AUSTEC HOMES
(Statewide) pty ltd

Why Choose Austec Homes (Statewide)Pty Limited? What is different about Austec Homes (Statewide) Pty Ltd compared to other builders?

THE COMPANY

Austec Homes (Statewide) Pty Limited is a family business, owned and operated by the Panetta family. The General Manager Sam Panetta, has over 30 years of experience within the building industry, and is a licensed builder and major shareholder.

Our management team is hands on – throughout the building process you deal with management direct, not an assistant, they are there to help you.

Minimal overheads keep our prices down without compromising on our quality.

GROUND FLOOR	144.00 M2
FIRST FLOOR	132.70 M2
GARAGE	32.25 M2
PATIO	3.30 M2
TOTAL AREA	312.25 M2 33.60 SQ

OPTIONAL	
ALFRESCO	14.40 M2
BALCONY	8.22 M2

HOUSE TO SUIT

MIN FLOCK WIDTH	12.30 M
MIN BLOCK LENGTH	26.60 M
MIN BLOCK AREA	450 M2

HIA members the best in the business

GROUND FLOOR PLAN
BERKELEY OPTION 13

FIRST FLOOR PLAN
BERKELEY OPTION 13

QUALITY INCLUSIONS
AT NO EXTRA COST
EXCLUDING BASIX

GENERAL

- Architectural plans, electrical layout and legend, engineering plans and inspections
- Standard DA and C.C fee's to council and Sydney Water, including basix certificate
- House set out by registered surveyor
- Insurance including workers compensation, public liability, contractors all risk policy and home warranty
- Fixed priced tender for 90 days
- Soil test and report
- Three months maintenance period

KITCHEN

- Steel hinges to all kitchen cupboards
- Laminated kitchen including double bowl stainless steel sink with drainers either side (subject to design) Clark Advance 3507
- Euromaid Wall Oven BS8 7 Function (Electric)
- Euromaid Cooktop CF6GS (Gas)
- Euromaid 600mm Rangehood (Slideout) RS6S
- Splashback tiles from bench top to underside of cupboards
- Round edge finish to bench top (Laminate) Refer V/P
- Kick board colour to match bench top (Optional)
- Wide range of designer colours

BATHROOM/ENSUITE/POWDER ROOM

- Choice of shower screen and sliding/pivot shower frame within the Austec range. Refer V/P
- Full length mirror over vanity with a variety of frame colours available
- Melamine vanity with moulded top in white including 3 drawers. Refer V/P
- Decina corner bath tub (ANGELIQUE AN1465BW) subject to design
- Decina corner spa tub (ANGELIQUE AN146556) subject to design
- Caroma rectangular bath tub (MAXTON MX5W) subject to design
- Caroma rectangular bath tub (MAXTON MX7W) subject to design
- Forme free stand bath tub (OVA1490B) subject to design
- Forme free stand bath tub (OVA1675B) subject to design
- Ceramic wall tiles, 1.8 high to shower, 2 row splashback over bath tub, underside of bath tub, skirting to rest of walls, floor tiles throughout, to be selected within Austec "HUGE" range
- Refer V/P
- Ceramic fittings
- White duel flush toilet suite with plastic system. Refer V/P
- Capping, individual border tiles or feature tiles are not included

TAPWARE (By Ostar)

- Kitchen mixer K45K
- Basin mixer Y042G
- Shower/Bath mixer Y042W
- Laundry mixer K72K
- Shower head MHO8
- Bath spout K501

LAUNDRY

- Everhard (71177) 45ltr all metal
- Ceramic floor tiles, skirting tile and splashback over tub, to be selected within the Austec range

INTERNAL INCLUSIONS

- Smoke detectors in accordance with Australian standards including certificates
- Painting including one wall colour throughout, one skirting/ architrave colour throughout and one ceiling/cornice colour throughout. Refer V/P
- 90mm cornices throughout
- Internal flush door's throughout for paint finish
- Entrance lockset to all external timber doors keyed alike
- Range of Lane door furniture
- MDF steps and riser to staircases ready to take carpet, pine post and handrail, choice of wrought iron balustrade
- Cleaning and removal of all building debris

EXTERNAL INCLUSIONS

- Bricks to be selected within the Austec range from Austral, Boral and P.G.H.
- Grey colour mortar with flush finish
- Concrete roof tiles by Boral Roofing, Macquarie or Slimline profile
- Aluminium window frames
- Colorbond fascia and gutter
- Colorbond roller doors by B&D Australia
- Safety switch is included
- Clean and removal of all building debris
- Garden tap's two in total
- "M" class floor slab, for moderately reactive soil
- Concrete pump if required for slab only, not including piers
- 3 phase mains to meter box included if underground, excluding power pole if required
- All weather driveway access up to 5.5 lineal metres
- Builder's toilet for duration of construction
- Safety rails where required
- Full perimeter scaffolding for peace of mind
- HWU Gas Rinnai V-1500 including recess box

BALCONY RAILS

- Powder coated aluminium top, bottom and mid rails – Choice of colours
- Safety glass inserts clear, bronze or grey tint

BASIX INCLUSIONS
(REFER TO QUOTATION FOR COST)

- Certificate
- 2,300 LT above ground slim line poly tank including (1 only) pump, installation, drainage & electrical connections
- Plumber connections including 1 garden tap & up to 3 points Re W.C
- Gas connections to H.W.S & cook top
- AAA rating tap ware, shower heads & toilets

(NOTE) Please work in conjuction with Value pack re; upgrades.

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Austec Homes (Statewide) Pty. Limited. Reserves the right to alter/change suppliers, layouts, artistic work, specifications and inclusions without prior notice.

Facades are artistic work only, please refer to quote/colour selection for all inclusions

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Traditional design for today's living

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BERKELEY OPTION 13

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