



	DESIGNER SERIES	DESIGNER PLUS
» Contract & Statutory Requirements		
180 day Tender period.	✓	✓
90 day maintenance warranty period from practical completion.	✓	✓
6 year structural warranty.	✓	✓
Sydney Water submission and approval for standard dwelling.	✓	✓
Construction and warranty insurance premiums.	✓	✓
HIA NSW Residential Building Contract	✓	✓
» Site Inclusions & Foundation		
M Class concrete void form slab construction designed and certified by a qualified structural engineer.	✓	✓
50lm of 400mm diameter concrete piercing.	✓	✓
Standard site costs with up to 500mm fall over building platform.	✓	✓
Standard services connection up to 12m within the property boundary.	✓	✓
All weather driveway access and sediment control to site.	✓	✓
Surveyors contour plan and peg-out of house position.	✓	✓
Surveyors slab edge board survey and final report confirming house position. (Includes AHD levels if required)	✓	✓
Scaffold and safety roof rail as required by Safe Work NSW.	✓	✓
Removal and disposal of building waste.	✓	✓
» Exterior & Structural		
920mm wide x 2040mm high timber entry door from Hume Newington range. (Design Specific)	✓	—
1200mm wide x 2340mm high timber entry door from Hume Newington or Verve range. (Design Specific)	—	✓
Gainsborough Trilock to front door with deadlocks to remainder of external timber doors.	✓	—
Gainsborough Omni pull handle trilock to front door with deadlocks to remainder of external timber doors.	—	✓
Plain concrete to front entry porch and alfresco. (Design specific)	✓	✓
Face bricks from builders Category 2 range including iron joint with off white mortar.	✓	✓
Roof tiles from builders Category 2 range including heavy duty sarking.	✓	✓
Panel lift garage door with brickwork over. (Design specific)	✓	✓



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» Exterior & Structural cont.		
Treated timber frames and trusses (termite protection) to Australian Standard AS 1684	✓	✓
Termite barrier pest control system to perimeter of slab and penetration points to Australian Standard AS 3660.1	✓	✓
22.5 degree roof pitch. (Design specific)	✓	✓
Aluminium powder coated sliding windows and sliding doors with keyed locks	✓	—
Aluminium powder coated sliding windows and sliding stacker doors with keyed locks	—	✓
Obscure glass to wet area private room windows excluding front elevation	✓	✓
Colorbond fascia, gutter and barge.	✓	✓
40mm Hume XF3 non-solid laundry door. (Design specific)	✓	✓
Classic façade	✓	✓
450mm eaves. (Design specific)	✓	✓
One (1) garden tap to front and one (1) garden tap to rear	✓	✓
» BASIX Inclusions		
R5.0 ceiling insulation	✓	—
R6.0 ceiling insulation	—	✓
R2.7 insulation to external walls of living areas	✓	—
2000L rainwater tank	✓	—
3000L rainwater tank	—	✓
Dampers to exhaust fans	✓	—
Low-E glazing to bedroom windows & sliding doors	✓	—
Double glazing to ground floor open living area windows (design specific)	—	✓
Ceiling fans to bedrooms	✓	—
Wall wrap to external walls	—	✓
3.0kw photovoltaic solar system	✓	—
6.0kw photovoltaic solar system	—	✓
» Internal & Fittings		
2585mm ceiling height to ground floor and 2440mm ceiling height to first floor (Design specific)	✓	—
2740mm ceiling height to ground floor and 2440mm ceiling height to first floor (Design specific)	—	✓



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» Internal & Fittings cont.		
White melamine Robe fitout to Bed 1. Includes 4 draws with open shelving above (his and hers - 2 sets in total), full and half hanging to remainder.	✓	—
White melamine Robe fitout to Bed 2, 3, 4. Includes 4 draws and open shelving above, full and half hanging (3 in total).	✓	✓
Natural Oak or Black Wenge melamine Robe fitout to Bed 1. Includes 4 draws with open shelving above (his and hers - 2 sets in total), full and half hanging to remainder.	—	✓
Four (4) white melamine shelves to pantry and linen.	✓	✓
Paint grade pine timber pencil round or single bevel 67mm X 18mm skirting and 67mm X 18mm architraves.	✓	✓
Brick veneer plasterboard lined garage. (Design specific)	✓	✓
10mm plasterboard lining to walls and ceilings with 90mm cove cornices.	✓	✓
Concealed sewer lines to two storey homes. (Design specific)	✓	✓
3 coat paint system with semi-gloss finish to all internal timber and doors from 'Custom Colour Selection' colour chart.	✓	✓
2 coat paint system with low sheen finish to all internal walls from 'Custom Colour Selection' colour chart.	✓	✓
2 coat paint system with flat white finish to ceiling.	✓	✓
Staircase with medium density fibreboard (MDF) closed stringer, treads and risers. Decorative black or silver metal balustrades with pine handrail and square posts in paint finish. (Design specific)	✓	✓
2040mm high flush internal doors to bedrooms and wardrobes.	✓	✓
2340mm internal door height throughout to single storey and ground floor of double storey.	—	✓
Hume Accent internal doors to bedrooms and wardrobes.	—	✓
Gainsborough Lianna or Carla passage set handles to internal doors, privacy set handles to main bedroom and shared bathrooms.	✓	✓
» Electrical & Safety Features		
Security alarm system with 4 motion detectors.	✓	✓
Video intercom with colour screen.	—	✓
Automatic garage door opener (1)	✓	✓
Earth leakage electrical safety switch in single phase meter box.	✓	✓
Ten (10) downlights.	—	✓
One (1) light point to all internal rooms.	✓	✓
Ceiling fan with LED light to each bedroom.	✓	✓



	DESIGNER SERIES	DESIGNER PLUS
» Electrical & Safety Features cont.		
One (1) external light point for porch, alfresco, external laundry and balcony where applicable.	✓	✓
Two (2) double power points to master bedroom and main kitchen.	✓	✓
One (1) double power point to all rooms.	✓	✓
One (1) single power point to appliances as required.	✓	✓
Two (2) smoke detectors complete with backup battery to be installed in appropriate locations for your safety.	✓	✓
Two (2) television points.	✓	✓
One (1) phone point.	✓	✓
One (1) data point.	✓	✓
NBN / Fibre Optic conduit (provision only) location at discretion of electrician, includes One (1) double power point.	✓	✓
» Bathrooms & Wet Areas		
Oval free standing bath (1). (Design Specific)	✓	✓
Semi frameless shower screen with clear safety glass. (Design Specific)	✓	✓
Tiled wall niche to bathroom and ensuite showers. (Total 2)	✓	✓
Tiling to ceiling in all wet areas containing a shower and skirting tiling to remainder.	—	✓
2.1m high tiling in shower recess, 1.2m high tiling over bath (from floor) and skirting tile to remainder. Wide choice of ceramic floor and wall tiles from builders Category 2 range.	✓	✓
White dual flush toilet suites with soft closing seats.	✓	✓
20mm engineered stone vanity top.	✓	✓
Laminate vanities with matching polished edge mirror.	✓	✓
Modern square or oval inset basins.	—	✓
Modern shower rail in chrome finish to all showers.	✓	✓
Modern lever mixers to vanities, showers, and bathtub.	✓	✓
Wet area accessories - toilet roll holder to all toilet suites, single towel rail to all showers, single towel ring to each vanity. (Design Specific)	✓	✓
White laundry cabinet with 40L stainless steel tub.	✓	✓
Laminate laundry cupboard with 20mm engineered stone top and drop-in tub. (Design Specific)	—	✓
300mm high ceramic tiling to laundry tub splashback.	✓	✓



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» Bathrooms & Wet Areas		
Waterproofing to all wet areas to comply with NCC requirements.	✓	✓
Chrome floor wastes to all showers.	✓	—
Chrome smart floor wastes to all showers.	—	✓
» Kitchen		
20mm engineered stone benchtop.	✓	—
40mm engineered stone to main kitchen benchtop.	—	✓
Soft close hinges to kitchen doors and draws.	✓	✓
900mm freestanding upright cooker and canopy rangehood.	✓	✓
Double bowl stainless steel kitchen sink with flick mixer tap.	✓	—
Squareline double bowl stainless steel sink with flick mixer tap.	—	✓
Laminated base cupboards with white melamine lined interior.	✓	✓
Laminated overhead cupboards with white melamine lined interior.	✓	✓
Pantry with white melamine shelving. (Design specific)	✓	✓
Ceramic tiling to kitchen bench splashback.	✓	✓
Dishwasher.	—	✓
Microwave.	—	✓
Dishwasher space including connection points.	✓	✓
Microwave space including single power point.	✓	✓
Bulkhead above main kitchen cupboards.	✓	✓
» Corebuild Inclusions		
Increase concrete slab thickness to 18% above Australian standards.	✓	✓
170mm step down from house to garage. (Subject to design)	✓	✓
Heavy duty timber frame construction above Australian standards.	✓	✓
Reverse Cycle Air-Conditioning System	✓	✓

