



Realty **1** Pty Ltd
Number 1 for all your Real Estate Needs



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Realty 1: Smart The Realty 1 Inclusions Package:

For the perfect balance between functionality and value, the Realty 1: Smart inclusion package offers an affordable upgrade solution and provides everything you need to convert your house into a beautiful home that's ready for you to move-in and enjoy.



A



B



C

D

Kitchen



E



F

1 Gourmet style kitchen design with fully lined cabinets finished with square edge laminated door fronts in your choice of colour and decorative finish

1 Seamless overhead cabinets

Bank of 4 fully lined cutlery drawers on metal drawer runners finished with square edge laminated coloured drawer fronts

Standard fridge opening with fully lined overhead cabinets finished with square edge laminated coloured door fronts

1 Your choice of handles to lower cabinet doors and drawers (overhead cabinets doors are seamless)

20 mm Stone bench tops with rolled edge finish in your choice of colour

Your choice of tiled splashback to underside of overhead cabinets

Cutlery tray to top drawer

1 Clark Radiant 1¾ bowl stainless steel sink with two chrome basket wastes

1 Stylus Venecia sink mixer

Appliances

1 Westinghouse stainless steel 600mm natural gas or electric cooktop

1 Westinghouse stainless steel 600mm electric oven

1 Westinghouse stainless steel 600mm recirculating slide-out range hood

1 Dishlex stainless steel dishwasher



A



B



C



D

Bathroom & Ensuite



E

- 1** Contemporary floating style vanity design with shadowline feature to front, fully lined cabinets, laminated top and panels in your choice of colour and decorative finish

Your choice of:

Stylus Venecia semi-recessed basin
or
Stylus Venecia drop-in basin

- 1** Chrome pop-up plug and waste

- 1** Stylus Venecia basin mixer

- 1** Stylus Venecia wall mixer with Caroma Tasman II rail shower

- 1** Stylus Venecia single towel rail, Stylus Venecia toilet roll holder, Stylus Venecia soap dish

- 1** Stylus Venecia wall mixer with Stylus Elegance bath spout

Powder coated aluminium framed, pivot door shower screen with clear laminated glass

Framed mirror over vanity unit

- 1** Stylus Venecia close coupled toilet suite with Smartflush® technology

- 1** Stylus 1675 acrylic white bath tub (where suitable, otherwise Stylus 1525mm acrylic white bath tub)

Waterproofing to all wet areas

Your choice of:

Ceramic floor tiles to bathroom, ensuite and water closet

Ceramic wall tiles to shower area to 2100mm high

Ceramic tiles to vanity splash back to 200mm high

Ceramic tiles to bath hob and riser to 500mm high with chrome edge trim to junction

Ceramic tiles to bath splash back to 400mm high

Ceramic tiles to skirting to 300mm high with 150mm high to water closet

Chrome floor waste

- 1** Combined fan, light and heater unit to bathroom and ensuite

Laundry

1 Clark 42L stainless steel tub
with white metal cabinet

1 Stylus Venecia sink mixer

Concealed under-tub
washing machine taps

Hume clear glass panelled solid core
door with keyed lock and deadbolt

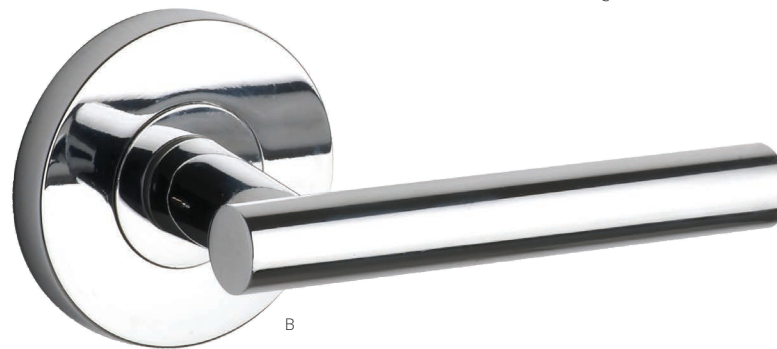
Your choice of:

Ceramic tiling to laundry floor

Ceramic tiles to splash back to
300mm high

Ceramic tiles to skirting
to 300mm high

Chrome floor waste



A. Clark 42L stainless steel tub B. Lane Door Furniture
C. Designer carpet D. Chrome floor waste

Interior

Internal Floors

1 Your choice of tiles to entry, hallway, family, kitchen and meals areas

1 Your choice of carpet to all other internal areas

Internal Walls

Stabilised 70mm radiata pine stud walls

Plasterboard lining to all dry walls including internal garage walls

Fibre cement board to bathroom and ensuite walls

TAUBMANS® 2 coat paint system to walls in your choice of colour

1 67 x 18mm skirting and architraves with TAUBMANS® painted semi-gloss finish in your choice of profile and colour

Single painted timber shelf with chrome hanging rail to wardrobes and walk-in-robe

Four painted timber shelves to linen cupboard

Internal Ceiling

2440mm ceiling height to ground floor

2440mm ceiling height to first floor

Plasterboard to all ceiling lining

75mm coved cornice

2 coats of TAUBMANS® flat acrylic paint

Glasswool Insulation Batts to ceiling to suit BASIX requirements (excluding garage)

Internal Doors

Flush panel 2040mm high doors with TAUBMANS® painted semi-gloss finish

Pine timber door frames with TAUBMANS® painted semi-gloss finish

2 chrome door hinges to each door with Lift of Hinges where required

Your choice of:

1 Lane Cambridge Round Lever Door Hardware
or

1 Lane Buckingham Round Lever Door Hardware

Doorstops to all internal doors

2100mm high mirrored sliding doors to wardrobes

Electrical

White wall mounted light switches

Double power points throughout with singles to dishwasher and microwave

Hardwired and interconnected smoke detectors with back-up battery

1 Dome style batten fix light fittings to kitchen, bedrooms, living and alfresco areas

Bunker light fittings to external entry and laundry

1 Twin-tube fluorescent light fitting to garage

2 TV outlet points

1 telephone and 1 data point

NBN / Telstra provision (subject to availability)

1 gas bayonet to living (subject to availability of natural gas)

RCD safety switch and circuit breakers to meter box

1 7kW split reverse cycle air conditioner to family room

1 Roof mounted TV antennae

Exterior

Features

Classic façade

Alfresco area under the main roof, finished with plasterboard ceiling and 75mm coved cornice

1 Your choice of outdoor tiles to alfresco and patio

1 Automatic panel lift garage door in your choice of Colorbond® colour and supplied with 2 remotes

Colorbond® fascia and gutters in your choice of colour

Painted UPVC downpipes

Your choice of face brick from builders standard range, finished with ironed mortar joints

Hume decorative solid core front entry door with painted finish, single lock system and weather seal

2 external garden taps (one to front, one to rear)

Gas continuous flow water heater

Slim line water tank with pump and mains water divertor or reticulated recycled water to suit site and BASIX requirements

1 Your choice of:
Lane Cambridge Entrance Lever Lockset
or
Lane Buckingham Entrance Lever Lockset

Roof

Stabilised radiata pine timber trusses

Concrete roof tiles in your choice of colour

Reflective foil insulation (sarking) to underside of roof tiles

Two rotary roof ventilators

Fibre cement 450mm wide eaves lining

External Wall

Brick veneer wall system

Stabilised 90mm radiata pine wall frames

Glasswool Insulation Batts to external walls (excluding garage) to BASIX requirements

Windows

Aluminium windows with powdercoat finish in your choice of colour

Sliding door to family room

Obscure glass to bathroom, ensuite and water closet

Matching keyed locks to all windows

1 Fly screens with fiberglass mesh to all opening windows and rear sliding door

Bonus Extra Inclusions:

Coloured Concrete Driveway
Colourbond Fencing were required
Turf to front and back of house
small Shrubbery and garden bed to front garden

Essentials

Certification and Approvals

Site costs for a standard, cleared residential block with up 1m fall across the building platform and to M class slab classification

Site survey by registered Surveyor

Preparation and lodgement of Development Application including drafting of Architectural Plans and all applicable fees

Preparation and lodgement of Construction Certificate including drafting of Construction Drawings and all applicable fees

BASIX energy assessment report

Statement of Environmental Effects

Home Owners Warranty Insurance

Water Authority application fees

Structural Engineers certification for foundations and concrete slab

Certification for window and glass, electrical compliance, waterproofing, pest control and final occupation

90 day maintenance period

6 year structural guarantee

Preparation and Safety

Site preparation including bulk earthworks and sediment control

Roof edge safety rail to WHS regulations

Temporary fencing to WHS regulations

Scaffolding to WHS regulations

Connect sewer, water, power and gas services to mains as required

Temporary all-weather access to crossover

Foundations

Concrete slab on ground incorporating alfresco and patio areas, designed and certified by qualified structural engineer

Structural piling as required by engineer

Part A termite treatment to slab penetrations

Part B termite treatment to slab perimeter

Smooth finish to garage

Our Guarantees

We understand the importance of time and money. And since delivering upon our promises to you is at the heart of everything we do, customers are offered the peace-of-mind and security of the following two guarantees:



Our Fixed-Price Guarantee

From the moment you sign your Housing Industry Association (HIA) Building Agreement and the relevant statutory authorities have approved the construction of your home, your price will be absolute and final. No excuses. No hidden extras. No surprises. Just one fixed price. Guaranteed.*



Our Time-Frame Guarantee

And since time IS money, Realty 1 guarantees to complete the construction of your home on time as agreed in your Housing Industry Association (HIA) Building Agreement (subject to permissible time extensions) or we will pay YOU for every day we run over that agreed time period.

