of the new home.
- Building & Plumbing Approvals for the new home and associated fees.
- Section 94A Levy Fees/ Council Contributions
- Sewerage, Storm Water, Power & Water Connections to the new home in accordance with the relevant local authorities' requirements.
- Provision for bottled gas connection or natural gas connection (where available).
- 6 month maintenance period following the completion of the new home.
- Select designer colour scheme prepared by Goldengrove Homes.



STRUCTURAL INCLUSIONS:

- Excavation and site works required to prepare the site for construction of the new home.
- Earthwork batters and/or retaining walls if and where required to create the building platform for the new home as shown on the approved drawings.
- Engineer designed concrete slab floor or engineer designed timber sub-floor system or a combination of both as shown on the approved drawings up to a "H Class" soil classification.
- Termite prevention protection installed in accordance with AS3660.1 – 2000.
- Pre-fabricated wall frames and engineer designed roof trusses.
- The ceiling height is to be 2440mm for the entire home unless indicated otherwise on the approved drawings.
- Colorbond metal fascia and guttering.
- 90mm round PVC downpipes painted in a colour to compliment the exterior of the new home.
- Concrete roof tiles or Colorbond metal roofing as indicated on the approved drawings.
- Brick veneer and/or rendered & painted brick veneer/blockwork and/or nominated cladding to the external walls of the home or a combination of same as shown on the approved drawings.
- Powder coated aluminium windows, external door frames and sliding doors. All windows and external sliding doors are to be clear glazed with the exception of the bathroom, ensuite and W.C. (where applicable) which are to be obscure glazed.
- All opening windows are to be fitted with keyed locks and external doors are to be fitted with deadlocks.
- Remote controlled Colorbond sectional overhead garage door (with 2 handsets).
- R3.0 (minimum) insulation to the ceiling of all habitable rooms and reflective foil sarking to the external walls of the new home. Note: Additional insulation may be required to ensure the new home meets the BASIX requirements for the region in which it is being constructed.



EXTERNAL FEATURES:

- Provide 100mm reinforced coloured concrete paving to the driveway, crossover, front porch, paths, clothes line pad and alfresco where shown on the approved drawings.
- Provide 1800mm high timber or 1500mm high colorbond fencing to the side and rear boundaries of the allotment and returns to house with a single entry gate to each return where shown on the approved drawings.
- Provide a minimum of 20Sqm of feature garden beds to the front yard of the new home complete with garden edging, mulch and mature plants.
- Provide "A" grade turf to the front, side & rear yards of the home with river pebbles to the areas on the sides of the home that receive limited natural sunlight.
- Provide a wall or post mounted fold down clothes line.
- Provide a letterbox complete with street number.
- Provide 2 external garden taps (one to the front yard and one to the rear yard).
- Provide a mains pressure gas hot water service to comply with BASIX requirements.
- Provide security screens to all external doors and opening window sashes.
- Provide exterior painting to the entire home comprising 2 coats of exterior low sheen acrylic paint to the soffits, porch and alfresco ceilings, external cladding (if applicable), render and exterior woodwork.
- Provide a rainwater tank including pump and piped to W.C.'s & external tap where required to comply with BASIX certification.

INTERNAL FEATURES:

- The internal walls and ceilings are to be lined with 10mm plasterboard (including the garage) with the exception of the wet area walls which are to be lined with 6mm villaboard.
- The cornice is to be 90mm cove style cornice throughout the new home.
- The internal doors are to be paint finished flush panel hollow core doors. Note: All internal doors are to be fitted with door stops.
- The internal door furniture is to be chrome lever style passage sets with privacy adaptors to be fitted to the bathroom, en-suite and W.C. doors (where applicable).
- The skirting is to be 68mm x 12mm and the architraves are to be 42mm x 12mm in a splayed profile installed throughout the entire new home.
- The built-in-robies are to have vinyl sliding doors and a single melamine shelf with hanging rail underneath for their entire length.
- The linen press (where applicable) is to have a hinged flush panel hollow core door and/or vinyl sliding doors as shown on the approved drawings and 4 melamine shelves for the entire length of the linen press.
- Carpet, ceramic tiles or timber laminated floor coverings are to be provided to the rooms as nominated on the approved drawings.
- Deluxe roller blinds are to be provided to all windows and external sliding glass doors except for the wet area and garage windows and doors. The wet area windows are to have slimline venetian blinds provided (where applicable).
- Internal staircases (where applicable) are to have their stringers, treads & risers constructed using paint grade MDF and their balustrades & handrail constructed using paint grade timber. The profile of the handrail and balustres are at the discretion of Goldengrove Homes and the stringers, handrail & balustrade are to have a semi-gloss paint finish.
- 2-Coat internal painting system with flat acrylic paint to the ceilings and cornice, low sheen washable acrylic paint to the internal walls and semi-gloss enamel paint to the internal woodwork and flush panel doors.



KITCHEN FEATURES:

- The kitchen cabinets are to be constructed with fully laminated base cupboards and overhead cupboards with 18mm engineered stone benchtops.
- The kitchen is to have a stainless steel sink with chrome flick mixer.
- The kitchen is to have the following stainless steel appliances where shown on the approved drawings:-
 - 600mm electric under bench oven
 - 600mm gas cook top
 - 600mm slide-out rangehood
 - Stainless Steel Dishwasher
- Ceramic tiling to the splashback behind the kitchen benches.

BATHROOM, EN-SUITE, W.C. & LAUNDRY FEATURES:

- The vanity cabinets are to be constructed with fully laminated base cupboards and laminated post formed benchtops.
- The vanity cabinets are to have a white vitreous china drop in vanity basin and chrome mixer tap.
- A polished edge mirror is to be provided above each vanity unit for the full width of the vanity unit and 1000mm high (nominal).
- The bath is to be a 1500mm white acrylic bath mounted in a ceramic tiled podium with a wall mounted chrome bath mixer and bath spout.
- The shower recess is to consist of a fully tiled shower base, polished silver powder coated aluminium & clear glass shower screen with a pivot door, chrome shower mixer and adjustable shower rose & rail.
- The toilet suites are to be white dual flush close coupled vitreous china toilet suites.
- The laundry area is to have a 45 litre trough & cabinet with a chrome mixer tap to the trough and chrome washing machine stops mounted inside the trough cabinet.
- Chrome toilet roll holder to each toilet suite and a chrome towel rail to the bathroom and en-suite.
- Ceramic wall tiling to the bathroom and en-suite to 2000mm high in the shower recess, 500mm high above the bath podium, 135mm high to vanity unit splashbacks and 100mm high skirting tiles to the walls.
- Ceramic wall tiling to the laundry & W.C. to 400mm high on the laundry trough splashback and 100mm high skirting tiles to the walls.
- Ceramic floor tiling to the bathroom, en-suite, W.C. and laundry area.

ELECTRICAL FEATURES:

- Goldengrove Homes is to provide the following electrical works to the new home:-
- Electrical meter box & switchboard complete with safety switch.
- 240V LED downlights to all ceilings throughout the interior of the home (excluding the garage).
- 240V LED downlights outside all external doors, front porch & alfresco areas.
- 1200mm long rectangular fluorescent light to the garage.
- 200mm diameter exhaust fans to the bathroom and en-suite.
- 2 No. telephone points.
- TV antennae connected to 3 No. standard TV points.
- Provision for future connection of NBN cabling to the home including a separate Data Point.
- Double power points to the following rooms (where applicable):- Living Room (2 No.)



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- Bedroom 1 (2 No.)
- Kitchen (2 No. Note: 1 to have a USB charger) Family Room (2 No.)
- Meals Area (1 No.)
- Bedrooms 2,3 & 4 (1 No. each)
- Bathroom, En-suite & Laundry (1 No. each) Garage (1 No.)
- Single power points for the garage door remote control unit, rangehood, dishwasher, refrigerator and micro-wave (where applicable).
- Single waterproof power points to the exterior of the home for the gas HWS and RWT (where applicable).
- 6.5Kw reverse cycle split-system air-conditioner to the main living area of each dwelling.
- Mains powered smoke alarms with battery back-up installed to Australian Standards where shown on the approved drawings.



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