

**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 PLAN**  
**BERKELEY OPTION 15**



AREA	
GROUND FLOOR	121.38 M2
FIRST FLOOR	109.34 M2
GARAGE	32.24 M2
PATIO	3.29 M2
TOTAL AREA	266.25 M2
	28.65 SQ
OPTIONAL	
ALFRESCO	39.16 M2
BALCONY	8.22 M2

## HOUSE TO SUIT

MIN BLOCK WIDTH	13.10 M
MIN BLOCK LENGTH	26.20 M
MIN BLOCK AREA	343.00 M2



**FIRST FLOOR PLAN**  
**BERKELEY OPTION 15**

## 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 conjunction 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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**BERKELEY OPTION 15**



Traditional design for today's living

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