

A new
Standard
of inclusions



TEMPO
LIVING



Tempo's Top 5

Reasons to build with us

Join us at the forefront of home building innovation, where our streamlined systems and cutting-edge designs allow you to move into your new home sooner and save money, without compromising on quality or design. Our honest and open approach, timeframe guarantees, and upfront certainty pricing mean you can relax as we build your new home.

TRUE DISPLAYS

True displays

Our displays truly are "what you see is what you get", and what you get is so good. All your available options are in every display home for you to experience upfront before you sign anything.

express lane

Express lane

10-day tender. 10-week site start. Guaranteed build-time. With our streamlined systems and cutting-edge designs, you can move into your new home sooner and save over \$60,000!*

MORE must- haves

More must-haves

We include more of the "must-have" items you want as standard. From flyscreens to flooring, driveway to ducted air-conditioning, and much more, are yours without the extra costs of upgrades later.

price PROMISE

Price promise

Enjoy the certainty of our upfront pricing. Rest assured that your tender price is the final price of your new home including everything from site costs to 7 Star Basix to finishes, with no surprises.

OPTIMAL DESIGNS

Optimal designs

Build the home you really want without compromise, with our award-winning designs created from the ground up to optimise even the smallest lots, whilst maximising natural light and open space.

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With more must-haves

Every new Tempo Living home features at the minimum our standard inclusions, which are really anything but standard. With the latest appliances, high quality construction materials, and trusted brand name suppliers, our homes are always sure to beat the benchmark.

And with more of the most popular “must-have” items also included - from Colorbond® roof to concrete driveway, flyscreens to floor coverings, dishwasher to ducted air-conditioning, and much more - you can avoid unexpected and unnecessary costs for expected and necessary items later.

All the things you simply must have, are “do-haves” upfront in your new Tempo Living home.

More Must-Haves include:

- Floor coverings
- Ducted air conditioning
- Colorbond® roof with Anticon™ blanket
- House frame made from Truecore® steel
- Concrete driveway and path
- Kitchen and bathroom stone benchtops
- Tiled front porch
- M or H1 class slab
- Fixed site costs
- And much more

The *real big* must-haves

Ducted air

Haier ducted air conditioning with WiFi control and a 5 year manufacturer's warranty

7 Star Basix

Guaranteed fixed price 7 Star Basix (Building Sustainability Index)

Flooring

500mm x 500mm ceramic floor tiles or timber-look laminate to ground floor living areas and carpet including underlay to remainder of home

Colorbond® steel roof

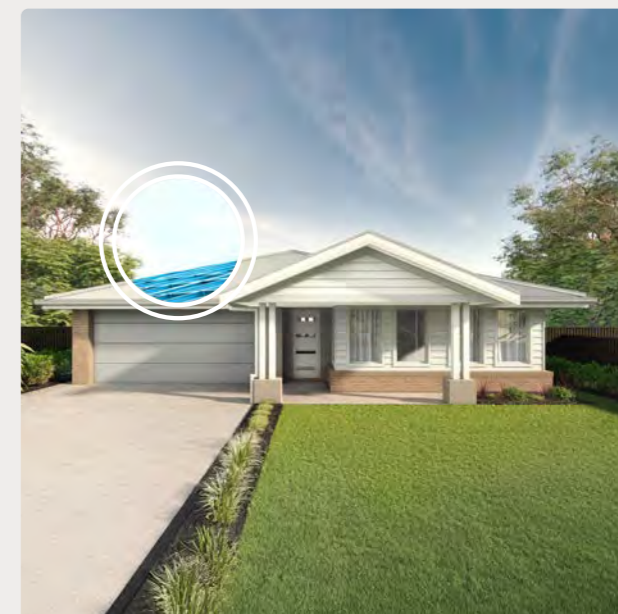
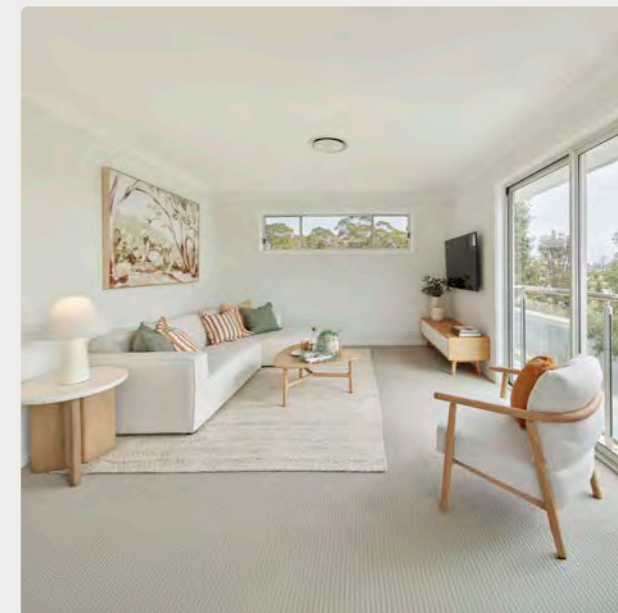
With Anticon™ blanket, Thermatech® solar reflectance and Activate® technology to provide enhanced corrosion resistance

Steel frame

Termite-resistant Truecore® engineer-certified steel frames and roof trusses

Concrete driveway

Including concrete crossover



Kitchen



1 Bulkheads

In laminate finish with shadowline to overhead cupboards

2 Extra height cabinets

To overhead cupboards

3 Soft closers

To joinery doors and drawers

4 Externally ducted rangehood

Haier 600mm externally ducted retractable in stainless steel finish

5 Stone benchtops

20mm edge Quantum Zero by WK Stone

6 Polytec laminate in matt finish

To joinery doors and drawers

7 Tile Splashback

To underside of overheads on back wall and returns (window is design specific option)

Drawers

Four cutlery drawers with cutlery tray insert

Pantry

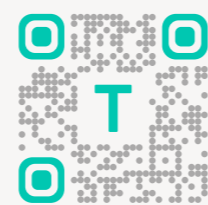
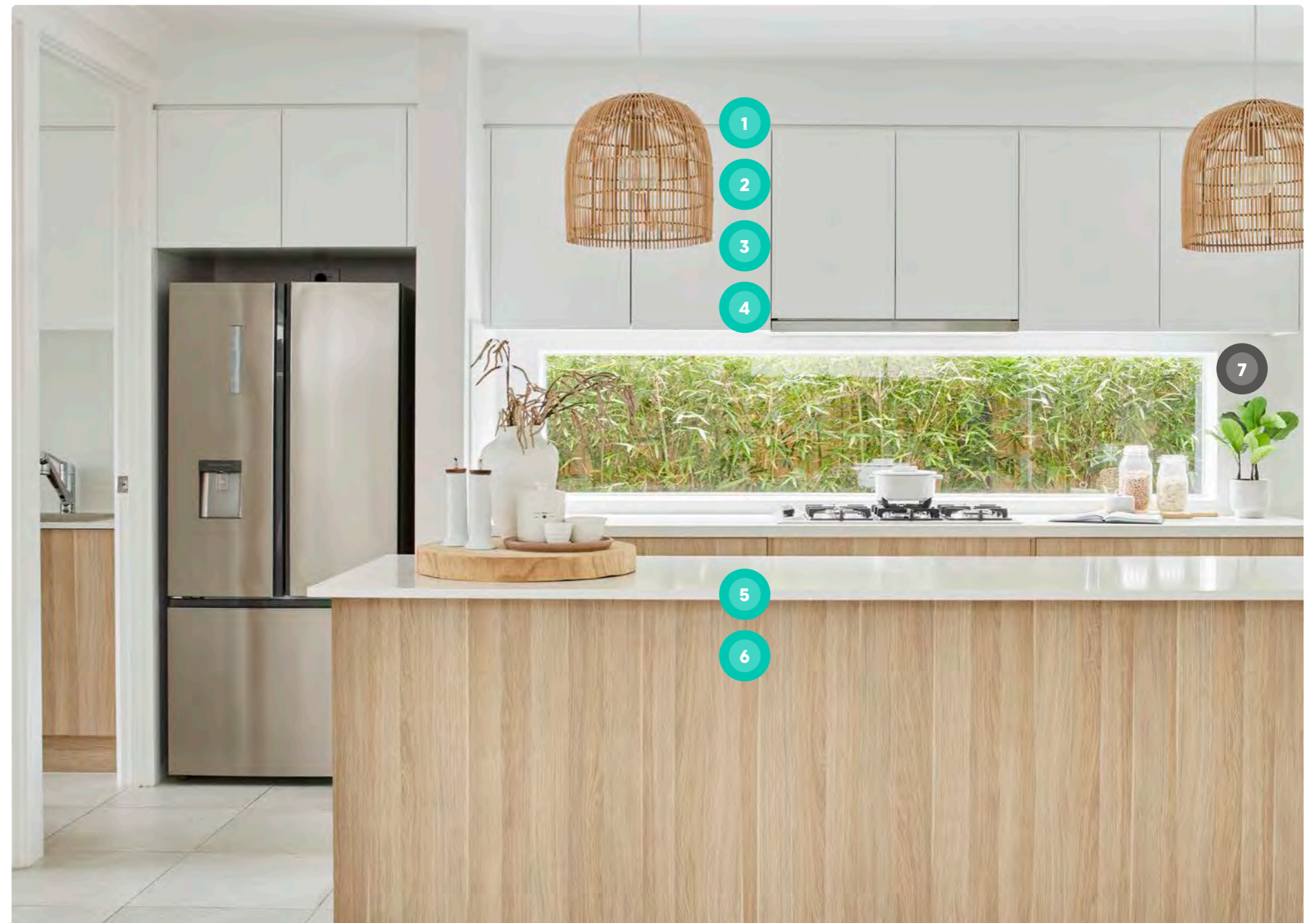
Four melamine shelves

Cooktop Option 2

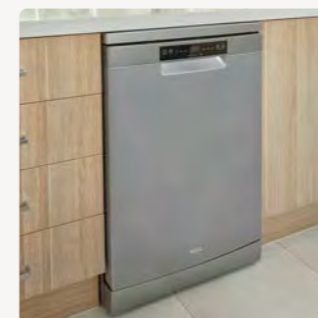
Haier 600mm ceramic 4-burner electric (if gas unavailable)

Connections

Provision for microwave and dishwasher with power point plus water connection for dishwasher and gas connection for cooktop (if gas available)

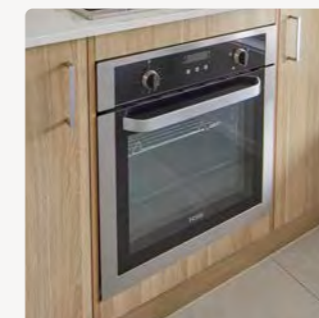


View the
colour options for
your kitchen



Dishwasher

Haier 600mm in stainless steel finish



Oven

Haier 600mm electric underbench in stainless steel finish



Cooktop Option 1

Haier 600mm 4-burner gas in stainless steel finish



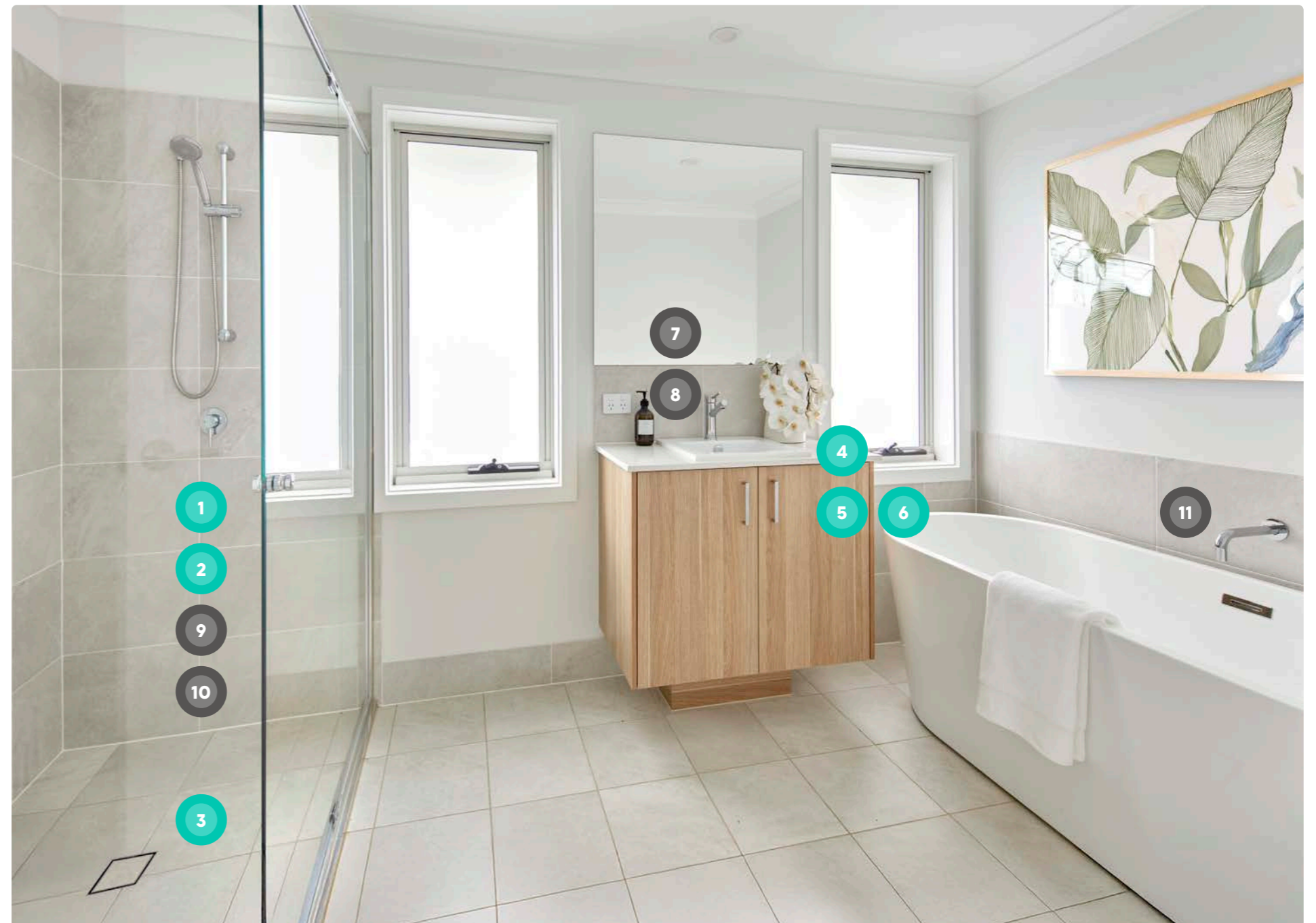
Tapware & Sink

Harmony Senza chrome swivel spout pin mixer with Abey 500mm square stainless steel sink

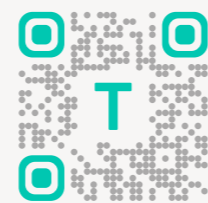
Bathrooms



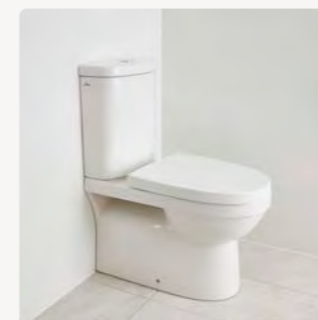
- 1 Shower tapware**
Caroma Havana handheld rose with rail and lever mixer in chrome
- 2 Shower screen**
Semi-frameless with pivot door in chrome trim
- 3 Tiled floor waste**
Tile insert to floor wastes where shown on plan
- 4 Inset ceramic basin**
White ceramic with one tap hole and pop-up chrome waste
- 5 Vanity unit**
Vanity with 20mm edge stone benchtop from Quantum Zero range by WK Stone. Cabinetry in Polytec laminate matt finish with soft closers to doors and drawers
- 6 Freestanding bath**
White freestanding or inset bath (design specific)



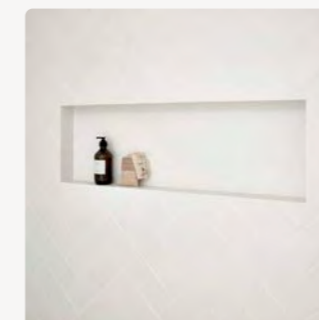
- 7 Frameless mirror**
Polished edge to width of vanity
- 8 Basin tapware**
Harmony Senza chrome lever mixer
- 9 Wall and floor tiles**
500mm x 500mm ceramic wall and floor tiles, with tiling height 500mm over bath, 2000mm to shower recess and skirting to remainder
- 10 Waterproof membrane**
2000mm high to shower walls
- 11 Bath tapware**
Harmony Senza chrome lever mixer and outlet



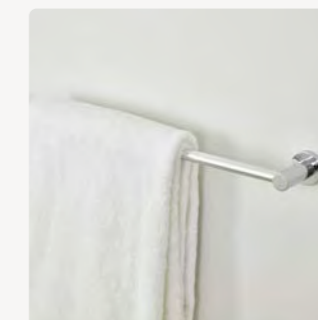
Discover your new bathroom colour options



Toilet suite
Harmony Latilla wall-faced close coupled toilet with soft-close seat and lid



Shower niche
Tiled niche to all showers



Towel rail and ring
Harmony Meno 600mm single towel rail to bathroom and ensuite. Towel ring to powder room



Toilet roll holder
Harmony Meno toilet roll holder to bathrooms, ensuite and powder room

Interior



1 Ducted air

Haier ducted air conditioning with WiFi control and a 5 year manufacturer's warranty

2 Taubman's Endure 3-coat paint system

One internal wall colour, one ceiling colour, gloss paint to doors and internal woodwork

3 Solid timber skirting & architrave

67 x 18mm solid timber bevelled edge profile with paint finish

4 Gainsborough Trade Pro lever handles

To internal doors with privacy sets to all bathrooms, and roller catch to linen and storage cupboard

Gainsborough Trade Pro deadlock

To internal garage door

Door stops

To bedrooms, wet areas and living areas (excludes robes and linen)

Wardrobe fitout

One melamine shelf and hanging rail

Linen fitout

Four melamine shelves

Storage cupboard fitout

One melamine shelf including hanging rail

5 Ceiling heights

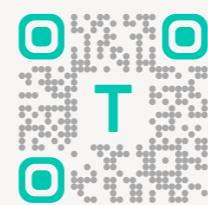
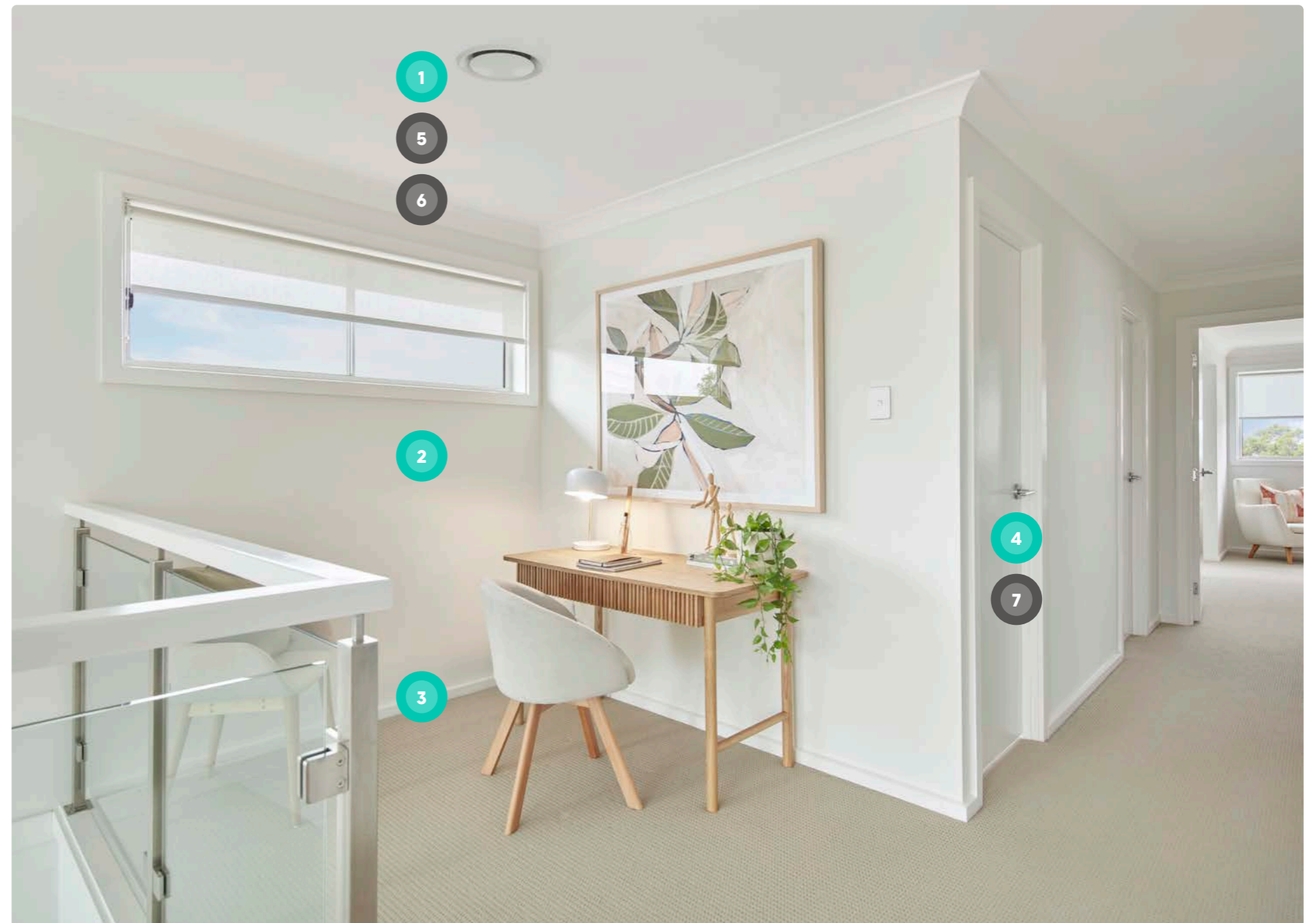
2450mm throughout

6 Cornices

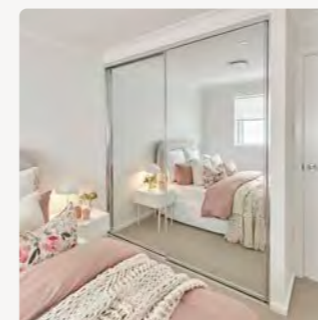
90mm Cove throughout

7 Corinthian internal doors

Flush panel hinged doors in paint finish including linen and storage cupboard

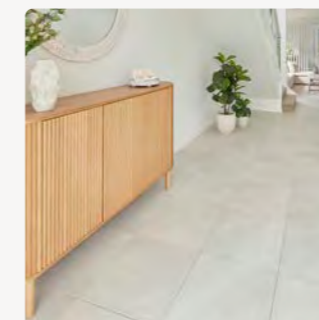


Choose your
interior design
colour options



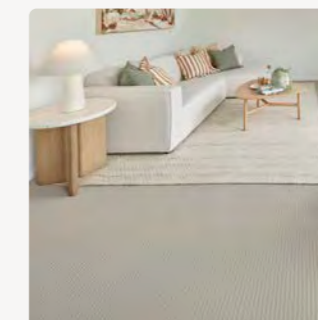
Mirror robe doors

2300mm high mirrored or white glass sliding doors to wardrobes



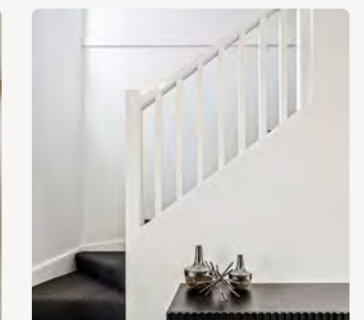
Tile or laminate floor

500mm x 500mm ceramic floor tiles or timber-look laminate to ground floor living areas



Carpet

Carpet including underlay to non-tiled areas of home



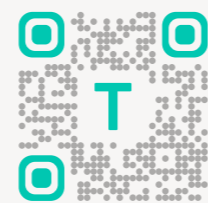
Staircase

Closed tread carpet grade stairs with painted timber newel post, balustrades and handrail

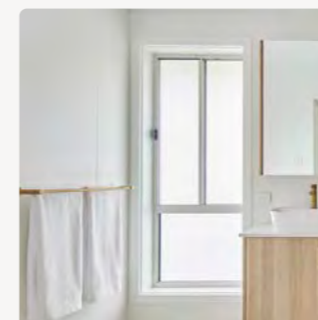
Exterior



- 1 Colorbond® steel roof**
With 60mm Anticon™ blanket to underside of roofing
- 2 Frame made with Truecore® steel**
450mm eaves. 90mm external and 70mm internal steel frames. 70mm steel frame to external garage wall. 340mm engineered steel joists. Thermally rated external wrap to perimeter of home
- 3 Nylon mesh flyscreens**
To all opening windows, sliding and stacker doors
- 4 Remote control garage door**
Auto-open Colorbond® sectional overhead door with two handsets
- 5 Concrete driveway**
Including concrete crossover
- 6 Concrete slab**
Engineer-certified "M" or "H1" class including porch and alfresco
- 7 Fixed price piling**
Engineer certified screw piers
- 8 Tiled porch**
500mm x 500mm ceramic floor tiles to porch
- 9 Colorbond® fascia and gutter**
With painted PVC downpipes
- 10 Windows and sliding doors**
Aluminium including security keyed windows and door locks
- 11 Cladding**
Weathertex cladding in paint finish
- 12 Austral bricks**
From builders range, laid in off-white mortar with ironed joint finish
- 13 Termite protection**
To slab pipe penetrations and perimeter of slab



Select the exterior colours of your new home



Obscure windows
To all bathrooms, ensuite and powder room



Gainsborough Trilock door handle
Double cylinder lever trilock to entry and laundry



Corinthian entry door
Solid core with clear glass in painted finish



Laundry door
Corinthian half glazed external laundry door in painted finish or aluminium sliding door (design specific)

The
essential
etceteras



MORE
must-
haves

And more must-haves

Perhaps not as fun and exciting as a brand new kitchen or a fancy facade, but the inclusions listed on this page are just as important. Some even more so.

Delivering a new standard of inclusions means we include more of the must-have items you need here too. Especially the often unseen items that you don't think about until you'd notice that they weren't included!

So don't worry. All the things you simply must have, are "do-haves" upfront in your new Tempo Living home.

***Disclaimer:** Images for illustrative purposes only.

"Save over \$60,000" is based on factors such as rent, interest or mortgage payments when compared to other builders' move-in time frames.

Tempo Living reserves the right to change prices, plans, inclusions or suppliers without notice. For more detailed home pricing, including details about the standard inclusions and charges for optional variations, please speak to one of our consultants. Specific details, pricing and dimensions will be included in your contract.

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Laundry

Laundry tub

45L stainless steel tub with white metal cabinet

Laundry tapware

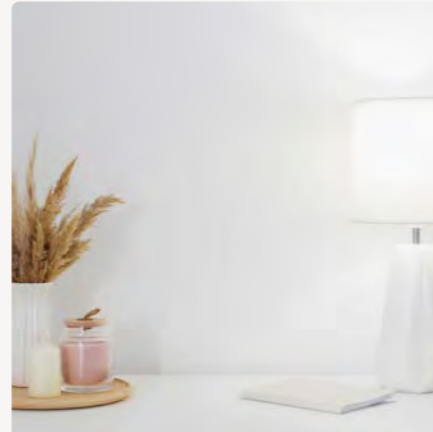
Harmony Meno chrome mixer to laundry tub

Laundry tiling

300mm high tiling over laundry tub and skirting tiles to remainder

Connections

Washing machine set concealed behind tub



Electrical

Clipsal power points

Double GPOs to all rooms including garage

Electrical mains

Three-phase underground mains provision with single phase switchboards, with earth leakage circuit breaker for lights and power

NBN connection-ready

One phone point, one single power point, and one CAT6 data point to internal rear of garage

Power provisions

Single GPOs to fridge and to rangehood

Internal light points

One light point to each room, one 2-way switch to stairwell

External light points

To eaves at external doors, or external junction box beside external doors without eaves (for fitting by owner)

TV point

One television point

Phone point

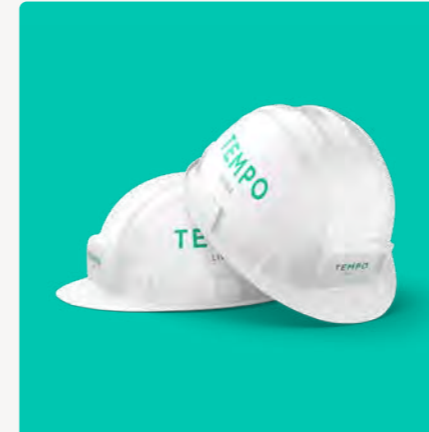
One phone point

Smoke detectors

Direct wired with battery backup as required

Exhausts fans

To bathrooms without windows



Site works

Earthworks

Balanced cut and fill

Surveyor survey

Surveyor-certified site investigation and contour survey

Bore hole report

Engineer-certified bore hole report and site classification

Connections

To power, phone, water, sewer, gas and storm water mains located within site boundaries

Site security

Temporary fencing

Access

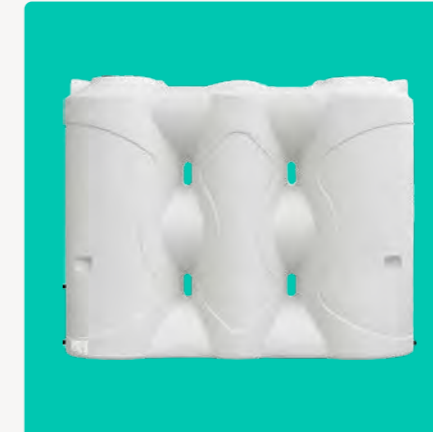
All-weather access control point

Sediment control

Standard sediment control measures

Landscape drainage

Provisions for future landscape and garden drainage



7 Star Basix Compliance

Rainwater tank

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

7 Star Basix

BASIX or EERS certificate

Glazing

Double glazed or Low E glazed windows and doors where required

Eaves

450mm eaves or as noted on architectural plans where applicable

Wall insulation

R2.5 thermal batts to external walls including internal wall between garage and house (excludes external walls of garage)

Ceiling insulation

R7.0 thermal batts to ceilings with roof over (excludes ceilings over garage, porch, alfresco) and R3.5 to low pitched perimeter of roof

Between floor insulation

R5.0 thermal batts between ground floor ceiling and first floor joists on double storey home designs

Hot water system

26L 6-star gas instantaneous



Peace of mind

Landscape plan

Landscape concept plan to meet CDC requirements

Insurance

Home owners warranty insurance

Occupation certificate

Occupation certificate and inspection fee

Scaffold

Heavy duty scaffold to perimeter of double storey home designs

Safety

Safety rail to perimeter of roof and first floor, and stair void protection

Fees

Complying development certificate application fee, standard water authority fee, sewer inspections fee, long service levy fee, certifier inspection fee

Plans and reports

Architectural plans, and waste management report



*View our
displays*

**Hunter Office
& Bellbird Display**

13 Abbotsford St
Mount View Grange
Anthem IV

Cooranbong

Grazier Rd
Watagan Park
*Melody
Lyric*

Marsden Park

15 Ribbonwood Cr
Newpark
Symphony IV

Austral

6 Pear St
Austral
Crescendo II

Sydney Office

102a 7 Hoyle Ave
Castle Hill

Marsden Park 

Sydney Office 

Austral 

Sydney

Hunter Office & Bellbird Display 

Cooranbong 

Newcastle

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