


5 STAR INCLUSIONS

ELEGANT SERIES



WELCOME TO **Hashtag Portal**



Whether it's your first, second or fifth, building your own home is an exhilarating experience. We, at Divine Homes, strive to make your home building experience an unforgettable journey.

Divine Homes cares about your home building needs and expectations, which is why you can fully put your faith in Divine Homes to combine your vision with our expertise, remarkable services, quality materials and elegant designs to bring your dream home to life.

Our passion and goal here at Divine Homes is to provide our clients with some of the most architecturally advanced and aesthetically pleasing new homes which residents would be proud to call their home.

BASIX Certificate

Insulation and rainwater tank according to BASIX certificate

Home Building Compensation Fund (HBCF) policy

Long service levy fees

Architecture plans

Engineering plans

Contour survey

Complying Development Certificate (CDC) fee and inspection

Construction risk insurance

Sydney water standard approval fees

Gas connection fees

Excavation and levelling the site on SLAB area only

Provide temporary toilet

Provide water connection to near side

Provide concrete pump for slab pour

90 days maintenance period

Internal drainage and sedimentary fence

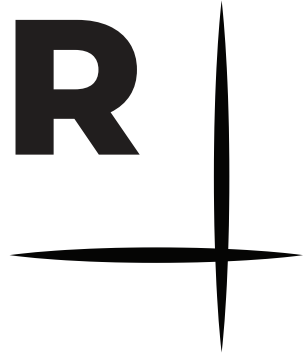
Provide Telstra underground cabling

Sewer and external stormwater connection to an existing junction

Heavy duty scaffold to perimeter of house

INTERIOR

INCLUSONS



BATHROOM

BATH

Free standing bathtub with overflow and chrome waste

SHOWER

Aluminium framed shower screen with safety glass

Hand held dual function shower head & rail to all showers

TILES

Ceramic wall & floor tiles in a range of colors

Wall to wall tiling

One row of skirting tiles remainder

VANITY

Moulded top vanity with bevel edged mirror

TOILET & ACCESSORIES

Standard range tapware in chrome finish

Soft close toilet suites with white ceramic

Chrome 900mm wide double towel rails in bathroom and ensuite

Exhaust fans in bathroom and ensuite



KITCHEN

SINK

One & half bowl stainless steel sink (based on plans)

TAPWARE

Sink mixer tap in chrome

SPLASHBACK

Glass splashback

BENCHTOP

40mm stone benchtop

CABINetry & ACCESSORIES

Polyurethane or laminex kitchen with soft close door

Soft close metal drawer

Handle selection from standard range

APPLIANCES

Appliances from Omega or similar brand

900mm stainless steel cooktop

900mm canopy/slideout rangehood

900mm electric fan-forced oven

Microwave and dishwasher space with service connection



INTERIOR INCLUSIONS

PAINT

All internal and external painting choice from Dulux

3 coats on walls and timberwork

2 coats on ceiling and eaves

Paint finish to external cladding and downpipes

WALL & FLOOR

Standard architraves and skirtings

90mm cove cornices

2.7m ceiling height to ground floor

2.6m ceiling height first floor

Ceramic floor tiles to all wet areas

600mm X 600mm porcelain tiles for floor area

Carpet in bedrooms, study/media rooms (if applicable)

FEATURES

Linen cupboard

Built-in mirror wardrobes in bedrooms

Door stops and catches throughout

LAUNDRY

45 litre stainless steel mixer laundry tub with metal cabinet

Chrome flick mixer and washing machine taps

One row of skirting tile & two row of splashback tiles over the laundry tub

Glazed panel to external laundry door

Waterproofing to laundry floor

AIR-CONDITIONING

Ducted reversed cycle Daikin/Actron

PORCH & ALFRESCO

Concrete to the outdoor leisure room incorporated with main house slab and under the main roof

Tiled concrete entry patio with slip resistance tiles

STAIRCASE (Double Storey Only)

Painted timber staircase with stainless steel balusters and MDF treads and risers with carpet finish

EXTERIOR

INCLUSIONS



EXTERIOR INCLUSIONS

STRUCTURAL

Timber frame including timber beams and steel beams

Termite protection to pipe penetrations and perimeter cavity

Six years structural guarantee

BRICKWORK & ROOF

Concrete tiles roofing

Brick veneer construction

Brick from Austral Builder range

Brick ACID cleaning

M class concrete slab for moderately reactive soil condition but allow up to H1 class if required

GUTTERS & FACIAS

Colourbond guttering, fascia and round PVC downpipes

WINDOWS, DOORS & GARAGE

SECURITY & ALARMS

Internal alarm system

Video intercom

Hard-wired smoke detectors with back up battery

Privacy locks to ensuite, bathroom and master bedroom

WINDOWS

Aluminium frame with fly mesh

DOORS

Huge selected range of entry and internal doors

Powdercoated sliding doors with key locks

Deadlocks to all external doors

Deadlocks to hallway door

GARAGE

Auto garage door opener, transmitter unit and wall switch

Sectional overhead colourbond garage door

Deadlock to internal garage door

DRIVEWAY

Coloured concrete driveway

ELECTRICAL, PLUMBING & GAS

LIGHTNING

40 LED down lights

CONNECTIONS

Single-phase power connection to an existing connection

Slimline Clipsal double powerpoint & switch's throughout

2 X Television point in your preferred position

2 X double powerpoints to each bedroom

Standard power point in family rooms and kitchen

Earth leakage safety switch protecting all powerpoint

National Broadband Network provision

Gas package including cook top, hot water and gas heating point

Front and rear garden tap

HOT WATER SYSTEM

24 litre instantaneous gas hot water system

ROUGH in all hot and cold water lines

All water/gas lines of PVC



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