

VIC LIC CDB-U 52000 NSW LIC 259700C

Signature

INCLUSIONS



SOUTHERN
VALE

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Southern Vale Homes

SIGNATURE Inclusions as at Jan 2021

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Pre-Construction

- ✓ Detailed working drawings and specifications
- ✓ Fixed price building Contract
- ✓ Home Owners Warranty
- ✓ Bush Fire Attack Level (BAL) Assessment to 12.5
- ✓ Engineered site and soil investigations
- ✓ Detailed feature site survey
- ✓ Engineered designs and computations
- ✓ 6-Star energy rating (VIC) and Basix assessment (NSW)
- ✓ Construction permit
- ✓ Personal colour selection appointment

Insurance

- ✓ Home Owners Warranty
- ✓ Contractors Insurance including: Public liability, fire, theft and malicious damage whilst under construction

Service Connections

- ✓ Connection to sewer, water, power, gas and telephone up to 10 metres (not including final connection fees)

Construction

- ✓ Site cut allowance for 60/40 cut and fill with fall up to 400mm across block (rock excluded)
- ✓ Engineered waffle slab to soil classification inclusive of S, M, or MD. Note: P site classification will be individually priced
- ✓ Hyne T2 termite resistant timber frame with 25-year guarantee
- ✓ Termite barriers to your home: Part A in the concrete collars and Part B in brick cavity flashing as per Australian standard AS 3660

Frame and Trusses

- ✓ Hyne T2 timber MGPI0 90 x 35 pine frame with external studs at 450mm centres
- ✓ Ceiling height of 2550mm nominal
- ✓ 23° timber truss roof system to engineered requirements
- ✓ 450mm external eaves (where applicable)

Insulation

- ✓ R2.0 Bradford Gold batts to external walls
- ✓ R4.1 Bradford Gold batts to living area, garage and, porch and alfresco ceiling areas
- ✓ Bradford Anticon blanket under roofing (Ulladulla only)

Skirting and Architraves

- ✓ 67mm x 18mm pre primed MDF craft wood to all dry areas
- ✓ 67mm x 18mm bevel pine arch to all wet areas
- ✓ Primed pine door jambs to all wet areas
- ✓ Meranti external door jambs

Plaster

- ✓ 10mm plasterboard linings to walls and ceilings, 6mm villa board to wet areas
- ✓ Water resistant plaster lining to porch and alfresco
- ✓ 75mm or 90mm scotia cornice to internal ceilings
- ✓ Steel Battens to all ceilings

Brickwork

- ✓ Quality face brickwork offering an extensive range of bricks to choose from within the Builders range
- ✓ Natural or off-white mortar with a rolled joint finish
- ✓ Brickwork above all windows and doors (maximum opening 3.9m)

Roofing

- ✓ Colorbond® roofing fully sarked to BAL 12.5 requirements
- ✓ Colorbond metal fascia and 100 x 50 Colorbond® downpipes (90mm PVC round downpipes as required)
- ✓ 450mm eaves (where applicable)
- ✓ Roof mounted whirly birds (as required)
- ✓ Eave vents as required (plan specific)
- ✓ Natural finish concrete paving to alfresco and portico areas

Windows

- ✓ Powder coated aluminium sliding windows and doors in a range of standard colours
- ✓ Obscure glazing to bathrooms, ensuite and WC windows. All remaining windows to be clear glazed
- ✓ Flyscreens and key locks supplied and installed to all opening windows
- ✓ Sliding flywire door supplied to all external sliding glazed doors
- ✓ Brickwork above all windows and doors (where applicable)

Painting

- ✓ Premium 3 coat Haymes paint system to walls and ceilings

External Concrete

- ✓ Allowance of 50m² natural grey 100mm thick concrete – to be used for driveway and or paths excluding the crossover. Concrete to clothesline area, pad under water tank, pad under HWS included.

Garage Door

- ✓ Centurion sectional door (up to 2300H x 4810W)
- ✓ Minimum 2 x hand remotes and 1 x fixed wall mounted button

Plumbing

- ✓ Rinnai evacuated tube solar hot water with gas boost (VIC)
- ✓ 26 litre gas instantaneous hot water system with 3000 litre water tank including connection to 1 x garden tap, all toilets and 1 x washing machine (NSW)
- ✓ 3 x external taps – two on residence and one at the water meter
- ✓ Surface stormwater drainer pits beneath all taps on residence
- ✓ Soft close dual flush toilets

Floor Covering

- ✓ Ceramic tiling & premium vinyl flooring from SVH gold selections range to kitchen, meals, living and hall
- ✓ Ceramic tiling to wet areas – Signature Range
- ✓ Premium carpet and underlay to remainder of the home – Signature Range

Tiling

- ✓ Signature Range allowance for tile selection allowance offering a great range to choose from
- ✓ Kitchen – 650mm above benches
- ✓ Showers – nominal 2000mm high
- ✓ Bath/ensuite – nominal 600mm above bath
- ✓ Skirting tiles up to nominal 100mm high
- ✓ Vanity units – nominal 200mm tiles above
- ✓ Laundry – nominal 400mm high splash back to benchtop and washing machine

Bathroom and Ensuite

- ✓ Tiled recessed shower base
- ✓ 1 tiled niche to each shower – 400mm x 600mm
- ✓ White 1675mm acrylic bath
- ✓ White porcelain square or round vanity basin as per working drawings
- ✓ White porcelain toilet suite with soft close seats
- ✓ Chrome mixer taps and shower rail as per SVH selections
- ✓ Chrome toilet roll holder and double towel rail from SVH selections
- ✓ Polished edge mirror over vanities
- ✓ Semi framed shower screens with pivot doors, clear glass
- ✓ Ceiling exhaust fans ducted to external air in bathroom, ensuite and WCs (and laundry – Ulladulla only)
- ✓ Vanity – laminated bench top and base cupboard to ensuite and bathroom with 1 bank of 3 draws (design specific)

Entry Door

- ✓ Hume 'Newington' specified range (XN) with translucent or clear glazing 820mm x 2040mm OR
- ✓ Hume 'Newington' range (XN) with translucent glazing 1020mm x 2040mm (plan specific)
- ✓ Lockwood door hardware – Nexion Element series mechanical entry lever set door

Internal Doors

- ✓ Hume 2040mm high doors (selected patterns)
- ✓ Privacy locks to WC, ensuite and bathroom
- ✓ Lockwood door furniture – Velocity series from the SVH selections range

Robes

- ✓ Built in robes with aluminium framed sliding doors
- ✓ Tower of 3 tier melamine shirt shelves, single melamine shelf with hanging rail
- ✓ Walk in robes include 2 towers of 3 tier melamine shelving, single melamine shelf with hanging rail (design specific)
- ✓ Linen cupboard includes 4 white melamine shelves

Electrical

- ✓ LED downlight/s to each room
- ✓ Safety cut off switch system – RCD's in meter box
- ✓ Hard wired battery backup smoke detectors as required
- ✓ 2 x TV points with 2 x double power points at each point
- ✓ 1 x data point
- ✓ 1 x phone point
- ✓ Generous double power points throughout (plan specific)
- ✓ 3 x two-way switches (plan specific)
- ✓ 2 x 1200 single LED lights in the garage
- ✓ 3 x waterproof external light points (plan specific)
- ✓ 3 x waterproof external double power points (plan specific)
- ✓ TV Antenna
- ✓ NBN ready (where applicable)
- ✓ WIFI Door chime with video intercom

Heating and Cooling

- ✓ 4-star ducted heating to living areas, bedrooms, bathroom and ensuite
- ✓ 4-star ducted cooling to living areas and bedroom (excludes wet areas)
- ✓ Daikin inverter split ducted system (Ulladulla only)

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Kitchen

- ✓ 20mm Caesarstone kitchen benchtop from SVH selection range
- ✓ Laminate range doors and panels
- ✓ Pantry with internal melamine shelving
- ✓ Overhead cupboards with bulkhead
- ✓ Option of handles or no hardware to overhead cupboards
- ✓ 1 x bank of three pot drawers up to 900mm wide (where plan allows for)
- ✓ Soft close function drawers and cupboards
- ✓ Integrated 35L slide out bin in kitchen (where plan allows for)
- ✓ Stainless steel kitchen sink 1 ¾ bowl with drainer
- ✓ Chrome sink mixer as per SVH selections
- ✓ Westinghouse dishwasher 600mm
- ✓ Microwave provision (where plan allows for)

Laundry

- ✓ 45 litre S/S inset tub with chrome sink mixer and laminate bench top and base cupboard (design specific)

Appliances

- ✓ Westinghouse 900mm Appliances
- ✓ Stainless steel 900mm slide out range hood OR Stainless steel 900mm canopy range hood, ducted to atmosphere (selected plans)

Other inclusions

- ✓ Pillar style letterbox including house number
- ✓ Wall mounted clothesline

Exclusions – Ask Us About:

- ✓ Fencing
- ✓ Landscaping
- ✓ Window furnishing
- ✓ External paving and paths over the included 50m² (External paving 50m² cannot be used for driveway crossover due to Council requirements and curb and gutter regulations)
- ✓ Development/Planning Permits
- ✓ External tiling to alfresco and porch (Ulladulla only)

Note

- ✓ All inclusions and specifications to be confirmed with clients
- ✓ Items are subject to change at SVH discretion due to availability
- ✓ Product photography in this booklet for illustrative purposes only



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