

Domainehomes

Home Inclusions



Home Inclusions

Your new inclusions begin here





Site Inclusions Costs & Basix

Site Costs

Slab	Up to "H1" Australian standard engineered slab.
Frame	Hybrid steel frame
Basix	Standard BASIX requirements with up to 3000L slimline water tank.
Council	Standard council fees and requirements.
Earthworks	Provide balanced cut and fill up to 1.0m to achieve a level building platform.
Piering	Fixed steel pier - no additional costs.
Pump	Concrete pump.
Sewer Connection	Sewer connection to junction at front / rear within boundary.
Stormwater Connection	Provide 100mm stormwater connection to street / easement*
Power Connection	Underground power - 3 phase provision included (where applicable).
Site Fencing	Standard security fencing*
Planning	- 10.7 Certificate. - Waste management Plan. - Erosion and Sediment Control Plan. - Neighbour Notification Plan.
Tiling	To front porch.

(**) Price including site costs are subject to Bore Hole, Contour, Bushfire, RMS, Hydraulic Engineers or other statutory reports as required by your 10.7 Certificate, 88B or Site Manager.

(^) From Pre-Determined Colour Scheme Boards.

Kitchen

Oven	600mm electric oven.
Cooktop	600mm gas cooktop.
Rangehood	600mm canopy rangehood.
Microwave	Provision for power connection - design specific.
Dishwasher	Provision for cold water and power connection.
Tapware	Chrome sink mixer with U-shaped swivel spout.
Sink	1 & 1/2 bowl stainless steel sink.
Splashback	Tiles to underside of rangehood only and two rows above benchtop.
Benchtops	33mm laminate square edge. ^
Joinery & Handles	Laminate joinery with kickboard in two colours with designer handles. ^
Soft Closers	To all kitchens and bathrooms drawers and doors.
Pantry	Four shelves in white melamine - design specific.

Laundry

Tapware	Chrome laundry mixer.
Tub	45L stainless steel tub and coated metal cabinet with concealed by-pass.
Splashback	Tiles to two tile height over laundry tub. ^
Tiling	Tiles to floor with skirting tiling to perimeter. ^

Bathroom & Ensuite

Tapware	Chrome moveable spray handset on shower rail, Chrome basin mixer, Chrome bath/shower mixer, Chrome swivel bath spout.
Mirrors	Frameless polished edge mirror to full width of vanity
Benchtops	33mm laminate square edge. ^
Vanity & Handles	Floating designer vanity in one colour only with designer handles. ^
Bath	1650mm rectangular bath - design specific.
Shower	Semi-framed shower screen with pivot door and chrome frame.
Accessories	600mm chrome double towel rail and toilet roll holder
Toilet Suite	Close coupled - soft close seat.
Tiling	Tiles (^) to floor and wall up to 2100mm high in shower recess, up to 1m high from floor over bath and a single row splashback to rear of vanity. Single row of skirting tiles to remainder - design specific.

Interior**Doors**

2040mm flush panel internal doors incl. linen, laundry and pantry with smooth paint finish (^) - design specific.

Door Stops

Cushion doorstop to internal doors.

Door Furniture

Lever set to internal passage & robe doors in brushed satin chrome.

Robes Master Suite

1 shelf rail in white melamine & hanging rail.

Robes Other Bedrooms

Mirror sliding doors with 1 white melamine shelf & hanging rail.

Linen

4 white melamine shelves.

Skirting & Architraves

Profiled 67mm architrave and skirting with paint finish. ^

Cornice

90mm Cove cornice.

Ceiling Height

2450mm.

Paint

Two coat system to all internal walls and woodwork. ^

Staircase

Choice of 3 balustrades and post tops. Choices of 2 posts and handrail.

Exterior**Front Entry**

Choice of 4 obscure glass entry doors with obscure sidelights - design specific.

Door to Laundry

Fully glazed hinged door or aluminium sliding door - design specific.

Door Furniture to External

Lever lockset in brushed satin chrome with deadbolt.

Roof Pitch

22.5° roof pitch - design specific.

Roof Tiles

Quality concrete roof tiles, including roof sarking. ^

Fascia & Gutters

Colorbond fascia and slotted quad gutters ^

Cladding

170mm Primeline Newport weatherboard cladding - design specific.

Garage Door

Sectional overhead slimline garage door. ^

Bricks

Face bricks with off-white mortar ^

Windows

Aluminium lockable windows & sliding doors ^

Alfresco

Plasterboard ceiling with splayed timber moulding. Waffle pod concrete slab. 2 light points.

Wall Insulation

R2.0 batts to external walls incl. internal garage wall. Wall wrap sarking to external walls.

Ceiling Insulation

R3.5 batts to under roof excl. garage & alfresco.

Termite Protection

Granitgard pest control system - 50 year Guarantee.

Porch

Waffle pod concrete slab with tile finish.

Taps

Garden taps to front and rear.

Services & Sustainability**Hot Water**

26L continuous flow system.

Electrical

Double power points throughout with single power points to appliance positions. Hard wiring to smoke detectors [battery backup] and oven. Earth leakage safety switch with single phase meter box.

Lighting

Internal light points with light fittings, external light points to entry & laundry area - design specific.

Exhaust Fan

Exhaust fan provided where required for ventilation purposes.

TV & Phone

Single storey home with one living - 1 TV point.
Single storey homes with 2 living areas (Living and Family) - 2 TV points.
Double storey homes with Living, Family and First Floor Leisure - 3 TV points.
1 phone point.

Gas

Single gas connection. (subject to availability)

Certificates

Pest Control certification, structural engineer's certificate for concrete slab, site contour survey, setout survey and identification survey.

Fees & Requirements

Home Owner's warranty. Water Authority fee. Complying Development certificate fees. Long service levy. Standard council fees and requirements. 10.7 certificate. Soil test by engineer.

Others

- 90 day maintenance period.
- Basic scaffolding, railing and roof scaffolding as per OH&S requirements subject to site conditions.

Domainehomes

13 64 69 or **Domainehomes.com.au**

[*] Effective 1st July 2018. Quoted prices are based on Traditional facade plan in plain brick and relevant inclusions. Complete package price includes Traditional facade in face brick only and does not include any applied finishes such as render, tiles, bag and paint or brick upgrades. Standard site costs include: excavation up to 1m (balanced cut and fill) near side water connection, up to H Class slab, storm water connection to 8m from rain water tank (subject to hydraulic requirements), sewer connection to 8m from dwelling, piling to 60m, site security fencing up to 80m subject to site conditions, underground 3 phase power if available to mains within 8m. Standard site costs do not allow for rock removal, import / export fill, dropped edge beams, slab upgrades, additional concrete pumps, sewer junctions, BAS, BOS or sewer peg outs, zone allowances, difficult site access fees, council, statutory or developer requirements. Images are for illustrate purposes only and may contain items that are not included in the standard specification or supplied by Domaine Homes. Plans, prices, specifications, product model numbers and suppliers may change without notice. Changed items may vary slightly in colour, style and finish to the display home. Homes on display feature optional extras. Ask a Sales Consultant as to which items on display incur an additional charge to the price of the home. E&OE. Domaine Homes (NSW) Pty Ltd ABN 19 080 788 969, Licence Number 91387C