

Your Home, Your Life

TEMPO
LIVING

ELITE ESSENTIALS INCLUSIONS

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ELITE ESSENTIAL INCLUSIONS

KITCHEN

KITCHEN BENCHTOP:

- 20mm stone benchtops to kitchen

KITCHEN CUPBOARD:

- Matte or sheen finish kitchen cupboard doors and drawers
- Soft close mechanism to all kitchen doors and drawers
- Metal drawer runners
- Cutlery Tray to Kitchen Drawer
- Extra height cabinets to Overhead Cupboards to Kitchen
- Bulkheads to Overhead Cupboards

SINK AND KITCHEN TAPWARE

- Stainless steel sink
- Chrome swivel spout pin mixer

KITCHEN SPLASHBACK:

- Tile splashback to wall above benchtop, up to underside of overhead cupboards

PROVISIONS FOR APPLIANCE CONNECTION:

- Provision for microwave including single power point (GPO)
- Provision for dishwasher including water point and single power point (GPO)

KITCHEN APPLIANCES: (with a 5 year Manufacturers Warranty):

Oven:

- 60cm electric oven in Stainless Steel finish

Cooktop:

- 60cm 4 burner gas cooktop in stainless steel finish
OR
- 60cm ceramic 4 burner electric cooktop (if gas unavailable)

Rangehood:

- 60cm retractable externally ducted rangehood in Stainless Steel finish

Dishwasher:

- 60cm Stainless Steel finish

BATHROOMS

VANITY TOP:

- 20mm stone benchtops to vanities

VANITY CUPBOARDS:

- Matte or sheen finish vanity cupboard and doors
- Soft close mechanism to vanity doors
- Laminated apron to Powder Room. (design specific)

VANITY BASINS:

- White gloss ceramic inset or semi recessed Basins (design specific) inc one tap hole

TAPWARE AND BATHROOM ACCESSORIES:

- Chrome lever mixer to all Basins
- Chrome lever mixer and outlet to Bath
- Hand-held shower with rail and lever mixer
- 600mm single towel to bathroom and ensuite
- Toilet roll holder to bathrooms, ensuite and powder room (design specific)
- Hand towel ring to powder room (design specific)

BATH:

- White freestanding or hob mounted rectangular bath

SHOWER SCREENS:

- Semi-frameless screens with pivot doors, chrome trims and clear laminated glass.

VANITY MIRROR:

- Frameless polished edge mirror to width of vanity

TOILET SUITES:

- Wall faced full china toilet suite with soft close seat and lid

WALL AND FLOOR TILES TO WET AREAS

- Waterproof membrane including 2000mm high waterproof membrane to shower cubicle walls
- Wall & Floor tiles to Wet Areas

TILING HEIGHTS

- Bathroom and Ensuite - 2000mm high to shower recess, 500mm over bath, skirting tile to remainder

LAUNDRY

LAUNDRY TUB AND TILING:

- 45 Litre stainless steel tub with white metal cabinet
- Chrome mixer to Laundry tub
- Washing Machine Set concealed behind tub
- Laundry - 300mm high tiling over laundry tub & skirting tiles to remainder

HEATING AND COOLING

- 2.5Kw split system air conditioning unit with a 5 year Manufacturer's Warranty to Master Bedroom installed on an external wall

FLOOR COVERINGS

- Floor tiles or laminated timber floating floor (selected from standard range) to Entry & Kitchen
- Carpet to remainder of home

INTERNAL ESSENTIALS

PAINTING:

- 3 coat paint system to internal walls including 1 internal wall colour, 1 ceiling colour, gloss paint to doors and internal woodwork and 2 external paint colours.

FRONT DOOR ENTRY:

- Solid Front Entry door with clear glass 2040mm (H) in painted finish to all facades
- 2040mm (H) Laundry entrance door in painted finish (design specific)

WARDROBE:

- 2300mm high Mirrored or White Glass sliding doors to standard bedroom robes
- One melamine shelf & hanging rail

LINEN AND STORE CUPBOARDS:

- Flush panel internal 2040mm high doors in pre-primed finish
- Four Melamine shelves to Linen cupboards
- One Melamine shelf to Store cupboard including hanging rail. (design specific)

DOORS AND FIXOUTS:

- 2040mm high flush pre hung internal doors in pre-primed finish
- 67 x 18mm Bevelled Edge profile architrave with paint finish
- 67 x 18mm Bevelled Edge profile skirting with paint finish
- 90mm cove cornice at the junction of wall and ceiling

DOOR FURNITURE:

- Double cylinder Lever Trilock in satin or polished chrome for the Front Entry Door and Laundry (design specific)
- Deadlock to door between house and Garage
- Lever handles with privacy sets to all Bathrooms & WC's
- Lever handle with roller catch to Linen and store cupboard doors
- Wall/door stops to bedrooms, wet areas and living areas, excludes robes and linen doors

ELECTRICAL:

- 1 light point to each room
- 2-way switch to stairwell
- Double power points (Double GPO) to all rooms including Garage
- Power provision (Single GPO) for fridge
- Power provision (Single GPO) for rangehood
- Isolated powder room exhaust fan
- 1 telephone point
- 1 television point
- External light point to eaves at external doors
- External junction box beside external doors without eaves (for fitting by owner)
- Direct wired smoke detectors with battery backup as required

BASIX ESSENTIALS

APPROVALS:

- BASIX or EERS Certificate
- 450mm Eaves or as noted on architectural plans where applicable

RAINWATER TANK

- 3000 litre above ground rainwater tank connected to all toilets, cold washing machine tap and one garden tap

THERMAL INSULATION:

- Single storey - R2.0 thermal batts to external walls including internal wall between Garage & House (Excludes external walls of Garage)
- Single storey - R3.5 thermal batts to ceilings with roof over (excluding ceilings over Garage, Porch, Alfresco)
- Double storey - R2.5 thermal batts to external walls including internal wall between Garage & House (Excludes external walls of Garage)
- Double storey - R4.1 thermal batts to ceilings with roof over (excluding ceilings over Garage, Porch, Alfresco)
- 60mm Anticon blanket to underside of Colorbond® roofing

HOT WATER SERVICE:

- 26 litre 6-star gas instantaneous hot water system

EXTERNAL ESSENTIALS

DRIVEWAY:

- Double garages approximately 5.5m wide, and single garages 3.5m wide, both reducing to 3.5m wide at front boundary including Concrete crossover.

WINDOWS:

- Aluminium windows and sliding doors including security keyed windows & door locks
- Obscure glass to Bathrooms, Ensuite & Powder room
- Flyscreens to all opening windows, sliding & stacker doors

BRICKS:

- Selection of bricks from the Austral 'Everyday Life' Range. Laid in natural mortar with ironed joint finish

ROOFING:

- Colorbond roof.

FASCIA AND GUTTER:

- Colorbond Fascia & Gutter with painted PVC Downpipes.

GARAGE DOOR:

- Colorbond® sectional overhead garage door
- Remote control auto opener

NBN CONNECTION:

- NBN connection ready including:
 - Conduit and draw wire from front boundary to meterbox
 - Conduit and draw wire from meterbox to back internal wall of Garage
 - One single power point (GPO) to internal back wall of Garage
 - One additional telephone point to back internal wall of Garage and
 - One CAT6 data point to internal wall of Garage

ELECTRICAL MAINS:

- Three phase underground mains provision with Single Phase switchboard
- Earth leakage circuit breaker for lights and power

STRUCTURAL PEACE OF MIND

- **GUARANTEED FIXED PRICE** Engineer certified structural piling to your home
- Engineer certified concrete slab to your home, porch and alfresco (design specific)
- Termite resistant Truecore® Engineer certified steel frames and roof trusses
- Truecore® 340mm Engineer certified steel floor joist system including wet area set downs to provide a smooth transition at doorway
- Termite protection to slab pipe penetrations and perimeter of slab

SITE NEEDS & EXTERNAL

SITE NEEDS:

- Surveyor certified site investigation and contour survey
- Engineered certified bore hole report and site classification
- Balanced cut and fill of up to 1m fall over the building envelope
- Connection to power, phone, water, sewer, gas & stormwater mains located within site boundaries
- **GUARANTEED FIXED PRICE** Site security fencing
- All-weather access control point
- Standard sediment control measures

CONCRETE SLAB:

- Engineer designed concrete slab to suit 'M' classification soil
- Engineer designed concrete slab to Porch/Patio

LANDSCAPE DRAINAGE:

- Provisions for future landscape and garden drainage

AUTHORITY FEES AND APPLICATION REQUIREMENTS

- Complying Development Certificate Application fee
- Home Owners Warranty Insurance
- Standard Water Authority fee and Sewer Inspections fee
- Long Service Levy fee
- Certifier inspection fee
- Architectural Plans
- Shadow Diagrams
- Waste Management Report
- Heavy Duty Scaffold to perimeter of house
- Safety Rail to perimeter of roof
- Safety Rail to perimeter of first floor
- Stair Void Protection (design specific)

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The small print: This brochure is effective as of 31st March, 2020. Please refer to your Tempo Living Tender and Tender Plans for complete details, specification and all Inclusions. The Tempo Living Fixed Price Guarantee applies to a standard Tempo Living Home design sited on a standard block which is up to 450m², with up to 1m fall across the block, "M" class soil classification, all service connections located within boundaries, Garage setback up to 5.5m from front boundary, balanced cut and fill. All Inclusion selections are to be made from the Tempo Living range. The inclusions, products and suppliers may change without notice and may vary slightly in colour, style and finish. Inclusions located in any display home, sales centre, or marketing imagery may differ slightly to the specification provided in our base specification.