

## GRAN 8 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  
 Surveying: Site establishment  
 Set out for excavation  
 Final Identification Survey on completion  
 Sewer: Connection within 5m of new dwelling  
 Stormwater: Connection to street up to 5m of new dwelling  
 Termite Barrier: Home guard termite barrier  
 Concrete Slab: Raft slab on ground floor to structural engineer's details  
 Walls Timber: 90 x 45mm H2 structural grade pine with all work in accordance with AS1684 Framing Code  
 Breathable sarking to exterior of frames  
 Mini orb wall cladding  
 R 2.0 Insulation  
 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 to eaves (3 coats – 1 base primer sealer and 2 x colour)

Eaves: 450mm wide fibro cement sheeting with paint finish

External Terrace: 600 x 300 porcelain tiles

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

10mm Plasterboard with paint finish

6mm Villaboard to wet areas

Ceiling Height: 2700mm to ground floor

Ceilings: 10mm 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

Additional layer of waterproofing to top of screed on ground floor terrace

Floors: 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

Paintwork: Dulux or equivalent low VOC paint system (3 coats – 1 base primer sealer and 2 x colour)

## LIGHTING

All Rooms:	18 x 10w LED fixed round white downlights - warm white
External Lighting:	4 x silver up/down external wall lights
External Sensors:	2 x white sensor units

## ELECTRICAL

Power Supply:	Single Phase
Power:	12 x internal double GPO's
Sub-board:	1 x located internally
Smoke Detectors:	240v 9v smoke detector as required by BCA
TV points:	2 x TV Points
Telephone points:	2 x telephone points
Data Points:	2 x data points

## KITCHEN

Floor:	600 X 300 porcelain tile
Cabinets:	Semi-gloss polyurethane with soft closers to all drawers and cupboards as per plan
Benchtop:	20mm Caesar Stone benchtop with waterfall edges 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 26L Continuous Flow Hot Water System (Gas)

## BATHROOM

Floor:	300 x 300 porcelain tile
Walls:	600 x 300 full height ceramic tiling
Mirror:	Frameless, polished edge mirrors
Vanity:	CIBO Project 8 White Poly 750 x 460 x 900
Tapware:	Phoenix Vivid Range
Toilet:	Stylus Banksia BTW Toilet Suite
Accessories:	Phoenix Vivid Range
Shower Screen:	Frameless shower screen
Exhaust:	3in1 Ecotastic IXL - 4 Heat/Light/Fan - White

## LAUNDRY

Floor:	300 x 300 porcelain tile
Walls:	600 x 300 full height ceramic tiling
Laundry Tub:	Clark Eureka 45L Standard Tub & Cabinet
Mixer:	Phoenix Vivid Sink Mixer

## AIR CONDITIONING

Supply and installation of a reverse cycle inverter split system air conditioning unit

## 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 white starfire infill Long & short hanging space 4 drawers and adjustable shelving

## DOORS AND WINDOWS

Entry Door:	Timber solid core door with paint finish and Gainsborough Trilock door hardware
Internal Doors:	2340mm 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
Skylight:	Velux fixed skylight

## 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