

# ORACLE

## BUILDING CORPORATION

### NSW ORACLE BUILDING CORPORATION

## Standard Inclusions

#### Pre-Construction

- Home owners warranty insurance.
- Certified soil and wind rating certificate.
- Contour survey.
- Concrete slab to engineers design.
- Building certification fees, plumbing, drainage fees including inspections.
- Basix compliant. (Where applicable)
- 12 months minor defects warranty in lieu of legislated 13weeks.
- Lifetime structural warranty (conditions apply).

#### Termite Protection & Framing

- Penetrations, perimeter and control joints protected by physical barriers.
- Engineered, pre-fabricated steel frame and trusses.
- N2 wind rating.

#### External

- Roof pitch 22.5°.
- Colorbond metal fascia and gutters.
- Colorbond roof.
- Aluminium sliding windows and sliding doors with keyed locks.
- Wall wrap to external walls.
- R1.5 insulation batts to lightweight cladded areas.
- Bricks from selected builders range.
- Natural mortar with round ironed joints.
- Colorbond sectional garage door with remote control and 3 transmitters.
- Feature front entry door.
- Lever entrance set including double cylinder dead lock to all hinged external doors.
- Rinnai B26 continuous, gas HWS.
- Painted PVC downpipes.
- 2 external garden taps.
- 3 external yard gullies.

#### Internal

- 2440mm ceiling height.
- R2.5 insulation batts to ceilings excluding porch.
- 10mm plasterboard to walls and ceilings unless noted otherwise.
- 90mm cove cornice throughout.
- 66mm x 11mm skirting.
- 42mm x 11mm architrave.
- Lever internal passage sets with privacy latches to bathroom, wc and ensuite.
- White cushion door stops as required.
- Built in linen cupboards with 4 melamine shelves.
- Built in wardrobes with aluminium framed sliding doors and pre-finished vinyl fronts, one melamine shelf and hanging rail to all bedrooms and walk in robe to Bed 1.
- Flat acrylic paint finish to all ceilings.
- Three coat paint system to all internal walls.
- Gloss enamel finish to all internal doors and woodwork.

#### Two Storey Designs Only

- R1.5 insulation batts to lightweight cladded areas.
- Internal stairs consist of carpet grade treads, risers and landing with plasterboard dwarf wall and painted timber cap.

#### Kitchen

- Kitchen joinery with melamine cabinetry, soft close drawers, doors and stainless steel handles.
- Laminated front with PVC square edge doors.
- 20mm engineered stone bench tops from selected builders range.
- Ceramic tile splash back 600mm high above bench top.
- 1<sup>3</sup>/<sub>4</sub> bowl stainless steel sink.
- Kitchen bulkhead and microwave provision (design specific)
- Chrome plate sink mixer.
- 60cm Technika multifunction oven.
- 60cm Technika 4 burner gas cooktop.
- 60cm Technika slide-out recirculating rangehood.
- 60cm Technika freestanding dishwasher.

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#### Bathroom, Ensuite and WC

- Obscure glazing to windows.
- 2 door vanity unit with melamine cabinetry and stainless steel handles.
- Laminated front with PVC square edge doors.
- Laminated post form vanity top.
- Ceramic wall and floor tiles from selected builders range.
- Semi framed pivot shower screen with laminated glass.
- Frameless polished edge mirror above vanity.
- 1675mm acrylic bath where applicable.
- Drop in counter vanity basin.
- Dual flush toilet suite.
- Chrome plate basin mixer to vanity unit.
- Shower rail with wall mixer.
- Wall mixer with chrome plate bath spout.
- Chrome plate towel rail and toilet roll holder.

#### Laundry

- Ceramic tiled floor.
- Ceramic skirting tile.
- Ceramic tile splash back.
- 45 litre stainless steel tub and metal cabinet.
- Chrome plate flick mixer.
- Chrome plate washing machine stops.

#### Dual Living Inclusions – Where Applicable

- Electricity – 2 single phase power supply with 2 meters installed into one meterbox. Meters are billed individually.
- Phone – an individual telephone line is installed per dwelling.
- Water – one meter service to the main dwelling, with a private meter for the second dwelling.
- Sewer – one connection to the sewer main per dwelling.

#### Electrical

- LED down lights as per electrical plan.
- Fluorescent light to garage.
- Power points as per electrical plan.
- TV points to living areas, bedroom 1 and media room. (where applicable).
- 1 phone point to kitchen.
- Exhaust fan to showers.
- Selected ceiling fan and 2 LED lights to bedrooms.
- Selected ceiling fan and 2 LED lights to alfresco.
- Smoke detectors hard wired with backup battery.
- Communications distribution box for NBN/FTTH. Lead in from street to house connection point. Lead in house connection point to cabinet installed in garage. Note – there is no allowance for the connection of NBN or phone to the home.

#### Turnkey Inclusions

- Builder's selection carpet to lounge, family, media and all bedrooms (where applicable).
- Floor tiles to entry, dining, living and hallway, from selected builders range.
- Fly screens to all windows.
- Barrier screens to external doors and sliding doors excluding garage.
- Roller blinds to all windows and sliding doors.
- Wall mounted reverse cycle air conditioner to living room.
- Wall mounted reverse cycle air conditioner to bed 1.
- TV antenna.
- Coloured concrete driveway -colour as per selected colour scheme.
- Tile finish to alfresco and porch.
- Colorbond / paling fencing (where applicable) single gate, as per plan.
- Supply and lay builder's selection turf up to 800m2 lot size, 6m<sup>2</sup> garden bed and gravel to site as per plan.
- Letterbox.
- 2.24m wall mounted clothesline.

#### PLEASE NOTE:

Oracle Building Corporation reserves the right to alter designs and specifications and substitute the make, model or type of any standard inclusion to a product of equivalent standard without notice.