



SIENNA 169

- 4 BEDROOMS
- 1 STUDY/GUEST ROOM
- 2.5 BATHROOMS
- 1 SINGLE GARAGE

EXTERNAL HOUSE AREA (m2)

1. GROUND FLOOR LIVING	70
2. FIRST FLOOR LIVING	78
3. SINGLE GARAGE	20
4. PORCH	1
TOTAL AREA	169 m²

OPTIONAL UPGRADE

- 1. DOUBLE GARAGE
- 2. BALCONY & PORCH
- 3. ALFRESCO

MEASUREMENT

Overall width: 7.67m
 Overall length: 12.83m
 Optional double garage overall width: 10.31m

LOT REQUIREMENT

FRONTAGE

SINGLE GARAGE

ZERO LOT: min. 8.885m
 STANDARD LOT: min. 9.5m
 0.9m EASEMENT: add an additional 0.65m

DOUBLE GARAGE

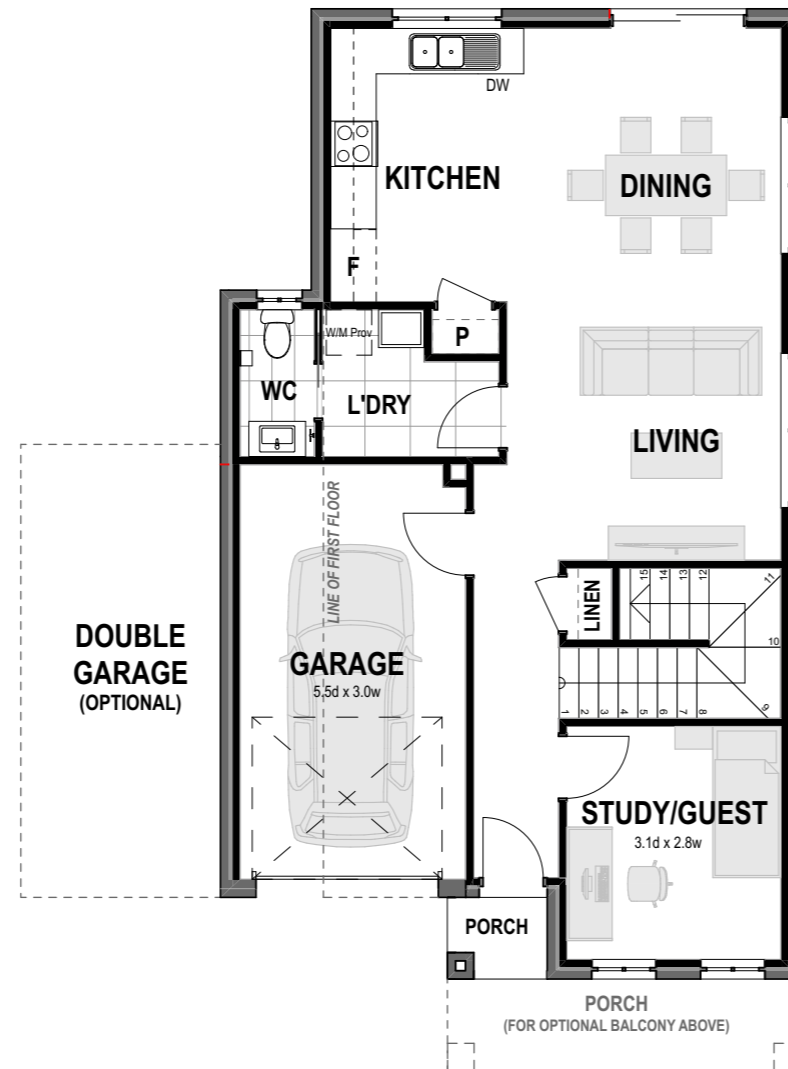
ZERO LOT: min. 11.425m
 STANDARD LOT: min. 12.14m
 0.9m EASEMENT: add an additional 0.65m

Standard lot: 450mm eaves with fascia and gutter (subject to design)
 Zero lot: No eaves, ONLY fascia and gutter (subject to design)

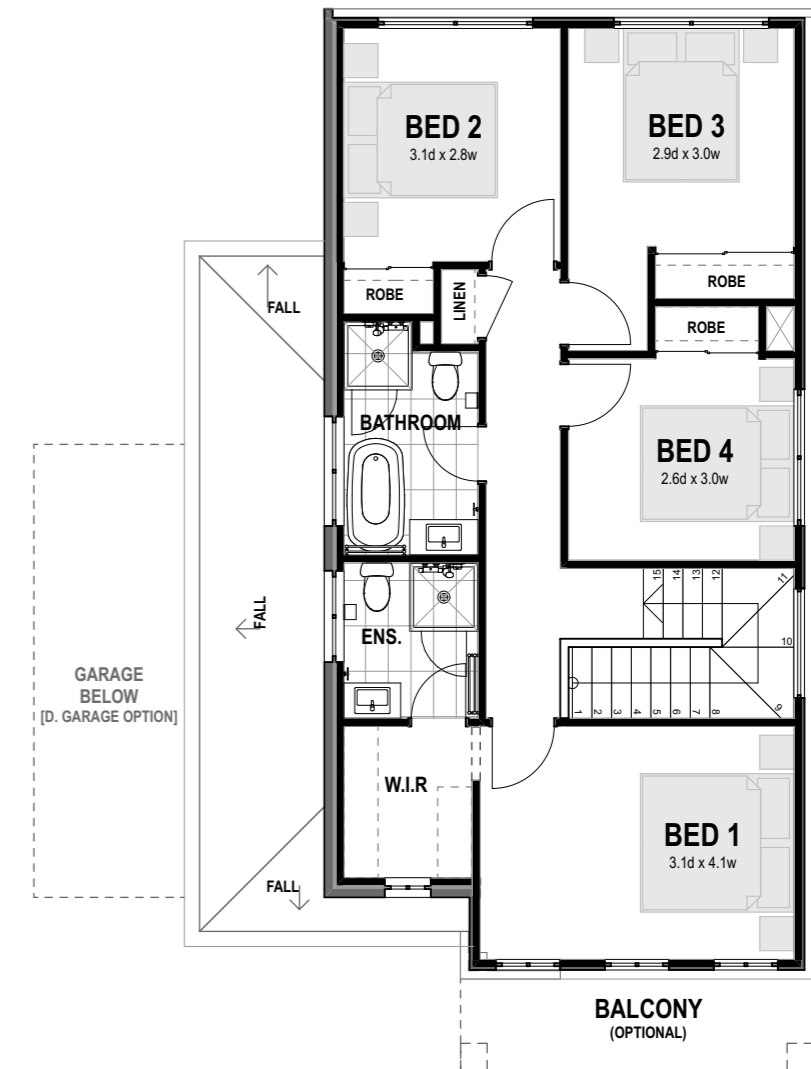
ZERO LOT IS SUBJECT TO THE SEPP, DCP & 88B REQUIREMENTS

LENGTH

STANDARD LOT: min. 25.83m

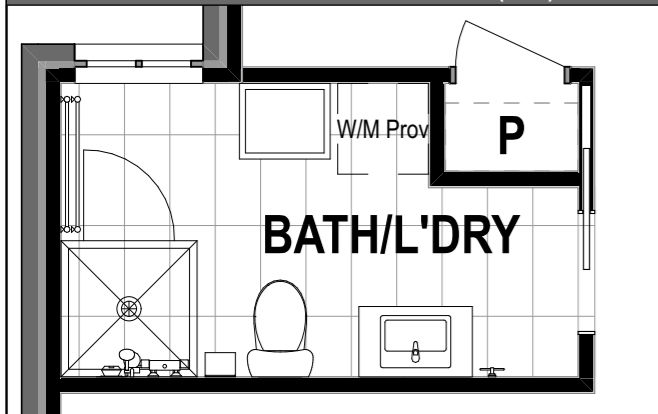


○ **GROUND FLOOR PLAN**



○ **FIRST FLOOR PLAN**

OPTIONAL - BATHROOM UPGRADE (NTS)



BUILDERS CLASSIC INCLUSION SPECIFICATION

COUNCIL / AUTHORITY FEES AND REQUIREMENTS

- Contour survey by registered surveyor
- Geotech report by qualified geotechnical engineer
- Preparation and lodgement of development application, including drafting of architectural plans and applicable fees
 - S10.7 planning certificate
 - Basix/ NATHERS energy report
 - Statement of environmental effects
 - Home-owners warranty insurance
 - Long service levy fee
 - Waterboard authority application fees (tap-in)
 - Structural engineering plans
 - Structural engineers' certification for foundations and concrete slabs
- Certification for window and glass, electrical compliance, waterproofing and pest control
 - Preparation and lodgement for partial occupational certificate
 - 90 Day maintenance period
 - **15 Year Structural guarantee***
 - 6 Month price lock guarantee*

SITE COSTS*

- Site preparation and establishment
- **Bulk earthworks for site levelling, cut and fill up to 1 metre**
 - Sediment control as required by statutory requirements
 - Roof edge safety rail as required by WHS regulations
- Temporary fencing to site perimeter required by WHS regulations
 - Scaffolding to WHS regulations
 - Temporary all-weather access to vehicle crossing
- Connect sewer, water, power, and gas to mains as required (where applicable) up to 10m
 - **50 tonne spoil removal allowance**

SLAB AND FOOTINGS

- 'M' class concrete slab on ground with integrated porch and alfresco (where applicable) certified by qualified structural engineers
- 50 lineal metres of 400mm bored concrete piers or screw piers as designed by structural engineer
 - Part A termite treatment to slab penetrations
 - Part B termite treatment to slab perimeter
 - Internal drainage and plumbing

FLOOR FINISHES

- Smooth float finish to garage slab
- Tiled finish to bathroom, ensuite, laundry and WC's
- **Laminate Timber Floor to entry, hallway, family, kitchen and meals**
 - **Tiled finish to front porch & alfresco (where applicable)**
 - Carpet to all other areas

EXTERNAL FEATURES

- Builders' range face brick
- Lightweight construction (house specific)
 - Moroka finish (house specific)
- **2100mm high panelled garage door with automatic garage door opener and remote**
 - Colourbond fascia and gutter
 - Painted UPVC 90mm downpipes

STRUCTURAL FEATURES

- 90mm radiata pine prefabricated frames and trusses (to suit plans)
 - 2440 high ceilings to single storey designs
- 2440mm high ceilings to ground floor and 2440 high ceilings to first floor (two storey designs only)

WINDOWS & SLIDING DOORS

- Aluminium sliding windows with powder coat finish
 - Aluminium sliding door to family room
- Obscure glazing to bathroom, ensuite and WC (house specific)
 - Matching keyed locks to all windows
- **Fibreglass mesh flyscreens to all openable windows and sliding doors**

ROOF COVER

- **Your choice of Builders classic range concrete roof tile or Colorbond corrugated metal sheet roof**
 - **Heavy duty sarking to underside of roof tile**
 - Fibre cement soffit lining

INSULATION AND WALL LININGS

- R2.0 Glass wool insulation batts to external walls
- R3.0 Glass wool insulation batts to ceilings excluding garage
 - 10mm plasterboard to wall linings in living areas
 - 6mm fibre cement wall linings to bathrooms and ensuite
- 10mm water resistant plasterboard wall lining to W.C cistern wall and laundry tap wall
 - 10mm plasterboard ceiling lining to internal areas
- 10mm water resistant plasterboard to alfresco ceiling (where applicable)
 - 90mm coved cornice through out

EXTERNAL DOORS

- 2040mm x 820mm painted timber panelled entry door
 - **Glass sliding external laundry door (house specific)**
 - **Tri-lock entrance lockset to entry door**

INTERNAL DOORS AND TIMBER

- 2040mm high hollow core flush panel doors with painted finish through out
 - 67mm x 18mm half splayed skirting and architrave with painted finish
 - Leverset door hardware
- Privacy locks to bathrooms, ensuites, WC and master bedrooms (where applicable)
 - Door stops to internal doors

WARDROBES AND LINENS

- Single white melamine shelf with chrome hanging rail to wardrobes and walk-in robes
 - Four white melamine shelves to linen cupboards
 - 2100mm high aluminium framed mirror sliding door to built-in robes
- 2040mm high hollow core flush panel hinged doors with painted finish to linens

STAIRCASES

- Carpet grade closed treads and risers
- Pine timber handrails, newels and capping with painted finish (where applicable)

PAINTING

- Taubmans Endure 2 coat paint system to walls
- Taubmans semi-gloss paint finish to internal timbers

ELECTRICAL

- Single phase meter board
- RCD safety switch and circuit breakers to meter box
 - White wall mounted light switches
- **Double GPO's throughout, with single GPO's for dishwasher, microwave, rangehood and garage door**
 - Hardwired smoke detectors
 - **LED oyster style light to kitchen, bedrooms and living areas**
 - **Two external light fittings (entry and laundry - where applicable)**
 - Twin tube fluorescent light fitting to garage
 - **Combined fan/ light/ heater (2 bulb) to ensuite**
 - **Combined fan/ light/ heater (4 bulb) to bathroom**
 - Fan/ light combo to laundry and WC (house specific)
 - Two FTA TV points
 - One telephone point
 - Two data points
 - **NBN/ Telstra provision**

PLUMBING AND GAS

- **Two external water taps (1 recycled, 1 potable)**
- **Three gas points (HWS, Cooktop & Internal bayonet point)**
 - Concealed plumbing in accordance with AS3500
- **3000L Polyethylene slimline water tank (where applicable)**

AIR CONDITIONING

- **Back to wall Actron Air split system**

KITCHEN

- Fully lined white melamine base cabinets with square edge
 - Melamine shelving to all base and wall cabinetry
- **laminate surface to cabinetry drawers, doors, and kickboards**
 - **20mm reconstituted stone benchtop to kitchen**
- Handles to joinery doors and drawers (overhead cupboards to be seamless)

- **Bank of 4 fully lined drawers with square edge (cutlery top draw)**

- Double bowl stainless steel sink with drainer
 - Tiled splashback to cook run
- Microwave and dishwasher provision (house specific)

KITCHEN APPLIANCES

- Stainless steel 600mm gas cooktop
- Stainless steel 600mm electric oven
- Stainless steel canopy rangehood
- Gas continuous flow water heater

LAUNDRY

- 50L stainless steel tub with metal cabinet
 - Concealed laundry taps
 - Tiled splashback

ENSUITE, BATHROOM AND WC

- **Wall hung all-in-one vanity, with ceramic bench top & basin (where applicable)**
 - Frameless mirror
- **Frameless shower screen with pivot door (where applicable)**
 - **Free standing bath**
- **Double towel rail to bathroom and ensuite**
 - Toilet roll holder
- Towel ring to WC (where applicable)
 - **Back to wall toilet suite**
- Chrome pop-up plug and waste

TAPWARE

- Chrome sink mixer to kitchen
- Chrome flick mixer to laundry
- Chrome basin mixers to ensuite, bathroom and WC

TILING

- **Floor to ceiling tiling to showers only (where applicable)**
- Floor tiles with skirting tiles to bathroom, ensuite and WC
 - Tiled splashback to vanities
- Tiled walls to freestanding bath walls 1200mm high
 - Chrome floor waste

WATERPROOFING

- Waterproofing to wet area floors, junctions, and wet walls
 - External balconies (where applicable)

DISCLAIMER to Contract Inclusion and Floor Plan

1. Site costs disclaimer

The parties acknowledge and agree that:

- (1) Site costs allowances are non-redeemable for cash or credit; and
- (2) Site cost allowances are based upon the assumption that:
 - (a) all lots have up to 1 metre cross fall;
 - (b) all lots have a soil classification for M class slab; and
 - (c) no rock is found on any lots.
- (3) Should any of the assumptions above prove incorrect, the parties acknowledge that the site cost allowances may be subject to amendment.

2. Specification/ floor plan disclaimer

- (1) Builder's reserves the right to change floor plans, prices, specifications and suppliers without notice, provided that
- (2) The parties acknowledge that Items may vary in colour, style and finish to the original selection and Builder's reserve the right to substitute items with equivalent products at any time.
- (3) All drawings reflecting finishes, fittings and decorative items are for illustrative purposes only and do not indicate finished product, and the purchaser may not make a claim against Builder's for any discrepancy or change in this regard.
- (4) All designs and sizes agreed upon between the parties are subject to council approval and designs may vary to suit Council requirements, estate requirements and lot sizes.

3. Terms of the Structural Guarantee

Builder's structural guarantee is specific to the original owners named in this building contract only, is non-transferable and will expire upon the earlier of:

- Fifteen years from the date of practical completion of the dwelling;
- Subsequent sale of the dwelling by the original owner; and
- The structural guarantee being void, as set out below.

This guarantee is provided in addition to relevant state and national warranty policies in Australia, and does not seek to limit or alter the warranties available to the original owner at law.

This structural guarantee is limited to structural failure regarding concrete footings, structural steel, structural timber, roof framing and road bearing brick work only, and does not include:

- minor settlement cracking (as defined in AS2870);
- fair wear and tear;
- damage to non-structural items (such as internal fixtures and fittings); and
- circumstances where the guarantee is void, as per the below.

Specifically, this structural guarantee will only apply to failures in relation to:

- Foundations and footings installed and designed by Noble Home Builder's pursuant to the Building Code of Australia and relevant Australian Standards where failure is defined as "damage category 3" or higher (AS2870);
- Structural timbers and steel in wall or roof framing where structural failure is defined pursuant to the Building Code of Australia and all relevant Australian Standards; or
- Load bearing brickwork where structural failure is defined pursuant to the Building Code of Australia and all relevant Australian standards including AS4773.

The original owner agrees and accepts that the structural guarantee will be void, and will not apply, if any of the following arise:

- Structural failure due to misuse or neglect by the original owner to maintain the dwelling;
- Failure by the original owner to maintain their home which causes or exacerbates the structural failure;
- Works such as excavation that affect the foundations which have not been caused or authorised by Builder's;
- Repairs or modifications to the dwelling by unqualified or unauthorised personnel at the instruction of the original owner;
- Failure by the original owner to follow CSIRO's Guide to Foundation Maintenance and Footing Performance;
- Structural failure due to environmental factors outside the control of Builder's;
- Failure or damage caused by natural forces or events or "Acts of God", including but not limited to inclement weather, storm, fire, flood, earthquake, cyclones etc.;
- Failure caused by termite damage, particularly as a result of a failure by the original owner to ensure that regular inspections and treatments to the dwelling are made;
- Structural failure that arises as a result of changes in site conditions affecting site drainage, such as planting trees and specific tree species near or around the concrete footings of the dwelling, poorly designed garden beds and landscaping affecting surface drainage; and
- Defects due to any modifications made to the dwelling after handover, including but not limited to additions, alterations, extensions or renovations which are not carried out by Builder's.

4. 6 months Price Lock

Price Lock Client to acknowledge that the price of the home will be held firm (excluding variations) for 180 days after signing the PSA/Building contract. If all client essential matters have not been resolved or delays due to client selections are encountered, Builders will apply a percentage based price increase to the value of 0.4% of final contract value per month. If time elapses over 6 months, the final contract value will be reviewed.