



UPGRADED INCLUSIONS LIST

WINTER STREET, LEPPINGTON

PROMOTION

INTERNAL UPGRADES

KITCHEN UPGRADES:

- Upgrade to 20mm Essentials Range Smartstone benchtops with Shadow Line to the cabinet. Selected from standard colour range.
- Upgrade to a Technika stainless steel TB95GWSS-3 900mm cooktop.
- Upgrade to a Technika stainless steel CHEM52C9S-2 900mm canopy rangehood with flue cover.
- External rangehood ducting kit.
- Bulkheads to overhead cupboards including over rangehood space.

NOTE: Remainder of Kitchen appliances are as per inclusions.

ENSUITE & BATHROOM UPGRADES:

- *20mm Essentials range Smartstone vanity tops with shadow line to cabinet *From standard colour range
- *Contemporary square above counter vitreous china basin with pop up waste *To Powder Room or WC where vanity is standard
- *Contemporary square wall hung vitreous china basin with pop up waste and chrome bottle trap *To Powder Room or WC where hand basin is standard

COMFORT UPGRADES:

- Standard Actron ducted air conditioning - 3 phase with 2 zones.
- EVO range Internal Tiles (entry, kitchen, meals, family room, hallway) as nominated on the plans.
- EVO range Carpet to balance as nominated on the plans.
- B&D PanelPro sectional overhead auto door opener, including 3x remote controls and 1x wall clip.
- Security Alarm System complete with 3x PIR, 1x LED Keypad,
- 1x Strobe/Siren and 1x Screamer. Includes single power point and phone point for alarm. No allowance has been made for back to base.

EXTERNAL UPGRADES:

- Feature Polymer Render as nominated on the plans. EVO range external tiles to Alfresco and Porch as nominated on the plans.
- Upgrade to 2600mm high ceilings to Ground Floor of the home. Includes raising all windows with eaves. Doors to side and rear of the home to remain standard height with fibre cement infill over.
- Upgrade to T2 treated frames and trusses to the home. With Tillings H2S termite treated SmartFrame engineered floor joist system. (design Specific)

EXTERNAL UPGRADES

FRONT YARD LANDSCAPING UPGRADES:

- Standard Landscape plan.
- Excavation, yard grading, removal of spoil, etc.
- Brick letterbox to match main masonry finish on the house. With rear opening, powder coated letterbox and street number(150mm high brushed aluminium finish)
- Garden bed 200mm wide with two 140mm per Lm, Pine bark mulch, Treated pine edging for Side Street facing Boundary as per design guidelines
- Garden bed 600mm wide with one 200mm and two 140mm per Lm, Pine bark mulch, Treated pine edging against the front boundary as Indicated.
- Turf base prep and turf (Kikuyu) to front yard.
- Turf base prep and turf to council nature strip (Kikuyu).
- Austral Sydney Stone (Charcoal) retaining walls as Indicated.
- Coloured concrete path.

SIDE AND REAR YARD LANDSCAPING UPGRADES:

- Excavation, yard grading, removal of spoil, etc.
- Turf base prep and turf (Kikuyu) to rear yard.
- Super fold clotheslines (wall or post mount kit as Indicated).
- Nepean river pebbles to side passages and service courts.
- Austral Sydney Stone retaining walls (as Indicated and required).
- Open Treated Pine steps and plan picket style hand rail to changes in levels (as Indicated and required).

FENCING:

- 1800mm Colorbond (Grey Ridge Colour) fencing as Indicated.
- 1800mm High Colorbond (Grey Ridge Colour) access gate as Indicated.
- No allowance for front boundary fencing

NOTE: Landscaping maintenance has not been included

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SITE COSTS

- Site preparation for concrete waffle pod raft slab based on equal cut and fill over the building platform
- Provide up to 50 lineal metres of piling under slab, includes removal of spoil
- Concrete pump hire for pouring of concrete slab and piers
- Sewer connections to existing serviceable junction connection point up to 8 lineal metres from the house slab including standard connection fee
- Stormwater connections to existing serviceable connection points in the street or an easement up to 8 lineal metres from the house slab
- Water connection from pre-tapped water main up to 8 lineal metres from the house slab including standard connection fee and 1 external mains feed tap located at the rear of the home
- Natural gas connection from existing service located at the front of the property up to 8 lineal metres from the house slab including standard connection fee
- Provide an underground single phase power connection to an existing above ground turret connection point up to 8 lineal metres from the house slab including standard connection fee
- Provide a conduit for NBN or phone connection from the external PCD (Premises Connection Device) to the internal location with a double power point up to 20 lineal metres from the house slab (site specific)
- Standard allowance for temporary site security fencing as required by WH&S regulation
- Temporary site toilet
- Temporary site siltation/sediment control barrier as required
- Temporary crushed rock access as required
- Trade waste compound as required by Council

BASIX

- BASIX self-assessment simulation and fees
- Ceiling insulation batts rating R3.0 to living areas as required
- Wall insulation batts rating R1.5 to living areas as required
- Supply and installation of roof sarking
- Eaves up to 450mm location as shown on working drawings (design specific)
- Supply and installation of 2000 litre (builders standard size) rainwater tank including auto switch and submersible pump OR connection to recycled water main (estate specific)
- Reticulation of rain/recycled water to toilets, washing machine and 1 external tap located at the front of the home
- 3 Star Wells rated water saving shower heads & tapware
- 5 Star 26L Instantaneous gas hot water unit (no controllers, pre-set to 50 degrees Celsius)
- Batten holder fittings with compact fluorescent (CFL's) globes

STRUCTURAL

- Brick veneer external construction (design and façade specific)
- Engineers slab and beam design complete with inspection and certification fees
- Geotechnical borehole soil test and report by accredited engineer
- 'M' or 'H' class waffle pod concrete slab (2 pod system) to suit Moderate to Highly reactive soil types
- Termitic treatment to slab penetrations and pesticide impregnated blanket perimeter barrier
- House constructed for 'N2' wind rating conditions (W33)
- 90mm external and 70mm internal stabilised pine frame throughout (90mm internal walls to the ground floor of Double Storey homes)
- Engineered stabilised pine roof truss system
- 300mm deep engineered floor joists for extra strength (Double Storey homes only)

EXTERNAL FEATURES

- Austral clay bricks from the builders standard range (Everyday Life, Old Colonial, The Avenue, Urban One, Urban Fringe, Wilderness and Whitsunday) with off white ironed mortar joints
- Boral concrete roof tiles (Slimline & Macquarie) from standard colour range
NOTE: Flat roofed garages will have metal roof covering in lieu of tiled roof (design and façade specific)
- Hume entry door frames for paint finish with brick sill and timber threshold – sidelights if applicable in clear glass
- Hume Trend hinged entry door for paint finish
- Hume XF3 part glazed (clear) external hinged Laundry door for paint finish (design specific)
- Lane Parma knob keyed entrance lock set
- Powder coated Wideline aluminium windows and sliding doors from standard colour range with clear glass (laminated glazing to wet area windows as required)
- Keyed locks to all windows and doors
- Aluminium windows on first floor fitted with opening restrictors for safety (where required)
- Brick sills and timber thresholds to doors opening to untiled areas and tiled sills and timber thresholds to tiled areas
- Powder coated external aluminium balustrade to balconies (design specific)
- Colorbond® fascia and gutter from standard colour range with painted UPVC downpipes
- Colorbond® B&D Panelift® door (Standard Nullarbor, Seville or Statesman) in woodgrain textured finish, selected from standard colour range, with manual operation
- Two coat external paint system from the 'Custom Colour Card' standard colour range

INTERNAL FEATURES

- Nominal 2450mm ceiling height to ground floor or single storey homes with nominal 2450mm ceiling height to first floor
- CSR plasterboard linings to walls and ceilings. CSR fibre cement to wet rooms containing a shower. 90mm cove cornice generally with 55mm cove cornice to robes, linen, pantry, etc
- Staircase with standard paint grade pine stringer and MDF closed treads and risers for carpet. Plasterboard dwarf wall balustrade finished with paint grade pine capping and wall mounted handrail to double storey homes (design specific)
- Hume flush panel paint grade hardboard internal hung and cavity sliding doors
- Hume paint grade pine 67x18 skirtings and 42x18 architraves from standard profile range
- Lane Parma knob door handles with privacy mechanism to Bathroom, WC, Powder Room and Ensuite
- Mirror sliding robe doors with silver aluminium frame
- Two coat internal paint system from the 'Custom Colour Card' standard colour range using gloss enamel on doors and woodwork and low sheen acrylic on walls (to paint manufacturers standard specifications) with an allowance of two colours (1 colour to walls and 1 colour to doors and woodwork)
- Ceilings painted in 'Builder's White' flat acrylic
- One white plastic coated wire shelf to robes, 4 white plastic coated wire shelves to linen and 4 white melamine shelves to pantry

ELECTRICAL AND COMMUNICATIONS

- Meter box to be installed on the side of the home nearest the mains connection point (design specific)
- Earth leakage safety switch & circuit breakers
- Double power points throughout the home
- Single power points to service items as detailed on the electrical plan
- One light point to each room with batten holder to ceiling
- Three external light points
- One exhaust fan to both Ensuite and Bathroom
- One exhaust fan to Powder Room or WC only without a window (design specific)
- One telephone point to both the Kitchen and Bed 1
- One television point to both the Living Room and Bed 1
- Smoke detectors (hard wired with battery backup)

KITCHEN

- Joinery - high-pressure laminate finish to cupboard doors and panels from selected range of laminates; nominal 900mm high base cupboards and 600mm high overhead cupboards with metal handles
- Benchtop - high-pressure laminate finish with 33mm bullnose edge from selected range of laminates
- Kitchen sink - 1 ¼ stainless steel bowl
- Chrome flick mixer sink tap
- Stainless steel Technika TB60FDTSS-5 600mm electric under bench oven
- Stainless steel Technika TB64GSS-3 600mm gas cooktop
- Stainless steel Technika SREC0160SS-2 600mm recirculating slide out rangehood
- Microwave cabinet space and service provision incorporated in Kitchen cupboards
- Dishwasher cabinet space and service provision including capped cold water point

WET AREAS

Bathroom, Ensuite & Toilets

- Joinery - high-pressure laminate finish to cupboard doors and panels from selected range of laminates with metal handles
- Vanity top - white moulded acrylic one piece benchtop and basin
- 900mm high mirrors framed in bright aluminium finish fitted to the same width as vanity as shown on plans
- Chrome flick mixer basin tap
- Clear laminated fully framed bright aluminium finish shower screen with pivot door approx. 1850mm high
- Chrome wall mounted shower flick mixer
- Chrome wall mounted hand shower
- White acrylic builder's standard bath (up to 1700mm design specific) fitted to tiled bath hob
- Chrome wall mounted bath spout
- Chrome wall mounted bath flick mixer
- Accessories - chrome towel ring to vanities, toilet roll holder and up to 750mm long single towel rail
- White vitreous china concealed trap toilet suites (non-soft closing)

Laundry

- 45ltr stainless steel tub with white metal cabinet
- Chrome flick mixer tap to tub
- Chrome concealed builder's standard washing machine stop taps

CERAMIC TILING

- Ceramic tiles selected from builder's preferred supplier's standard range
- Bathroom, Ensuite and WCs - floor tiling; 2000mm high to showers; 1000mm from floor level above bath; 1 tile splashback to vanities; skirting tile to remainder as shown on plan
- Laundry - floor tiling; 1 tile splashback over tub, skirting tile to remainder as shown on plan
- Kitchen - splashback to underside of cupboards on back wall with a single tile splashback to plasterboard walls to remainder as shown on plans
- Tiled threshold to Laundry hung doors (if applicable)
- Chrome circular floor waste
- Aluminium metal trim to doorways/openings abutting alternative floor covering
- Complementing PVC trim to external corners (except for skirting tile)
- No allowance for frieze, decorator tiles, border tiles, 45-degree patterns or feature floor tile layouts (some tiles in the builder's range may incur additional laying charges)

OTHER

- Local Council 149 Certificate (registered land only)
- Contour survey to assumed datum
- Peg out survey for the set out of the concrete slab
- Standard Development Application and Construction Certificate fees or NSW Complying Development fees
- Long Service Levy fee, Home Owners Warranty insurance, Public Liability and Contract Works insurance, 90 day Statutory Warranty
- Mandatory inspection fees and interim Occupation Certificate
- Water Authority Application and standard connection fees
- Pest control certification
- Basic bricklaying scaffolding, void scaffolding, first floor protection railing (double storey homes) subject to site conditions
- Gas points to HWU, cooktop and 1 internal heating point (subject to gas availability)
- 3hr appointment with our experienced colour consultant to assist with internal and external selections
- 1hr appointment with our experienced electrical consultant
- 1hr appointment with our experienced air conditioning consultant (as required)
- 1hr appointment with our experienced tile selection consultant (as required)
- Internal & external builder's house clean
- Builder's site clean during construction

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