

ELE 13 SERIES - STANDARD INCLUSIONS

All drawings are for illustrative purposes and should be used as a guide only. It is the responsibility of the client to confirm working drawings and inclusions. Grandeur By Design Pty Ltd reserves the right to revise plans, specifications and prices without notice or obligation

PROFESSIONAL SERVICES

Section 149 Planning Certificate if not supplied by client
 Site inspection and analysis by Engineer, Builder and Architect
 Detailed Survey for planning purposes of your block prepared by a Registered Land Surveyor
 Geotechnical Site Investigation Report (3 Pier Holes) to determine likely soil type and foundation material
 Preparation of price tender based on chosen model, inclusions and site analysis
 Architectural Documentation and Council Drawings for submission (to council or private certifier)
 BASIX Certificate
 Structural and Hydraulic Engineering documentation
 Standard Sydney Water Board Fees - Quick Check only
 Grandeur By Design handover package for your new home

EXTERNAL

Site Works: 1.8 x 2.4m temporary fencing to the front boundary
 Sediment barrier
 Temporary toilet facility
 Scaffolding
 Surveying: Site establishment
 Set out for excavation
 Set out for raft slab
 Final Identification Survey on completion
 Sewer: Connection within 10m of new dwelling
 Stormwater: Connection to street up to 10m of new dwelling
 Termite Barrier: Home guard termite barrier
 Concrete Slab: Raft slab on ground floor to structural engineer's details
 Walls Masonry: Brick veneer to ground floor, rendered and painted
 Walls Timber: 90 x 45mm H2 structural grade pine with all work in accordance with AS1684 Framing Code
 Breathable sarking to exterior of frames
 Shadowclad fixed to frames and painted
 R 2.0 Insulation
 Feature Walls: Scyon Matrix Cladding to Ground & First Floor Walls

Roof Structure: Construct timber roof structure using 90 x 45mm H2 structural grade pine with all work in accordance with AS1684 Framing Code
 Roofing: Vapour and insulation barrier
 Colorbond Custom Orb within the standard Colorbond range
 All flashings, capping's, valleys, fascia within the standard Colorbond range
 115mm quad gutter within the standard Colorbond range
 90mm round downpipes within the standard Colorbond range
 Paintwork: Dulux or equivalent low VOC paint system (3 coats – 1 base primer sealer and 2 x colour)
 Rainwater: 2000 Litre above ground tank
 4 external taps
 Eaves: 450mm wide fibro cement sheeting with paint finish
 Privacy Screens: Cedar vertical screen to Entry Court
 External Terrace: 600 x 300 porcelain tiles to Living Terrace, Entry Court and Terraces (front & rear) on the first floor
 Frameless glass balustrade to first floor terrace
 Clothes line: 20m line foldable frame clothesline within the standard Colorbond range

INTERNAL

Walls: 90 x 45mm H2 structural grade pine with all work in accordance with AS1684 Framing Code
 13mm Plasterboard with paint finish
 Square set window reveals
 6mm Villaboard to wet areas
 Floor: Timber I-Joists with all work in accordance with AS1684 Framing Code
 19mm Yellow Tongue Particle Board flooring
 19mm Scyon flooring to wet areas & first floor terrace

Ceiling Height:	2,700mm to ground floor living spaces, 2,400mm minimum to remaining areas
Ceilings:	13mm plasterboard with paint finish Square set ceiling throughout R 3.0 Insulation to ceilings excluding garage and covered terrace
Waterproofing:	Waterproof all wet areas, complete shower and floor area including wall perimeters Waterproof behind hand basin splash back in accordance with Australian Standard 3740 Waterproof first floor terrace's (front & rear) including additional layer of waterproofing to top of screed Additional layer of waterproofing to top of screed on first floor wet areas and ground floor living terrace and entry court
Floors:	Steel trowel plain concrete finish to garage 600 x 300 porcelain tiles to ground floor areas Feltex Australia 80% wool 20% nylon blend plush carpet with 8mm Bridgestone underlay to bedrooms and study area
Staircase:	Open riser timber stairs in Victorian Ash Frameless glass balustrades Cedar vertical screen from floor to ceiling to the ground floor
Paintwork:	Dulux or equivalent low VOC paint system (3 coats – 1 base primer sealer and 2 x colour)

LIGHTING

All Rooms:	58 x 10w LED fixed round white downlights - warm white
Garage:	2 x 28w diffused slimline fluorescent lights
Stairs:	1 x pendant ceiling light
External Lighting:	9 x silver up/down external wall lights 8 x 10w LED fixed round white - warm white
External Sensors:	2 x white sensor units

ELECTRICAL

Power Supply:	3 Phase
Power:	26 x internal double GPO's 1 x single GPO for garage motor 2 x external double GPO's
Sub-board:	1 x located internally within garage
Smoke Detectors:	240v 9v smoke detector as required by BCA
TV points:	3 x TV Points
Telephone points:	2 x telephone points

Data Points:	5 x data points
Alarm:	1 x Bosch Solution 880 Dialer panel kit 2 x Bosch graphic LCD keypad white, located on each level 2 x Door Reed switch 6 x Bosch PIR detectors 2 x remote control kit, arm/disarm Link to garage motor 1 x internal siren 1 x external siren/strobe with tamper
Intercom system:	1 x audio door station bpt kit 2 x audio handsets

KITCHEN

Floor:	600 x 300 porcelain tile
Cabinets:	Semi-gloss polyurethane with soft closers to all drawers and cupboards as per plan
Benchtop:	40mm Caesar Stone benchtop with waterfall to island bench
Splashback:	Colourback glass splashback
Appliances:	Bosh 60cm 9 Function Electric Clock Oven Bosh 60cm 4 Element Ceran Cooktop Nob Operation S/S Frame Bosh 60cm Slide-out 2 speed Rangehood Bosh 25L Inbuilt Microwave with Trim Kit & 1200watt Grill Bosh 60cm Freestanding 6 Program S/S Dishwasher
Sink:	Oliveri Elan 1,080mm 1&¾ L/H Bowl Sink 1TH
Mixer:	Methven Minimalistic Sink Mixer with G/Neck & P/Out Spray
Hot Water Unit:	Rinnai Infinity 32L Continuous Flow Hot Water System (Gas)

BATHROOMS AND ENSUITE

Floor:	300 x 300 porcelain tile
Walls:	600 x 300 full height ceramic tiling
Mirror:	Frameless, polished edge mirrors
Vanities:	CIBO Project 8 White Poly 750 x 460 x 900 CIBO Project 8 White Poly 900 x 460 x 900
Tapware:	Phoenix Vivid Range
Toilets:	Stylus Banksia BTW Toilet Suite
Bath:	Stylus Basis 1,700 Rectangular Bath
Accessories:	Phoenix Vivid Range
Shower Screen:	Frameless shower screens to bath & ensuite
Exhaust:	3in1 Ecotastic IXL - 4 Heat/Light/Fan – White

LAUNDRY

Floor:	300 x 300 porcelain tile
Walls:	600 x 300 full height ceramic tiling
Cabinets:	Semi-gloss polyurethane with soft closers to all drawers and cupboards as per plan
Joinery top:	20mm Caesar Stone
Mixer:	Phoenix Vivid Sink Mixer
Sink:	Abey Lodden 45L Flushline S/S tub

AIR CONDITIONING

Supply and installation of a reverse cycle Inverter ducted air conditioning system running off two zones,

Zone 1: Bedrooms and study (round outlets)

Zone 2: Kitchen and living areas (round outlets)

The indoor unit would be located in the ceiling space (suspended from the ceiling structure) with insulated flexible ductwork. The return air grille would be positioned in the hallway. A washable air filter is located within this grille. The temperature would be controlled by an electronic thermostat controller – this would be located on the wall near the return air grille. The outdoor unit would be positioned at the side of the house. Any exposed piping would be enclosed in colourbond trunking (colour within the standard Colorbond range)

JOINERY

Skirting:	90 x 18mm primed pine bevel profile
Architraves:	66 x 18mm primed pine bevel profile
Bedroom Robes:	Sliding doors with bright silver frame and Supa White infill Long & short hanging space 4 drawers and adjustable shelving
Master Suite:	Long & short hanging space 2 x sets of 4 drawers and adjustable shelving

DOORS AND WINDOWS

Entry Door:	Timber solid core door with paint finish and Gainsborough Trilock door hardware
Garage:	Colorbond panel lift garage door with 2 x remote controls, colour within the standard Colorbond range
Internal Doors:	2,040mm high flush hollow core doors with paint finish
Windows:	Windows and all glazing to be constructed in a Vantage Section (Architectural Series) including keyed alike lockable hardware – frame colour to be within standard AWS range, flyscreens and timber reveals to all windows

CONSTRUCTION EXCLUSIONS

Demolition
Asbestos removal
Tree Removal
Excavation
Removal of excess soil from site
On Site Detention
Section 94 Contributions
Services, i.e. extending gas, water, sewer, telephone and power mains into the property
Sydney Water, Electricity inspection fees
Council permits (if required)
Road opening fees (if required)
Traffic control (if required)
Major sewer or stormwater works
Driveway
Landscaping
Retaining walls
Window coverings
Foxtel
Allowances for bush fire prone areas

PROFESSIONAL SERVICES EXCLUSIONS

NATHERS Certificate if required
Arborist Report
Any additional consultant fees for the approval stage not listed in the inclusions list
Council Development Application Fees
Council / Private Certifier Construction Certificate Fees
Private Certifier Complying Development Fees
Any council bonds, contributions and security deposits once approved
Long Service Levy
Water Service Co-ordinator Approval if required
3D Model

PC UPGRADES: These inclusions are based on the bronze package, however, we offer upgrades to silver and gold packages.