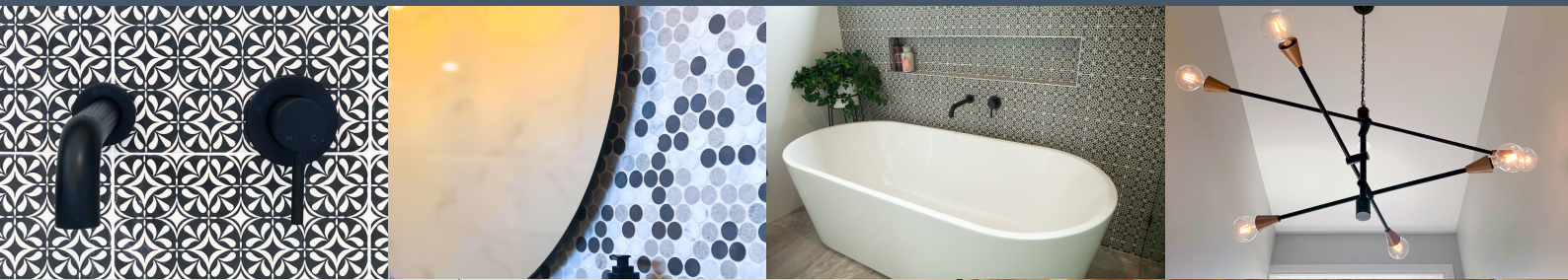


# ch Contemp HOMES



*Living Range*  
Level 1 Inclusions

## Level 1 Inclusions

So you know exactly what you get in your new Contemp Home.

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Our dedicated team will ensure the process of building your new home is an enjoyable and stress free experience.

### PRELIMINARIES

- Site inspection
- Construction Insurance, Public Liability, and Home Owner Warranty
- Plans, building and plumbing permits
- Designed to meet energy ratings for NSW or Victoria\*

### SITE WORKS AND SERVICES CONNECTIONS

- Comprehensive site supervision and QA checks on all materials used throughout construction
- Water connection to mains supply - allowance up to 6 metres
- Power (single phase) underground connection to mains supply - allowance up to 6 metres
- Sewer connection to mains - allowance up to 15 metres
- Storm Water connection - allowance up to 15 metres
- Gas connection point by builder - supply and connection of meter by client
- Telecom conduit and draw wire by builder - phone line in and connection by client
- Temporary fencing and site toilet supplied as required

### GENERAL CONSTRUCTION

- Site preparation for slab - allowance up to 300mm cut and fill. Extra cost may be incurred if site requires more extensive earth works - to be determined at time of site inspection
- Concrete raft or waffle slab engineered to house design for class M site classification
- Termite treatment - physical barrier to slab edge and slab penetrations
- MGP10 - 90mm structural pine wall frames and roof trusses in H2 termite treated timber
- Stud spacings at 450mm centres
- Steel roof battens
- Colorbond .42 bmt corrugated roof, Colorbond square line fascia and quad gutter and Colorbond flashings
- Ceiling height 2550mm\*
- Insulation;
  - Reflective foil/sisalation to external walls & under roof
  - R2.5 insulation batts to external walls
  - R5.0 insulation to ceilings

### EXTERNAL CLADDING

- Face bricks - client selection from Level 1 range options
- Natural grey colour raked or rolled mortar joints
- Weep hole inserts
- Other external finishes may apply depending on style/design of home

### WINDOWS

- Aluminium powder coated sliding windows including fly screens with aluminium mesh and window locks - (choice of manufacturers standard colours)
- Obscure glass to windows in bathroom, ensuite and toilets
- Aluminium powder coated sliding door to alfresco
- Brick infills over windows

### DOORS AND DOOR FURNITURE

- Entrance door - client selection from Level 1 range options
- Entrance door hardware - client selection from Level 1 range options
- Internal doors - 2040mm flush panel - painted finish
- Door hardware - Zanda Futura Epic
- 75mm brushed chrome door stops
- External solid core flush panel door to rear of garage
- External solid core half-light to laundry door
- Chrome finished hinges, latches and striker plates
- Weather seals to external doors
- Panel lift B & D door (choice of 4 profiles) - motorised with 2 remotes, standard colours

### PLASTER, SKIRTING AND ARCHITRAVES

- 2550mm ceiling heights
- 10mm plasterboard linings and ceilings on 16mm metal battens
- 6mm Villa board to wet areas
- 55mm Cove Cornice
- 92x18mm MDF single bevel skirting boards - client to select profile
- 67x18mm MDF single bevel architraves - client to select profile
- Manhole 600x600mm in garage



## **PAINTING**

- Dulux premium wash & wear 3 coat paint system
- Gloss enamel finish to all internal woodwork all doors and all door jambs
- Acrylic low sheen washable paints to all walls and wet area ceilings
- Acrylic ceiling flat to all ceilings other than wet areas
- Exterior acrylic low sheen paints to applicable exterior surfaces

## **FLOOR COVERINGS**

- Carpet to bedrooms – Client selection from Level 1 range options
- Floor tiles to wet areas – Client selection from Level 1 range options
- Vinyl or timber laminate to remainder – Client selection from Level 1 range options
- Waterproofing to wet areas

## **ELECTRICAL**

- RCD safety switch and circuit breaker to meter box
- Smoke detectors – hard wired as per BCA
- Double power points – as per electrical plan
- Light batten holders to Toilets, Pantry, Robes and Bedrooms. LED downlights to remainder
- Fluro lights to garage
- TV point x 2 and TV Antenna
- Phone point x 1
- Data point x 1
- Exhaust fans to showers and toilets
- Pendant light point/installation x 1 (light supplied by client)

## **PLUMBING**

- HWS - Solar gas boosted in Victoria (to meet energy ratings requirements)
- HWS – Gas continuous flow in NSW
- Hot & cold supply with tempering valves
- External taps x 2 – one at meter one to brick wall at rear of house
- Water tank – Connected to Toilets (NSW only to meet energy ratings requirements)

## **KITCHEN**

Layouts vary according to plan/design but include the following

- Laminate bench tops
- Base cabinets to 900mm with dishwasher provision incl power and water connection
- Overhead cabinets
- 1 set of 4 drawers with single cutlery insert
- Blum soft close drawers & doors
- Island bench
- 650mm tiled splash back
- 1 3/4 stainless-steel sink
- Sink mixer – client selection from Level 1 range options
- Kleenmaid 12 place dishwasher
- Kleenmaid 600mm inbuilt oven
- Kleenmaid 600mm gas cook top
- Kleenmaid 600mm slide out range hood

## **PANTRY**

- 4 shelves (melamine finish)

## **BATHROOMS**

### **Main bathroom**

- Laminate bench top
- Base cabinets to 850mm high
- 1 set of 3 drawers
- Basin/s - client selection from Level 1 range options
- Basin Mixer – client selection from Level 1 range options
- Shower set – client selection from Level 1 range options
- Shower mixer – client selection from Level 1 range options
- Soap holder
- 600mm double towel rail
- 10mm frameless or 6mm semi frameless shower screen

- Bath – client selection from Level 1 range options
- 4mm Polished edge mirror
- Waste to bath, basin & shower
- Exhaust fan to shower
- Tiles height: 2100mm to shower, 650mm bath hob, 100mm skirt, 300mm splash back

### **Ensuite**

- Laminate bench top
- Base cabinets to 850mm high
- 1 set of 3 drawers
- Basin/s - client selection from Level 1 range options
- Basin Mixer – client selection from Level 1 range options
- Shower set – client selection from Level 1 range options
- Shower mixer – client selection from Level 1 range options
- Soap holder
- 600mm double towel rail
- 10mm frameless or 6mm semi frameless shower screen
- Bath – client selection from Level 1 range options (only applies to designs that include bath to ensuite)
- 4mm Polished edge mirror
- Waste to bath, basin & shower
- Exhaust fan to shower
- Tiles height: 2100mm to shower, 650mm bath hob, 100mm skirt, 300mm splash back

## **MAIN BEDROOM**

- WIR with 2 x 4 shelf towers and one hanging rail

## **OTHER BEDROOMS**

- Robes with 1 x 4 shelf tower and one hanging rail
- Robe doors are framed sliding Lamiwood - Standard colours

## **TOILETS**

- Back to wall toilet
- Toilet Roll holder
- Tiles to skirt 100mm
- Exhaust fan

## **LAUNDRY**

- Laminate bench top
- Cabinets under sink – open to remainder
- Inbuilt 45L stainless steel sink
- Sink Mixer with vegie spray
- Washing machine provision and taps
- External half light laundry door

## **HEATING AND COOLING**

- Ducted gas heating with outlets to living areas and bedrooms
- Evaporative ducted cooling with outlets to living areas and bedrooms

## **ALFRESCO**

- Alfresco will vary depending on house design/style
- Plaster lining to ceiling
- Concrete paving - trowel finish

## **CONCRETE PAVING - TROWEL FINISH**

- Driveway & crossover to 40m2 allowance
- Entry portico
- Laundry pad
- External garage door pad

## **EXCLUSIONS**

- Blinds & window furniture
- Concrete paths
- Letterbox
- Clothesline
- Security system
- Landscaping, fencing and retaining walls
- Insulation to garage
- Account opening fees for service connections
- Removal of rocks & excess soil from earthworks
- Sheds
- Piers to slab if required



*'We're here for you'*

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**\*PLEASE NOTE;**

- Inclusions/exclusions may vary depending on house plan and façade style selected
- State specific energy rating requirements may vary inclusions/exclusions depending on site location, house orientation and available services
- Location will vary BAL (Bushfire Activity Level) rating and may incur extra costs to comply with relevant regulations
- Site conditions and soil classification may incur additional costs if extra work is required over and above standard allowance
- If building in NSW there will be additional costs to cover council planning/DA requirements and the NSW long service levy which is applied to all construction in NSW.