

## QUALITY INCLUSIONS AT NO EXTRA COST EXCLUDING BASIX

### GENERAL

- Architectural plans, electrical layout and legend, engineering plans and inspections
- Standard DA, C.C & C.D.C fees for council/PCA, Sydney Water and 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
- Polytec kitchen including double bowl stainless steel sink with drainers either side (subject to design) Clark Advance 3507
- Euromaid Wall Oven ES7 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
- Polytec 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 AN1465BUI6JWCX) subject to design
- Caroma rectangular bath tub (MAXTON MX5W) subject to design
- Caroma rectangular bath tub (MAXTON MX7W) 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 refer V/P
- White dual flush toilet suite with plastic system. Refer V/P
- Capping, individual border tiles or feature tiles are not included

### TAPWARE (By Sorrento Bathware)

- Kitchen mixer LGNKSM
- Basin mixer EBM
- Shower/Bath mixer ESM
- Laundry mixer DKM
- Shower head ESH157
- Bath spout EBS19

### LAUNDRY

- Everhard (71189) 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, handrail to top of balustrade and choice of wrought iron balustrade design
- Cleaning and removal of all building debris

### EXTERNAL INCLUSIONS

- Bricks to be selected within the Austec range from Austral 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 up to 7 L/M if underground, excluding power pole if required
- All weather driveway access up to 5.5 lineal metres
- Builder's toilet for duration of construction
- Full perimeter scaffolding for peace of mind
- HWU Gas Rinnai V-1500 including recess box

### BALCONY RAILS

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

### BASIX INCLUSIONS (REFER TO QUOTATION FOR COST)

- Certificate
- 3,000 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 for W.C and washing machine
- 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.

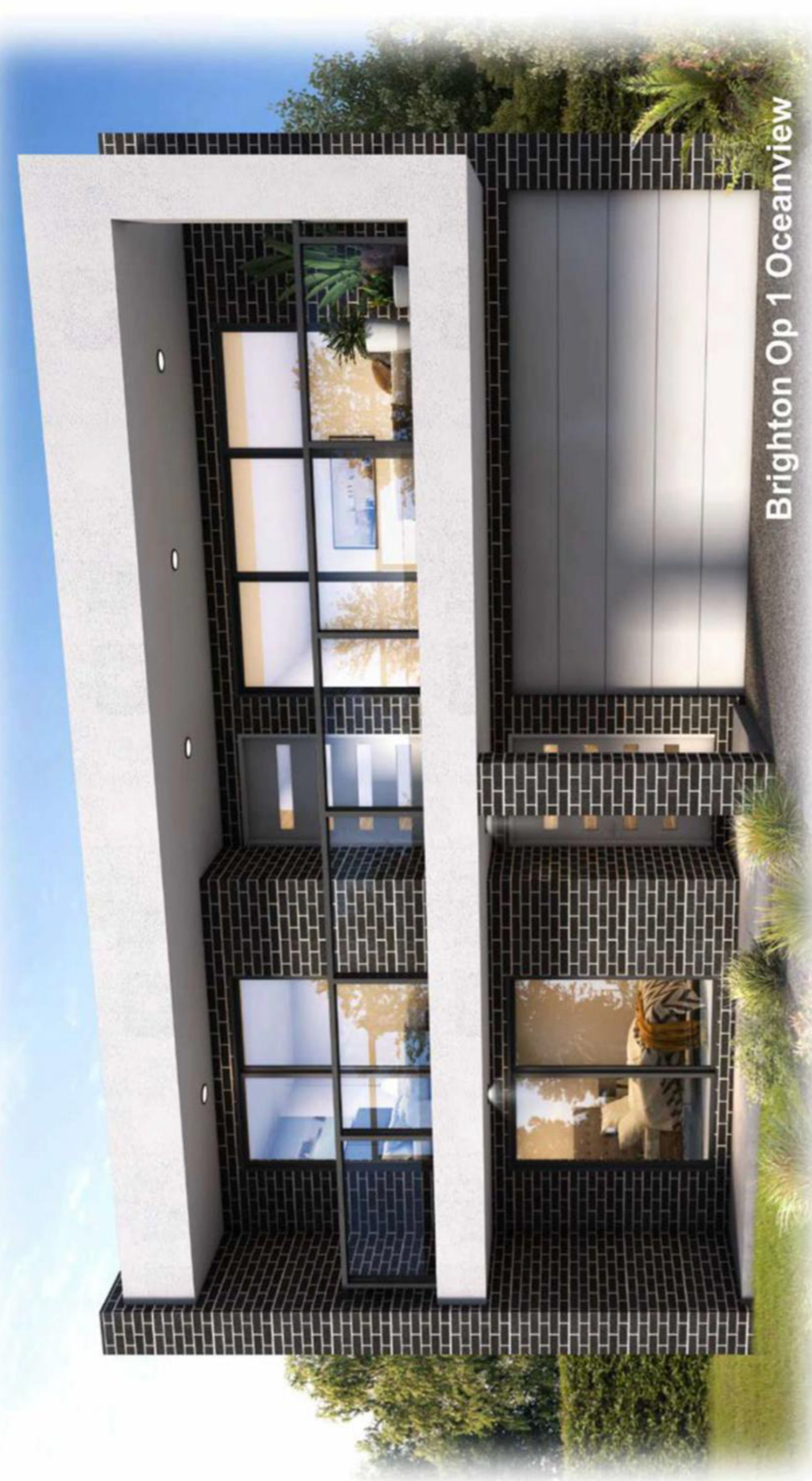
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Austec Homes (Statewide) Pty. Limited. Reserves the right to alter/change/delete suppliers, layouts, artistic work, specifications and inclusions without prior notice.

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

**AUSTEC HOMES**  
*(Statewide)pty. ltd*

**BRIGHTON OPTION 1**



*Traditional design for today's living*

**AUSTEC HOMES**  
*(Statewide)pty. ltd*

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*Traditional design for today's living*

**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**  
**BRIGHTON OP 1**



**FIRST FLOOR PLAN**  
**BRIGHTON OP 1**



**Building Area**

Ground Floor Living	159.64 sqm
First Floor	144.46 sqm
First Floor Void	15.69 sqm
Garage	34.95 sqm
Patio	9.04 sqm
Alfresco	39.20 sqm
Balcony	16.31 sqm
<b>Total Area</b>	<b>419.29 sqm</b>
	45.13 sq

**House to Suit**

Min Block Width	13.4 m
Min Block Length	29.0 m
Min Block Area	451 sqm