

**HUNTERPRESTIGE**  
**HOMES**  
PTY LTD



Standard Inclusions





# Hunter Prestige Homes'

Standard inclusions is to simplify the selection process, however we pride ourselves on working closely with our clients to deliver a new home, exactly how it was visualized.

We can deliver a quality finished home, with everyone's different budgets in mind, starting with our standard inclusions and flexible selections allowances. We allow you the ability to work closely with your local builder to make any necessary changes and upgrades, whilst remaining fully transparent from the beginning on all the expected costs in building your desired home.

# Kitchen

## Cabinetry

- ◇ 20mm standard range stone benchtop with 3mm pencil round edge
- ◇ Soft close doors and drawers
- ◇ Cupboard doors and drawer fronts from the Polytec essentials range, in gloss or matt colours.
- ◇ Drawer and door handles from the Category 1 range.

## Appliances

- ◇ 60cm wall mount stainless steel SMEG oven
- ◇ 60cm undermount SMEG range hood
- ◇ 60cm gas SMEG cooktop in stainless steel
- ◇ Stainless steel SMEG dishwasher
- ◇ Provision for dishwasher, microwave and fridge in design.



## Sink and tapware

- ◇ Stainless steel top mount sink, with double bowl and dish drainer.
- ◇ Chrome flick mixer tap

## Splash back

- ◇ Ceramic tiled splash back (builders range) approx. 600mm height above benchtop where sink or cooktop is located.

## Bulk heads

- ◇ Bulk heads above overhead kitchen cupboards



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# Laundry & Mudrooms

## Laundry Cabinetry

- ◇ 40mm standard range laminate benchtop with 3mm pencil round edge
- ◇ Soft close doors and drawers
- ◇ Cupboard doors and drawer fronts from the Polytec essentials range, in gloss or matt colours.
- ◇ Drawer and door handles from the Category 1 range.
- ◇ Standard allowance for laundry cabinetry is \$2000.00

Laundry tub and tapware all selected from your flexible selections allowance to the value of \$9000 at Reece Plumbing Singleton.





# Bathrooms, Ensuites & Powder rooms



- ◇ Polished edge mirrors to same width as vanity 900mm high
- ◇ Semi-frameless aluminum shower screens, as per the final plan.
- ◇ Bathtub, vanities, tapware, toilet suites and accessories, all selected from your flexible selections allowance to the value of \$9000 at Reece Plumbing Singleton.



## Standard tiling schedule

Wet Area wall tiles: 1200mm high wall tiles with 2200mm high tiles in the shower.

Wet area floor tiles: Straight laid as per the plans.

Kitchen splash back: 600mm high tiled behind the sink and stove

Laundry splash back: 450mm high tiled behind the laundry sink.

Laundry and WC walls: skirt tile only

*Additional costs to consider when tiling:*

*Splash back tiles to be widths of kitchen benchtops, butlers pantry and returns... (to be determined after kitchen designed)*

*Additional costs in tiling Labour for tiles to be laid diagonally or diamond laid.*

*Additional tiling Labour for feature tiles, shower niches, laying tiles that are larger than 300x600mm in size, mitered edges and epoxy grout.*



Standard allowance is \$33  
per square meter, for ceramic tiles



# General Inclusions



## Skirting , architraves and cornice.

- ◇ 66mm nominal size skirting (paint grade) (builders range)
- ◇ 66mm nominal size architrave (paint grade) (builders range)
- ◇ 90mm cove cornice

## Painting

- ◇ Choice of 3 internal colours. (1x walls, 1x ceiling and cornice, and 1x all skirting and architraves)
- ◇ 3 coat system to walls in low sheen acrylic paint
- ◇ 2 coat system to ceiling/cornice in acrylic flat paint
- ◇ 3 coat system to skirting, doors, architraves in gloss enamel.



## Doors

- ◇ Hume internal 4 Panel Oakfield doors.
- ◇ Gainsborough G4 lever handles in satin or bright chrome. (privacy locks to W/C, bathroom and master bedroom)
- ◇ Standard front door is a 920mm wide door from the Hume's Vaucluse range

## Windows and Sliding doors

- ◇ Aluminium windows and sliding doors with paint grade reveals.
- ◇ Key locks to all aluminum sliding windows and sliding doors
- ◇ Wet areas include obscure window glazing
- ◇ Standard flyscreens included

## Robes, Broom cupboards, linen cupboards

- ◇ Hume's smart robes system, with 4 panel Oakfield doors
- ◇ Finger grips on sliding doors
- ◇ Hanging rail and 1 melamine top shelf.
- ◇ Linen cupboards come standard with 4 melamine shelves



# General Inclusions Cont.



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## Preliminary Planning and Peace of Mind

- ◇ Site inspection and carry out survey of slope and gradient, power and water service, driveway location and other services
- ◇ Preparation of all construction plans required for the development applications
- ◇ Council DA and CC fees (cost of fees confirmed after build cost and plans finalized)
- ◇ Prepare BASIC certification
- ◇ Carry out soil and wind testing
- ◇ Foundation design by engineer
- ◇ Lodge Home Owners Warranty insurance
- ◇ Prepare HIA NSW residential building contract
- ◇ Warranty and construction insurance
- ◇ Assistance provided to complete your colour selections
- ◇ 3 month follow up and maintenance period
- ◇ 6-year structural guarantee
- ◇ Initial builders clean
- ◇ Brick pressure cleaning

## Site works and Foundations

- ◇ House set out by registered surveyors
- ◇ AHD survey set out (flood level)
- ◇ Standard slab allowance is for engineer designed concrete slab for "M" class soil on a level site (concrete Piering not included)
- ◇ Cut and fill up to 600mm
- ◇ Footings and piers as per engineering plans

## Plumbing and Drainage

- ◇ Mains water connection for up to 10 lineal meters from town services. (connection costs to providers are by owner)
- ◇ Storm water connection from house to tank and overflow (within 20 lineal meters in total)
- ◇ 2 external garden taps
- ◇ Town sewer connection up to 10 lineal meters.
- ◇ Painted round PVC downpipes
- ◇ Thermann 26 litre instantaneous hot water system with powder coated recess box
- ◇ Allowance of 5000 litre poly tank with Vada V80-H pressure pump to comply with BASIX.





# General Inclusions Cont.

## Framing and Fit Out

- ◇ Standard ceiling height is 2400mm
- ◇ Treated 90mm mgp10 radiata pine frames, external studs at maximum spacings of 450mm
- ◇ Treated bearers and joists as per manufacturers specifications placed on top of duragal pier system, with adjustable pier tops.
- ◇ Trusses as per manufacturers specifications
- ◇ 10mm plasterboard to walls and ceilings, 6mm villa board to bathroom and ensuite.

## Garage

- ◇ B&D panel lift Seville garage door with electric opener (one wall mounted opener and 2 remote controls)
- ◇ Plain grey concrete in garage
- ◇ 10mm aqua check plasterboard garage walls
- ◇ Plain grey concrete driveway up to 60m2
- ◇ Portico/Alfresco plain grey concrete

## Roof

- ◇ Colorbond metal roof sheeting
- ◇ Colorbond metal 115mm high front slotted guttering
- ◇ Colorbond metal fascia
- ◇ 600mm eaves (from frame to fascia)
- ◇ 20 degree roof pitch

## Bricks

- ◇ Standard allowance for bricks is builders range face bricks
- ◇ Your choice of ironed, raked or flush brick joints

## Protection and Comfort

- ◇ Termi-mesh stainless steel termite barrier control system
- ◇ Waterproofing and sealing wet areas as per BCA, with written guarantee and certified by Wet-seal Australia
- ◇ Our standard base model allowance for Air conditioning in all our homes is the installation of an
- ◇ Ultra Slim split system 14kw (single phase) reverse cycle ducted air conditioner with 10 outlets with day night zoning.

Proudly installing

 **ActronAir**



# General Inclusions Cont.

## Flooring

- ◇ Flooring is yellow tongue boards, where house is not on a slab, with scyon cement sheets for wet areas.
- ◇ Carpet allowance of \$45 per square meter, for bedrooms, walk in wardrobes, built in wardrobes, media room and Study.
- ◇ Floor covering allowance for kitchen, dining, hallways and main living spaces to be confirmed and quoted at time of tendering. NO allowance for floor covering in standard inclusions.

## Electrical and Gas External

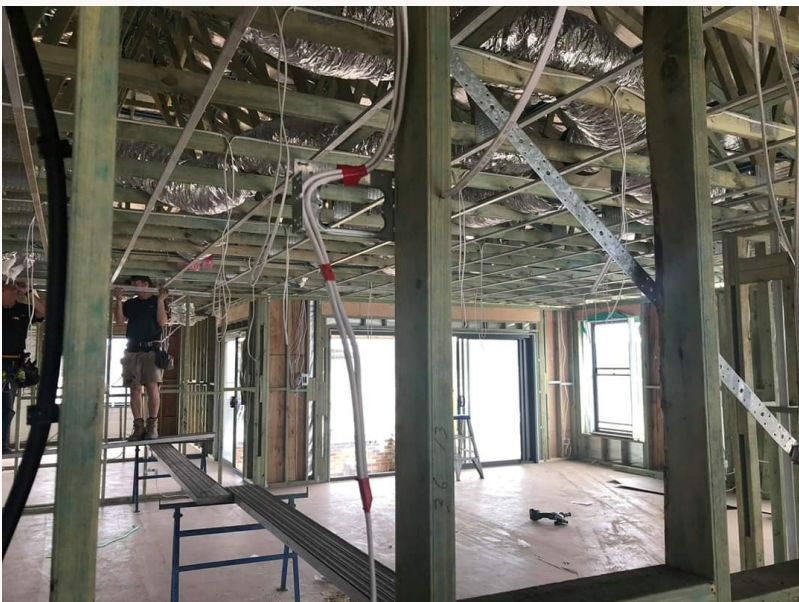
- ◇ Mains connection, single phase , standard urban block up to 10 lineal meters.
- ◇ 2 standard light fittings (front and back door)
- ◇ LPG gas connection for 1 gas cooktop, 1 hot water system and 1 BBQ bayonet.

## Electrical and gas Internal

- ◇ 20 standard lights
- ◇ 2 twin fluorescent lights (for garage)
- ◇ 20 double power points
- ◇ 2 external double power points (for HWS and Pump)
- ◇ 6 single power points (for appliances; fridge, dishwasher, microwave, rangehood, oven, roller door motor)
- ◇ Mains powered Smoke detectors as per the plan
- ◇ TV aerial (no booster/amplifier)
- ◇ AC circuit to unit
- ◇ 2 IXL Tastic light/fan/4 heat lamps
- ◇ Wall oven/cooktop isolation switch
- ◇ 2 television/data points
- ◇ 1 internal phone line (connection by owner)

## Energy Considerations

- ◇ Roof and external walls wrapped with sarking
- ◇ Wall, ceiling or underfloor insulation as per BASIX certification





# Excluded from Standard Inclusions

- ◇ 2 story/split level builds
- ◇ Internal stairs
- ◇ Window vent locks
- ◇ Scaffolding
- ◇ Security screens (Panther mesh or Crimsafe)
- ◇ Deadlocks to entry doors
- ◇ Piering (to be determined onsite by engineer)
- ◇ H class expansion joints
- ◇ Tiles over 600mm, porcelain, feature tiles, tiles laid at 45 degrees, boarder tiles
- ◇ Light shades and pendants
- ◇ Ceiling fans
- ◇ Exhaust fans
- ◇ Underfloor heating
- ◇ Natural gas installation
- ◇ Supply of LPG gas bottles
- ◇ Fences and gates
- ◇ Mail box
- ◇ Retaining walls, garden and landscaping
- ◇ Tv booster/amplifier
- ◇ Irrigation and pop up sprinklers
- ◇ Floor coverings (other than carpet to bedrooms and tiled wet areas)
- ◇ External tiling or paving
- ◇ Bushfire assessments and bushfire rated materials for construction
- ◇ Energy and ausgrid connection fees
- ◇ Security systems/Motion sensors
- ◇ Window coverings
- ◇ Landfill
- ◇ USB PowerPoints
- ◇ Manhole access ladder
- ◇ Pumps and filter systems
- ◇ OSSM and septic tanks
- ◇ Fire place/wood heaters
- ◇ Dedicated oven or air conditioning circuits
- ◇ Two-way switches and dimmers
- ◇ Swimming pools and spas
- ◇ Outdoor blinds and awnings
- ◇ Garage work benches and storage
- ◇ BBQs, fridges, freezers, microwaves
- ◇ Sheds and carports



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