



AUSTEC HOMES

(Statewide)pty ltd

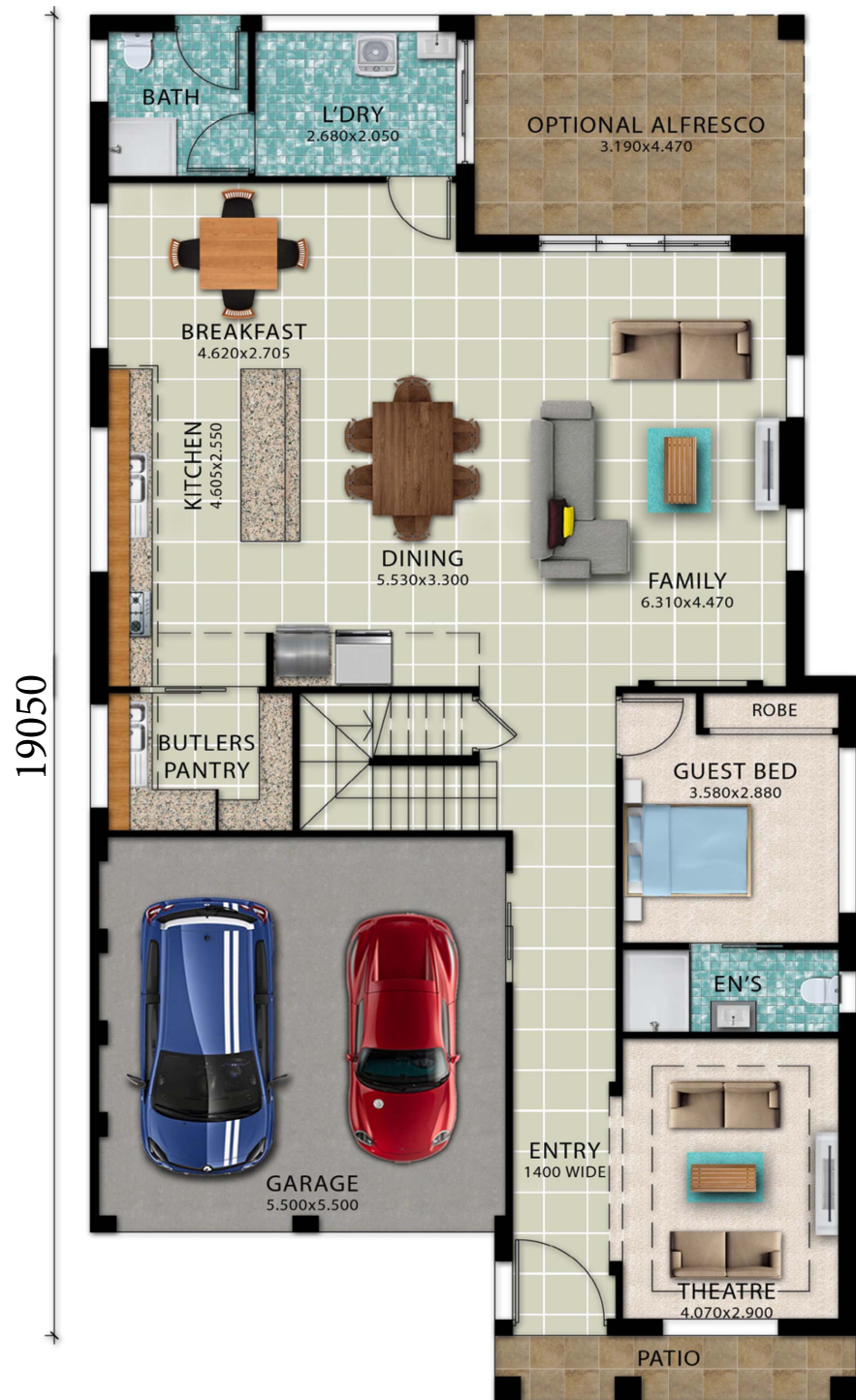
**Why Choose Austec Homes
(Statewide)Pty Limited?**
**What is different about Austec
Homes (Statewide) Pty Ltd
compared to other builders?**

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.

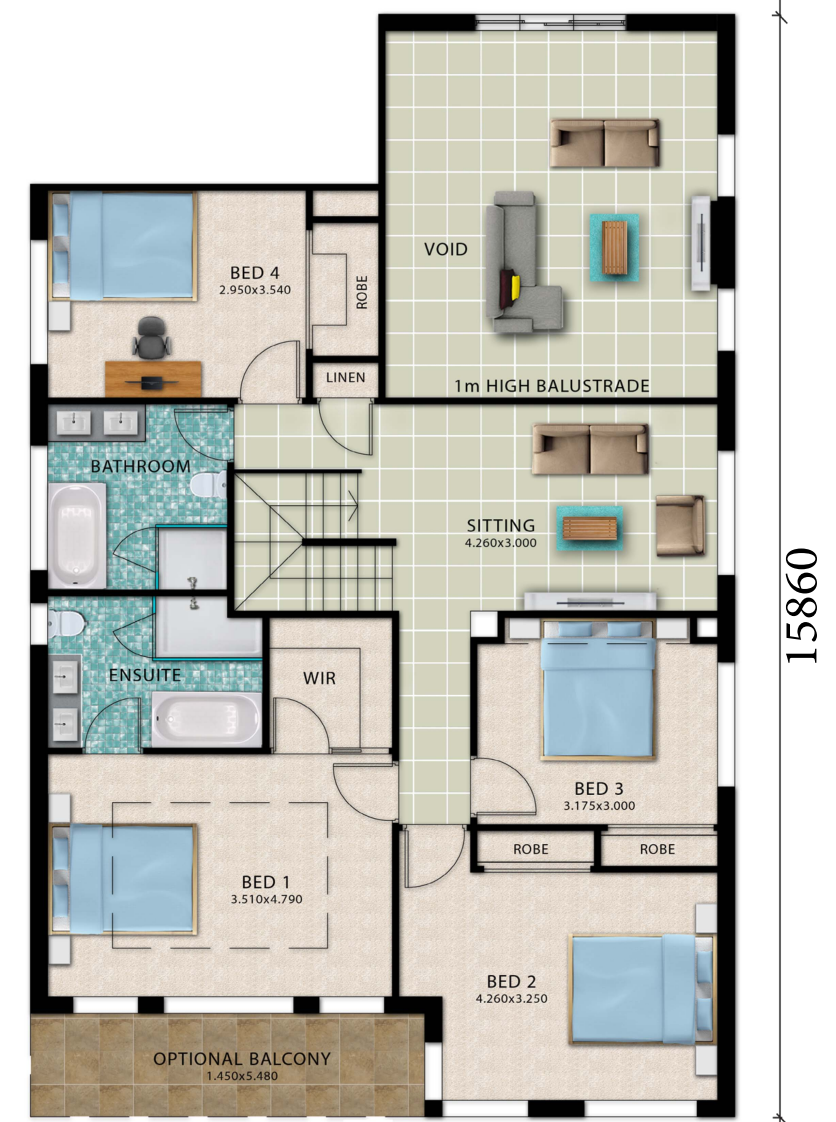


10280

GROUND FLOOR PLAN
MITCHELL OPTION 3



HOUSE TO SUIT



9570

FIRST FLOOR PLAN
MITCHELL OPTION 3

QUALITY INCLUSIONS AT NO EXTRA COST

GENERAL

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- Standard DA, CC, Sydney Water and basix fee.
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KITCHEN

- [illegible]

- [illegible]

BATHROOM/ENSUITE/POWDER ROOM

- [illegible]

TAPWARE (By Ostar)

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INTERNAL INCLUSIONS

- Smoke detectors in accordance with Australian standards including certificates
- Painting including one wall colour throughout, one skirting/architrave colour throughout. Refer VIP

- 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 Boral 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)

(NOTE) Please work in conjunction with Value pack re: upgrades
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Facades are artistic work only, please refer to quote/colour
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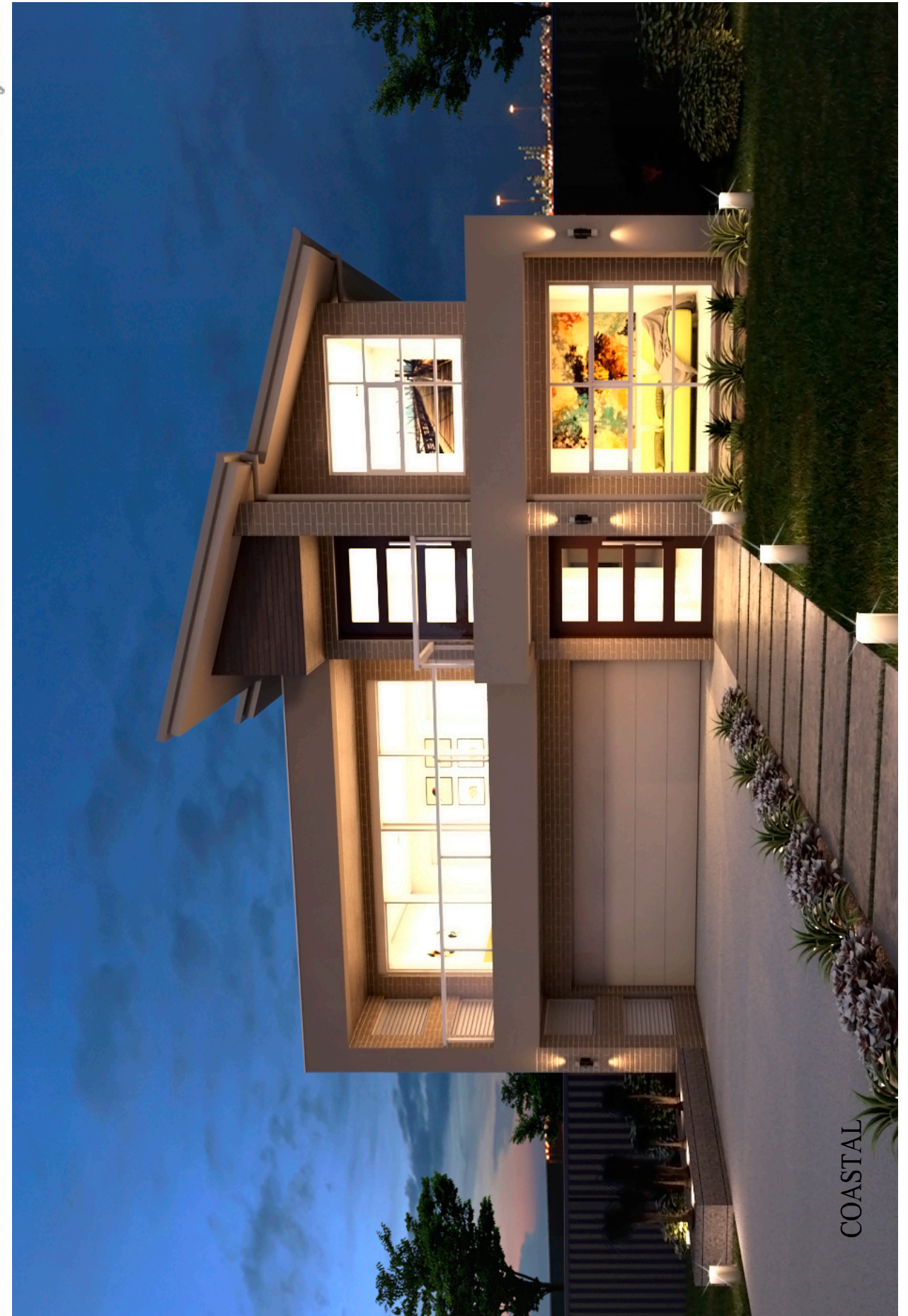
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MITCHELL OPTION 3



Traditional design for today's living