

DETAILS

SPECIFICATIONS, INCLUSIONS & UPGRADE PACKAGES



ARTIST'S IMPRESSION ONLY.

SPECIFICATIONS

SITE COSTS

- Site preparation for concrete waffle pod raft slab
- Concrete Slab and Piers
- Sewer, Stormwater, Water, single phase power and Natural Gas Connection.
- Conduit for telecommunications/NBN connection to Premises Connection Device at internal design location with a double power point.
- Temporary site security fencing and Site Facilities as required by WHS regulations.
- Temporary site siltation/sediment control barrier and crushed rock access.
- Trade waste compound as required by Council.

BASIX

- Singular BASIX Certificate and NatHERS Certificate.
- Ceiling insulation (R4.0) to Living areas, Garage or Cantilever floor sections as required.
- External wall insulation batts rating R2.0 to Living areas as required.
- Internal wall insulation batts rating R2.0 to the wall between Garage and Living areas.
- Supply and installation of roof sarking.
- Eaves up to 450mm location as shown on working drawings (design specific).
- Supply and installation of up to 3000 litres (selected from the Builder's Standard Range of sizes and colours) polyethylene rainwater tank including auto switch and submersible pump .
- Reticulation of rainwater to toilets, washing machine and one external tap located at the front of the home.
- 3-star WELS rated water saving shower heads and tapware.
- 6-star 26L Instantaneous gas hot water unit (no controllers, pre-set to 50 degrees Celsius).
- Compact fluorescent (CFL's) globes to internal ceiling light points.
- 4-star WELS rated 4.5/3L water saving dual flush toilets.
- Externally ducted exhaust fans and rangehood.

STRUCTURAL

- Brick veneer external construction (design and façade specific).
- Engineers slab and beam design complete with inspection and certification fees.
- Geotechnical borehole soil test and report by accredited engineer.
- 'M' or 'H' class waffle pod concrete slab (two pod system) to suit Moderate to Highly reactive soil types.
- Termite treatment to slab penetrations and pesticide impregnated blanket perimeter barrier.
- House constructed for 'N2' wind rating conditions (W33).
- 90mm external and 70mm internal stabilised pine frame throughout (90mm internal walls to the ground floor of Double Storey homes).
- Engineered stabilised pine roof truss system.
- 300mm deep engineered first floor joists for extra strength (Double Storey homes only).

EXTERNAL FEATURES

- Austral clay bricks selected from the Builder's Standard Range (Everyday Life, Wilderness and Whit-sunday) with off white ironed mortar joints.
- The feature acrylic Render and paint is to the locations shown in the brochure illustration and includes up to two colours selected from Builder's Standard Range.
- Bristle colour-on Designer Profile concrete roof tiles selected from standard colour range (design and façade specific) NOTE: Flat roofed Garages will have metal roof covering.
- Hume entry door frames for paint finish with brick sill and timber threshold – sidelights if applicable in clear glass (nominal 2100mm high).
- Hume Newington XN5 hinged entry door for paint finish (nominal 2100mm high design specific).
- Hume XF3 part glazed (clear) external hinged Laundry door for paint finish (nominal 2100mm high design specific).
- Lane 800 Offset Pull Handle and Lane Mortise Plus double cylinder deadlock.
- Powder coated VVdefine aluminium windows and sliding doors from standard colour range with clear glass.
- Keyed locks to all windows and doors.
- Powder coated fibreglass insert Flyscreens to operable windows.
- Aluminium windows on first floor fitted with opening restrictors for safety (where required).
- Brick sills to doors opening to untitled areas and tiled sills opening to tiled areas.
- Powder coated external aluminium balustrade to balconies (design specific).
- Colorbond® fascia and gutter from standard colour range with round painted UPVC downpipes.
- B&D CSI Classic Pro Series Colorbond® Panel lift door (Standard Nullarbor, Seville or Statesman) in woodgrain textured finish, selected from standard colour range, with CSI Classic Motor (Soft start and soft stop, Courtesy light Including 2 remote controls and 1 wall button) and any requirements due to no alternative means of exit from the garage.
- Two coat external paint system from the 'Custom Colour Card' standard colour range.
- External floor tiles from Builder's Standard Range to porch and alfresco.

INTERNAL FEATURES

- Nominal 2600mm ceiling height to ground floor.
- Nominal 2450mm ceiling height to first floor of the home; also to both the ground floor and first floor of the detached garage/teenage retreat.
- CSR plasterboard linings to walls and ceilings. CSR fibre cement to wet rooms containing a shower.
- Decorative CSR Gyprock 90mm 'Alto' cornice throughout as applicable.
- Staircase with standard paint grade pine stringer and MDF closed treads and risers for carpet. Plasterboard dwarf wall balustrade finished with paint grade pine capping and paint grade pine wall mounted handrail to Double Storey homes (design specific).
- Hume flush panel paint grade hardboard internal hung and cavity sliding doors (nominal 2100mm

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high design specific).

- Lane Caletta lever door furniture with privacy mechanism to bathroom, ensuite, toilet and powder room.
- Hume paint grade pine 67x18 skirtings and 67x18 architraves from standard profile range.
- Mirror sliding robe doors with silver aluminium frame.
- Two coat internal paint system from the 'Custom Colour Card' standard colour range using semi-gloss acrylic on doors and woodwork and matt acrylic on walls (to paint manufacturers standard specifications) with an allowance of two colours (one colour to walls and one colour to doors and woodwork).
- Ceilings painted in 'Builder's White' flat acrylic.
- One white melamine shelf and one hanging rail to Robes, four white melamine shelves to Linen and four white melamine shelves to Pantry.
- Main body internal floor tiles and internal carpet from Builder's Standard Range to selected areas only. Note: Floor covering areas are dependent on home design.

ELECTRICAL AND COMMUNICATIONS

- Meter box to be installed on the side of the home nearest the mains connection point (design specific).
- Earth leakage safety switch and circuit breakers.
- Double power points throughout the home.
- Single power points to service items as detailed on the electrical plan.
- 15 x LED warm white downlights as standard; with 20 x LED warm white downlights to Halo designs.
- Downlight substitution for standard points will be determined by the home size and design with 6inch 'Quick Fix' ball lights to remainder of home (one light per room).
- Three external light points (design specific).
- One externally ducted Heat/Fan/light to both Ensuite and Bathroom.
- One externally ducted exhaust fan to Powder Room, Laundry or Toilet only without a window (design specific).
- One telephone point to both the Kitchen and Bedroom One.
- One television point to both the Living Room, Bedroom One and Ground floor Bedroom.
- Smoke detectors (hardwired with battery backup).
- Hills Reliance 8 Alarm with three PIR, one LED keypad, one strobe/siren and one screamer. Includes a single power point and phone point for alarm. Note: No allowance for back to base monitoring.
- ActronAir® Classic ducted air conditioning with two zones. Note: Final kW and single or three phase requirements combined with the number of outlets will be design specific.

KITCHEN

- Joinery - melamine finish to cupboard doors and panels selected from Builder's Standard Range; nominal 900mm high base cupboards and 600mm high overhead cupboards with metal handles.
- Soft close hinges to kitchen cupboard doors and soft close drawer dampers to standard drawers.
- Benchtop - 20mm Essentials range Smartstone benchtops.

- Bulkheads to overhead cupboards including over rangehood space.
- Mirror Kitchen splashback to Halo Designs only.
- Kitchen sink - Seima Azero SKS-201 undermount stainless steel double bowl sink.
- Chrome Alder SOHO sink mixer tap to kitchen sink.
- Stainless Steel Technika TB90FSS-5 900mm Underbench Oven in lieu of standard.
- Stainless Steel Technika TB95GWSS-3 900mm Gas Cooktop in lieu of standard.
- Stainless Steel Technika CHEM52CBS-2 900mm Canopy Rangehood in lieu of Standard.
- Stainless steel Technika microwave and trim kit WD905SS + TT905 installed to cabinet space.
- Stainless Steel Technika TBD4SS-5 Dishwasher installed to cabinet space.

WET AREAS

Bathroom, Ensuite & Toilets

- Joinery - melamine finish to vanity doors and panels from Builder's Standard Range with metal handles.
- Benchtop - 20mm Essentials range Smartstone benchtops.
- Vanity basin - Seima Kyra SBC-208 vitreous china basin with chrome waste.
- Wall hung hand basin - Seima Plati SBC-514 vitreous china basin with chrome bottle trap to Powder Room if the hand basin is standard (design specific).
- 800mm high mirrors polished edge fitted to the same width as vanity as shown on plans.
- Clear laminated fully framed bright aluminium finish shower screen with pivot door approximately 1850mm high.
- White acrylic freestanding Seima Paxi Stiline (up to 1700mm design specific).
- Chrome Alder Classico or Alder Star mixers.
- Flick mixer basin tap; wall mounted shower flick mixer; wall mounted HS205 hand shower on Designer bracket; wall mounted bath flick mixer; wall mounted 220mm bath spout.
- Accessories - Alder Star chrome towel ring to vanities, toilet roll holder and up to 750mm long single towel rail.
- Seima Scara STO-13 Ceramic wall faced vitreous china white toilet suite including Quick release pull-off Soft Close Standard Seat.

Laundry

- Seima Tilos SLC-600B 45L stainless steel tub with white metal cabinet.
- Chrome Alder Classico or Alder Star sink mixer tap to tub.
- Chrome concealed Builder's Standard washing machine stop taps.

CERAMIC TILING

- Ceramic tiles from Builder's Standard Range.
- Bathroom, Ensuite, Toilets and Powder Room (design specific) - floor tiling; 2000mm high wall tiling to showers; 1000mm from floor level wall tiling above bath; 300mm tile splashback to vanities; skirting tile to remainder as shown on plan.

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- Laundry - floor tiling; 300mm tile splashback over tub, skirting tile to remainder as shown on plan.
- Kitchen - splashback to underside of cupboards on back wall with a 300mm tile splashback to plaster-board walls to remainder as shown on plans.
- Tiled threshold to Laundry hung doors (if applicable).
- Chrome circular floor waste.
- Aluminium metal trim to doorways/openings abutting alternative floor covering.
- White PVC trim to external corners (except for skirting tile).
- No allowance for frieze, decorator tiles, border tiles, 45-degree patterns or feature floor tile layouts.

LANDSCAPING

- Standard landscape plan.
- Excavation, yard grading, removal of spoil, etc.
- Brick letterbox to match main masonry finish on the house with a rear opening, powder coated letter-box and street numbers (150mm high brushed aluminium finish).
- Garden bed 200mm wide with two 140mm per Lin.m, Pine bark mulch, treated pine edging for street facing boundary as per landscape plan.
- Garden bed 600mm wide with one 200mm and two 140mm per Lin.m, Pine bark mulch, Treated pine edging for front boundary as per landscape plan.
- Turf base prep and turf (Kikuyu) to front and rear yards.
- Turf base prep and turf (Kikuyu) to Council nature strip.
- Austral Sydney Stone (Charcoal) retaining walls as indicated.
- Coloured concrete driveway and path with plain concrete crossover.
- Nepean river pebbles to side passages and service courts.
- 1800mm high Colorbond fencing as indicated with Treated pine Sleepers under as required.
- 1800mm high Colorbond access gate as indicated.
- Super fold clothesline (wall or post mount kit as indicated).

OTHER

- Local Council 10.7 (formerly 149) Certificate (registered land only).
- Contour survey to assumed datum.
- Peg out survey for the set out of the concrete slab.
- Standard Development Application fees.

- Standard Construction Certificate fees.
- Home Owners Warranty (HBCF) Insurance, Public Liability and Contract Works insurance, 90-day Statutory Warranty.
- Mandatory inspection fees and interim Occupation Certificate.
- Water Authority Application and standard connection fees.
- Pest control certification.
- Basic bricklaying scaffolding, void scaffolding, first floor protection railing (Double Storey homes) subject to site conditions.
- Gas points to HWU, cooktop and one internal heating point (subject to gas availability).
- Preselected internal and external selections completed by our experienced consultants
- Standard Lay out completed by experienced electrical and air conditioning consultant.
- Internal and external builder's house clean.
- Builder's site clean during construction.

TEENAGE RETREAT

- Generally, the finishes to the teenage retreat are to be in line with the aforementioned inclusions with reference and exception to the following:
 - Nominal 2450mm ceiling height to the first-floor teenage retreat and detached Garage.
 - No Provisions for future kitchen connection All Plumbing Services are to Be available Concealed in wall backing onto bathroom.
 - Service (Water, Sewer, Gas) connections to existing connection point connected to the home. (No allowance for separate metered services).
- Underground single-phase sub main and Sub breaker board (No allowance for separate meters) to be installed connection from home to retreat.
- 6-star 26L instantaneous gas hot water unit (no controllers, pre-set to 50 degrees Celsius).
- Single Split air conditioning system - Single phase.
- One telephone point and One television point to Teenage Retreat
- 6inch 'Quick Fix' ball lights to Teenage Retreat (one light per room).
- Connection to Main House Alarm with one PIR and one LED keypad.

Information correct as at 1/7/2020. GMR Riverstone Pty Ltd and Elderton Homes Pty Ltd reserve the right to alter any of the above specifications due to continuing product development and/or availability. We may from time to time amend our information without notice. We may at any time increase prices or fees, amend our products or suppliers and correct any incorrect or erroneous part of our information. You must contact us to receive the up-to-date information. Elderton Homes ABN: 33 1384 13902. Builders Licence: 216876C.