

Inclusions





UP TO \$46,000 WORTH OF
LUXURY INCLUSIONS AT
NO EXTRA COST!



Every Goldengrove Homes new dwelling is offered in a turn-key finish of inclusions. Landscaping, fencing, driveway, paths, window blinds, floor coverings, television aerial, and even bonus air-conditioning. Up to \$46,000 of luxury finishes many builders charge as extras.



AIR
CONDITIONING



ALFRESCO
UNDER MAIN ROOF



FLOOR
COVERINGS



FIXED PRICE
CONSTRUCTION



BEKO
APPLIANCES



RAISED CEILINGS
2590mm GROUND FLOOR



STONE TOPS
20mm Kitchen & Bathroom



SCREENS



WINDOW LOCKS



SOFT CLOSE CABINETS



CONCRETE TILES



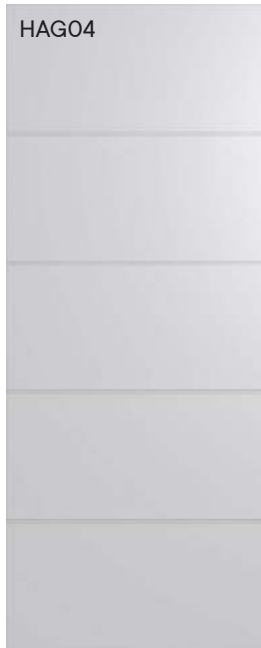
WATER TANK
(If Council Required)

XN5



Front door

HAG04



Internal door



Robe doors feature silver frame with one vinyl sliding door and one mirror sliding door.



Linen door feature silver frame with vinyl sliding doors.





SHOWER

Semi-frameless, clear glazed shower screen with polished chrome finish →

Hand shower set with slide rail & soap dish ↓



KITCHEN



1 and ¾ bowl sink



Kitchen mixer

BATHROOMS



Ceramic drop-in basin



Basin mixer

LAUNDRY



White metal cabinet with stainless steel sink



Trough mixer

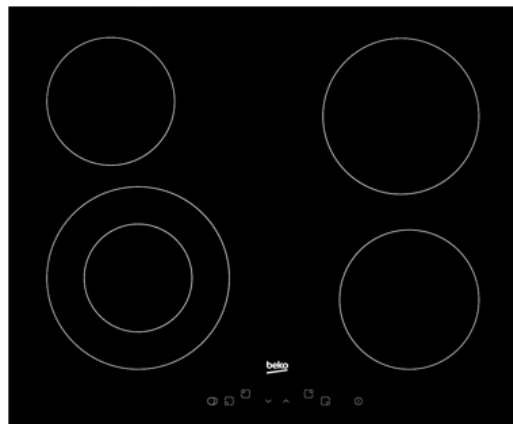
BEKO
Range



600mm Built-In Oven (BBO60S0FB)



600mm Rangehood (CTB6253X)



600mm Ceramic Touch Control Cooktop
(HIC644021)



600mm Freestanding Stainless Steel
Dishwasher (DFN05410X)



Inclusions

General Inclusions

- ✓ Soil Test, Wind Rating & Contour Survey for the relevant allotment.
- ✓ Preparation of full working drawings for the new dwelling.
- ✓ Structural engineering designs for the new dwelling where required.
- ✓ Minimum 6 Star Energy Rating for the new dwelling in accordance with the BASIX requirements.
- ✓ NSW "ICARE HBCF" 6 Year Structural Warranty Insurance for the new dwelling.
- ✓ Contractors All Risk & Public Liability Insurance throughout the construction of the new dwelling.
- ✓ Building & Plumbing Approvals for the new dwelling and associated standard fees.
- ✓ 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).
- ✓ Internal pre-wiring of the dwelling to be NBN/Broadband ready, excluding any connections to telecommunication service or account.
- ✓ 6 month maintenance period following the completion of the new dwelling.
- ✓ Select designer colour scheme prepared by Goldengrove Homes.
- ✓ Independent QA licenced building inspections and reports (2)

Inclusions

Structural Inclusions

- ✓ Excavation and site works required to prepare the site for construction of the new dwelling.
- ✓ Earthwork batters and/or retaining walls if and where required to create the building platform for the new dwelling 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.
- ✓ Termite prevention protection installed in accordance with AS3660.1 – 2000.
- ✓ Timber wall frames and engineer designed timber roof trusses.
- ✓ The ceiling height is to be 2590mm to the ground floor areas & 2440mm to the first floor areas of the 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 dwelling.
- ✓ Concrete roof tiles.
- ✓ Brick veneer and/or rendered & painted brick veneer/ block-work and/or nominated cladding to the external walls of the dwelling 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, en-suite 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.
- ✓ R3.0 (minimum) insulation to the ceiling of all habitable rooms and reflective foil sarking to the external walls of the new dwelling.

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External Features

- ✓ Provide 100mm reinforced 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 dwelling complete with garden edging, mulch and mature plants.
- ✓ Provide "A" grade turf to the front, side & rear yards of the home with crushed rock paths 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 instantaneous gas hot water service to comply with BASIX requirements.
- ✓ Additional items, such as 5,000 litre rain water tank, only when required to comply with BASIX.
- ✓ Provide security screens to all external doors and flywire screens to 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.
- ✓ Remote controlled Colorbond sectional overhead garage door (with 2 handsets).

Inclusions

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 dwelling.
- ✓ The internal doors are to be paint finished HAG09 routed panel hollow core doors.
- ✓ 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 new dwelling.
- ✓ The built-in-robos are to have mirror sliding doors and a single melamine shelf with hanging rail underneath.
- ✓ The linen press (where applicable) is to have a hinged HAG09 routed panel hollow core door and/or vinyl sliding doors as shown on the approved drawings and 4 melamine shelves..
- ✓ Carpet is to be provided to the Bedrooms, WIR, Living Room, Staircase and Office/Study (if applicable) where shown on the approved drawings.
- ✓ Ceramic tiling is to be provided to the floors of the Entry, Hallway, Kitchen, Family Room, Meals Area and Rear Hallway (if applicable) where shown on the approved drawings.
- ✓ Deluxe roller blinds are to be provided to all windows and external sliding glass doors except for the 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 balustrades 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.

Inclusions

Kitchen Features

- ✓ The kitchen cabinets are to be constructed with fully laminated base cupboards and overhead cupboards with 20mm (nominal) engineered stone benchtops as shown on the approved drawings.
- ✓ Provide soft-close cupboard doors and drawers.
- ✓ The kitchen is to have a stainless steel sink with chrome flick mixer.
- ✓ The kitchen is to have the following stainless steel European appliances where shown on the approved drawings:-
 - 600mm electric under bench oven
 - 600mm gas cook top
 - 600mm slide-out rangehood
 - Stainless steel dishwasher
- ✓ Ceramic feature tiling to the splashback behind the kitchen benches as shown on the approved drawings.

Inclusions

Bathroom, Ensuite, WC, and Laundry

- ✓ The vanity cabinets are to be constructed with fully laminated base cupboards and 20mm engineered stone benchtops where shown on the approved drawings.
- ✓ Provide soft-close cupboard doors and drawers.
- ✓ The vanity cabinets are to have a square profile 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 approximately 1000mm high (nominal).
- ✓ The bath is to be a 1500mm white acrylic bath mounted in a ceramic tiled hob 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 with soft close seat.
- ✓ 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 from floor to full ceiling height.
- ✓ Ceramic wall tiling to the laundry & W.C. to 400mm high on the laundry trough splashback and 100mm high skirting tiles to the walls as shown on the approved drawings.
- ✓ Ceramic floor tiling to the bathroom, en-suite, W.C. and laundry area where shown on the approved drawings.

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Electrical

- ✓ Goldengrove Homes is to provide the following electrical works to the new dwelling where shown on the approved drawings:-
- ✓ Electrical meter box & switchboard complete with safety switch.
- ✓ 240V LED downlights to all ceilings throughout the interior of the dwelling (excluding the garage).
- ✓ 240V LED downlights outside all external doors, front porch & alfresco areas.
- ✓ 1200mm long rectangular fluorescent light to the garage ceiling.
- ✓ 200mm diameter exhaust fans to the bathroom and en-suite.
- ✓ 2 No. telephone points.
- ✓ Digital ready TV antennae connected to 3 No. standard TV points.
- ✓ Internal pre-wiring of the dwelling to be NBN/Broadband ready, excluding any connection to telecommunication service or account.
- ✓ Double power points to the following rooms (where applicable):-
 - Living Room (2 No.)
 - 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.)
 - Covered Alfresco
- ✓ Single power points for the garage door remote control unit, rangehood, dishwasher, refrigerator and micro-wave space (where applicable).
- ✓ Single waterproof power points to the exterior of the home for the gas HWS.
- ✓ Mains powered smoke alarms with battery back-up installed to Australian Standards where shown on the approved drawings.
- ✓ **BONUS AIR CONDITIONING:** Purchasers who achieve unconditional contract status within 30 days or less of the contract issue date will receive at no additional cost a fully ducted & zoned reverse cycle air-conditioning system to the entire home (excluding garage). See further details within this tender document.