

Standard

INCLUSIONS



CONCRETE SLAB

Engineered concrete slab to suit 'M' class soil classification at 20MPA

Engineered concrete slab to Porch/Patio and Alfresco including broom finished concrete slab, brick piers and roof over (subject to design). These slabs are not classified as a "finished" surface

Recessed wet areas (includes all Ground Floor Bathrooms and Laundry)

TERMITE TREATMENT

Rentokil Homeguard Red termite protection to pipe penetrations and perimeter cavity with 25 year warranty and \$1,000,000 insurance cover

FRAME

Engineered steel frame and trusses

450mm Eaves to Roof Line

90mm external and 70mm internal steel stud frames to Ground and First Floor

- Nominal 2600mm high ceilings to the Ground Floor Only
- Nominal 2450mm high ceilings to First Floor

Minimum 340mm engineered steel joist system to First Floor and Includes recessed wet areas to all Bathrooms, Ensuites, WC's and Powder Rooms (where applicable)

NOTE: Client acknowledges that all dimensions stated on the plans, specifications, variations and upgrades are to structural frames only and exclude finished surfaces

BRICKS

Selection of bricks as per colour scheme

WINDOWS

Nylon Mesh Flyscreens to all opening windows, sliding & stacker doors (excluding hinged doors)

Aluminium windows and sliding doors in a range of colours including security keyed windows & door locks with the option of obscure glass to Bathrooms, Ensuite & Powder room

ROOFING

Colorbond® roof as per selected colour scheme with 60mm Anticon blanket to the underside

FASCIA AND GUTTER

Colorbond® Fascia & Gutter with painted PVC Downpipes or Colorbond® downpipes when the Rainwater tank is not required

WALL WRAP

CSR BRADFORD wall wrap to external walls

EXTERNAL DOORS

- Corinthian Madison 2340mm (H) x 820mm(W) - PMAD 104 entrance doors (with clear glass) in paint finish to all Facades
- Corinthian 2040 mm (H) full clear glazed Laundry entrance door in painted finish (where applicable)

INTERNAL DOORS

Corinthian flush panel internal doors in pre-primed paint finish - 2340mm (H) to Ground Floor only (excludes wardrobes) & 2040mm (H) to First Floor

DOOR FURNITURE

Lockwood Satin Chrome Lever Entrance Set & Deadlock

Lockwood Satin Chrome lever set to internal passage doors

Lockwood Satin Chrome lever set with privacy set to bathroom, Ensuite, Powder room & WC Doors

Deadlock to internal garage access door

Plastic wall/door stops to bedrooms, wet areas and living areas (excluding robes and linen)

FIXOUT

67 x 18mm Bevelled Edge profile architrave with paint finish throughout and square set wet area windows

67 x 18mm Bevelled Edge profile skirting with paint finish (excluding wet areas)

90mm cove cornice to wall and ceiling junction throughout

Square set cornice to wall and ceiling junction to Main Bathroom, Ensuite and Shower Room - where applicable (excludes separate WC's and Powder Rooms)

Alfresco: 32mm x 18mm pine trim to Alfresco ceiling junction

NOTE: Any variation for upgraded cornice will not be applied to wet areas as noted above and square set ceiling will be applied

STAIRCASE

Painted timber staircase with square newel posts, handrail and MDF treads and risers. Painted pine balusters or plasterboard wall with timber handrails (design specific)

ROBES

Mirrored sliding doors and 1 x melamine shelf and hanging rail*

Melamine shelves Four (4) to Linen cupboards, One (1) to Broom cupboard, One (1) to Store cupboard and One (1) to Coat cupboard including hanging rail (where applicable to design)

GARAGE

Sectional door and motor as per selected colour scheme

Remote control operation to a door of your choice, including Garage door auto lock and two handsets

HOT WATER SYSTEM

26L continuous flow, 6 star gas wall mounted (recessed into wall) hot water system

KITCHEN

33mm Laminate Benchtop with rolled edge

Matt Laminate cabinetry as per selected colour scheme with Kickboards and Hafele handles (Horizontal to drawers & Vertical to cupboards)

Finger pull Overhead Cupboards to Kitchen including fridge space

Framed and Plasterboard Bulkheads to Overhead Cupboards including fridge space

4 x Melamine shelves to pantry

Soft close Drawers and Doors to Kitchen

Tiled splash back to Kitchen as per selected colour scheme

Double bowl sink

Provision for dishwasher including water point and single power point

Provision for microwave including single power point

KITCHEN APPLIANCES – OVEN

Artusi 60cm Electric Oven

KITCHEN APPLIANCES – COOKTOP

Choice of:

- Artusi 60cm Gas Cooktop OR
- Artusi 60cm Electric Cooktop

KITCHEN APPLIANCES – RANGE HOOD

Artusi 60cm Rangehood

GAS CONNECTION

Gas service connection from front boundary to house, including provision for hot water system, cooktop and internal heating point (not available in ACT)

ELECTRICAL

Single Phase switchboard and recessed meterbox

NBN Provision includes:

- Conduit and draw wire from front boundary to meterbox;
- Conduit and draw wire from Meterbox to internal wall of Garage;
- One single power point to internal wall of Garage;
- One additional telephone point to internal wall of Garage; and
- One CAT6 data point to internal wall of Garage

NOTE: If constraints occur due to beam locations, NBN provision location will be determined by electrical contractor. Earth leakage circuit breaker for lights and power

10 x 9W Downlights to Main Living Areas

1 light point to each room

2 way switch to stairs only

Double power points (Double GPO) to all rooms including Garage

Power provision (Single GPO) for fridge provision, dishwasher provision, microwave provision & rangehood provision

2 globe heat /fan/ light unit to Main Bathroom and Bedroom 1 Ensuite vented into roof space with two external eave vents

Isolated powder room exhaust fan

2 television point

1 data point

External light point to eaves at external doors

External junction box beside external doors without eaves (light fitting by owner)

Direct wired smoke detectors with battery back up as required

Iconic Light & Powerpoint switches throughout

AIR CONDITIONING

Provide one Panasonic Inverter 2.5Kw Split System Air Conditioning Unit to Main Living area, to be installed on an external wall

LAUNDRY SINK

Seima Tilos 45 Litre stainless steel tub with white metal cabinet

VANITY UNITS

33mm Laminate Floating Vanity Unit Benchtop with rolled edge

Matt Laminate soft close cabinets as per selected colour scheme

Hafele handles (Vertical to cupboards)

Vanity Basin 1 Tap hole – White with Pop-UP Plug and Waste - Chrome

VANITY MIRRORS

Floating frameless polished edge bathroom mirrors on backing board

BATHROOM ACCESSORIES

Alder Wish Chrome toilet roll holder throughout

Alder Wish Chrome double towel rail to Main Bathroom and Ensuite

Alder Wish Chrome towel ring to Powder Room only (design specific)

BATH

Seima Tondo Built in Bath 1675mm with Chrome waste

TOILET SUITE

Seima Metro Wall faced toilet suite

SHOWER SCREEN

Semi-frameless shower screens with pivot doors, chrome trims and clear laminated glass

TAPS AND FITTINGS

Alder Flex Chrome Sink Mixer to Kitchen

Alder Flex Chrome Basin Mixer to Main Bathroom, Ensuite and Powder Room

Chrome 300mm Wall Spout with Wall Mixer to Bath

Chrome Alder Flex wall shower mixer with Alder excite shower rail

Alder Flex Chrome Sink Mixer to Laundry

FLOOR COVERINGS

Ceramic Floor Tiles to Entry, Entry Hallway, Family, Dining/ Meals and Kitchen (as per selected colour scheme)

Carpet (as per selected colour scheme) to remainder of dwelling including standard underlay (Separate Lounge, Bedrooms, Bedroom Hallways and Stairs - if applicable)

WALL & FLOOR TILING

Wall & Floor tiles to Wet Areas (as per selected colour scheme)

Tiling Heights: Bathroom and Ensuite: 2100mm high to shower recess, 500mm over bath, skirting tile to remainder
Laundry: 300mm high tiling over laundry tub & skirting tiles to remainder

PAINTING

3 coat paint system to internal walls including 2 external paint colours, 1 internal wall colour, 1 ceiling colour, Gloss paint to doors and internal woodwork

W.H&S

Heavy Duty Scaffold to perimeter of house (included for double storeys)

Safety Rail to perimeter of roof

Stair Void Protection

CERTIFICATES

Concrete slabs and piling

Pest control certificates

Site contour and survey plans

SITE ESSENTIALS

Complying Development Certificate and Development Application Fee

Home Owners Warranty Insurance

Construction Certificate Fee

Occupation Certificate Fee

Standard Water Authority fee and Sewer Inspections fee

Long Service Levy fee

Certifier inspection fee

Waste Management Report

Shadow Diagrams

Statement of Environmental Effects

ABSA Certificate

Council fees:

- Includes standard council fees only; and
- Excludes (but not limited to) the following council areas:
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Inner West, Georges River, Northern Beaches, Blue Mountains, Botany Bay, Burwood, Canada Bay, Canterbury Bankstown, Hornsby, Hunters Hill, Ku-ring-gai, Lane Cove, Mosman, North Sydney, Port Stephens, Randwick, Rockdale / Bayside, Ryde, Strathfield, Sutherland, Sydney City, Waverly, Willoughby, Woollahra, Cumberland and Parramatta.

Water service Fee:

- Excludes additional engineering design or provisions due to building adjacent or over the sewer; and
- Excludes water service coordinator (WSC) fees/inspections

Standard site cost

- Even cut and Fill excavation only (Site Prep & Laser Grade Slab Area), (approx. 500mm Cut & 500mm Fill); and
- Export of ENM/Natural material (spoil) for a Site scrape

Standard Screw Piles subject to:

- Site location;
- Geotechnical report;
- Engineers requirements and design (approx. depth 2.0m Sydney & Hunter) (approx. depth 1.5m ACT & surrounds)

Storm water connection from approximately 50% of stormwater downpipes to the water tank with connection of water tank overflow

Sewer connection from the dwelling to the mains junction located within property boundaries

Water connection to the house from the water mains on the near side of the street with one potable garden tap and one garden tap connected to the rainwater tank

Telecommunication connection - conduit with a draw wire from the house to the property boundary. Where possible Rawson Homes will take the conduit to the Telstra Pit. The Telstra phone connection and associated fees are the responsibility of the owner

Underground electrical connection from nearside turret to meterbox located on side of dwelling

NOTE: Meterbox to be located on nearside of existing turret location

Single Phase underground mains provision

Temporary construction fence to boundaries where required

Sediment Control Fencing includes maintaining during construction

Toilet Hire

COMPLIANCE ESSENTIALS

- BERS / NatHers Report;
- BASIX Assessment & Report;
- Concrete Watertank pad

NOTE: Excludes any additional/upgrade items (i.e. upgrade of insulation, window shading devices, upgrade of window glazing or other such plan changes) required in the Basix / EERS assessment report

BASIX or EERS Certificate

3.52kw solar system

R2.0 Thermal batts to external walls including internal wall between Garage & House (excludes external walls of Garage)

R6.0 Thermal batts to ceilings with roof over (excluding ceilings over Garage, Porch, Alfresco & Deck)

Slimline Rainwater Tank to comply with BASIX requirements, 3,000 litre 750mm W x 3000mm L x 1800mm H Colorbond® Coloured plastic aboveground watertank, connected to all toilets, cold washing machine tap and one garden tap

Low-E glazing - or other glass specification where required to meet NCC 2022 requirements on standard floor plans and design options (excludes other floor plan/window changes which may impact compliance with NCC requirements, these will be raised as a variation)

Two x standard Whirly Birds and Four Eave vents

SPECIFICATION DISCLAIMER

DISCLAIMER: References to block size are based upon a standard block which is up to 700m² with up to 1m fall across the block. "M" class soil classification, all services within boundaries, Garage setback up to 5.5m from front boundary, even cut and fill

Thrive Homes Pty Ltd considers safety in every aspect of your home, from design through to handover. During the construction phase, all components, including those that are at a height of 3.0 metres or more, can be completed safely due to Thrive Homes strict policies, work methods and safety controls.

However, once the finished house is handed over to the client, Thrive Homes can no longer ensure the safety of any person that needs to maintain any components (for example, but not limited to, light fittings, fixtures, antennas or gutter cleaning). The client must be aware that the maintenance of any components that are at a height of 3.0 metres or more, will require the implementation of adequate safety control measures and the service of a qualified person that is trained in safe work at heights

90 day maintenance period (from handover)

2 year non-structural warranty

6 years structural warranty