

## 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 Tap-in only 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 ETD90B 10 Function (Electric)
- Euromaid Cooktop EC95GLS (Gas)
- Euromaid 900mm Rangehood (Slide out) RS95
- Splashback tiles from bench top to underside of cupboards
- Round edge finish to bench top (Caesarstone) 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 polished edge mirror over vanity
- Polytec vanity with ceramic top in white including drawers. Refer V/P
- Caroma rectangular bathtub (MAXTON MX5W) subject to design
- Caroma rectangular bathtub (MAXTON MX7W) subject to design
- Ceramic wall tiles, 1.8 high to shower, 2 row splashback over bathtub, underside of bathtub, 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 ceramic system. Refer V/P
- Capping, individual border tiles or feature tiles are not included

### TAPWARE (By Phoenix Builders Range)

- Baxi Kitchen Mixer Model No. 156734000
- Baxi Basin Mixer Model No. 156770000
- Baxi Shower/Bath Mixer Model No. 156780000
- Ivy MKII Laundry Sink Mixer Model No. 154730000-C
- Baxi Bath Spout Model No. 156762000
- Lexi Universal Shower Arm & 200mm ROSE Model No. LE5101-00

### LAUNDRY

- Everhard (71C4510-C) 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
- Choice of 55mm, 75mm or 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.
- Off White mortar with ironed finish
- Concrete roof tiles by Monier Roofing, Atura, Elbana or Tudor 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 B26 including recess box

### BALCONY RAILS

- Powder coated aluminium top and bottom rails - Choice of colours
- Safety glass inserts clear

### 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 tapware, shower heads & toilets

(NOTE) Please work in conjunction with Value pack re, upgrades.

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

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

**ROSEDALE**

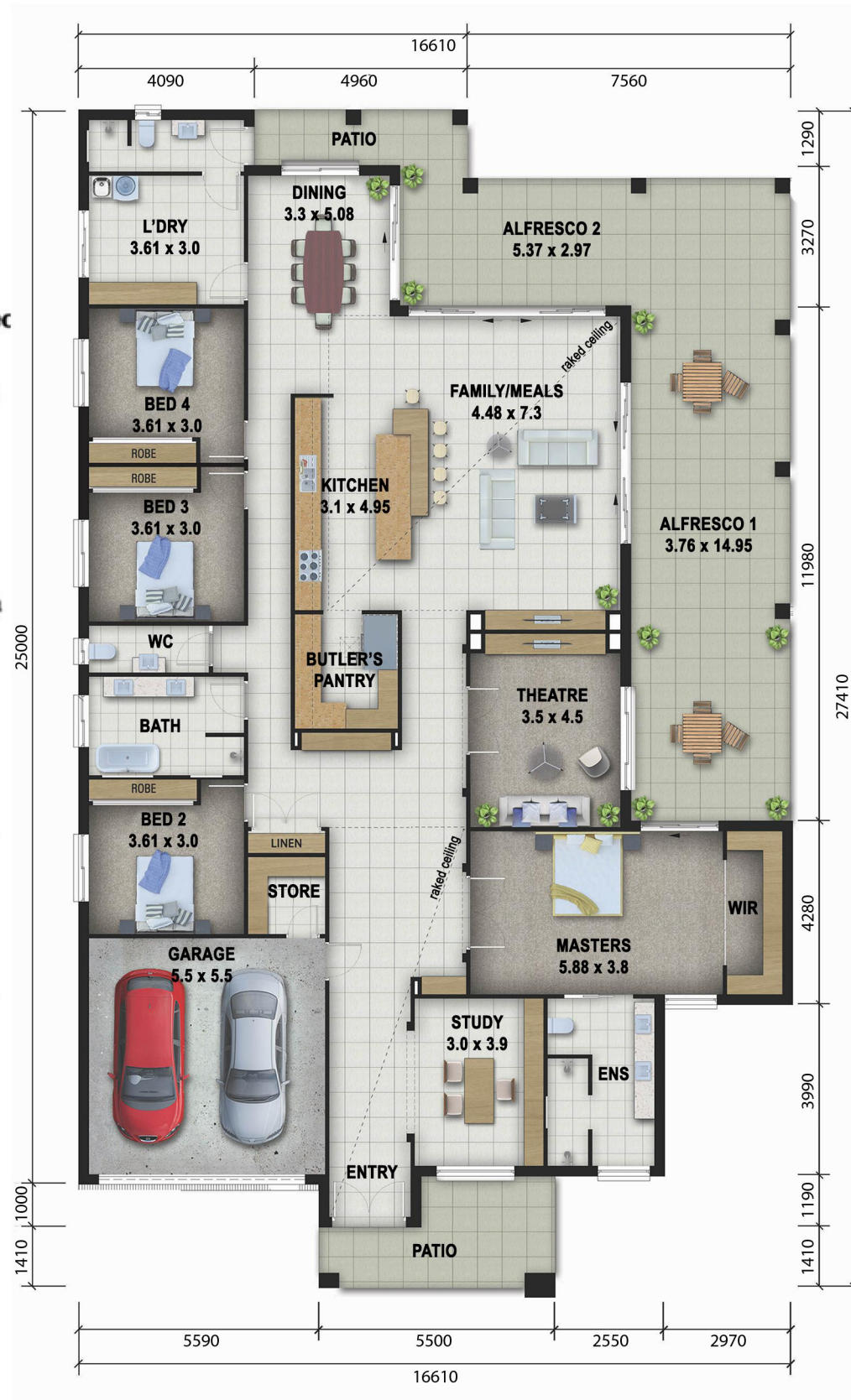
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*Traditional design for today's living*

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**FLOOR PLAN  
ROSEDALE**

**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.

Building Area	
Living Area	280.23 sqm
Garage	32.85 sqm
Front Patio	11.63 sqm
Rear Patio	6.86 sqm
Alfresco 1	56.21 sqm
Alfresco 2	15.94 sqm
<b>Total Building Area</b>	<b>403.72 sqm</b>
	<b>43.69 sq</b>

**HOUSE TO SUIT A 19.65m WIDE  
33.50m DEEP BLOCK  
LOT AREA - 658.28m<sup>2</sup> min.  
(Subject to Site Conditions)**