

Peace of Mind PACKAGE

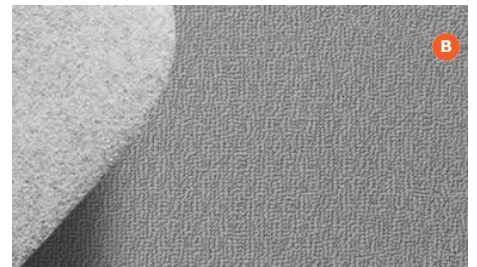
Included with every Code Home.

Outstanding value! Quality Inclusions added without the extra costs.

What other builders charge you extra for, Code Homes simply include.

Inclusions:

- A. Floor coverings - tiled to family & dining rooms, inside front entry, kitchen and all wet areas
- B. Quality Carpet throughout bedrooms
- C. Natural Coloured Concrete Driveway
- D. Porch Entry Fully Tiled
- E. Quality Timber Front Door
- F. Ducted Air Conditioning
- G. Downlights
- H. 1 x gas instantaneous hot water system (Rheem Metro 26L Gas Continuous Flow)
- I. Polyurethane Kitchen
- J. 600mm Stainless Steel European Appliances
- K. Bath tub - 1500mm freestanding bath tub
- L. All wardrobes to be fitted with 16mm thick melamine shelving with 19mm chrome hanging rails and draws
- M. Mirror door wardrobes
- N. Quality 20mm Caesarstone benchtop



australbricks
SINCE 1908

Bradnam's
windows & doors

CLIPSAL

caesarstone

PLUS these other great inclusions:

- ✓ Sarking to roof
- ✓ R 2.2 wall insulation to all external walls
- ✓ 67mm skirting (finished size)
- ✓ R 3.5 ceiling insulation
- ✓ 90mm frames throughout for greater strength
- ✓ Tender & Site appraisal

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FULL INCLUSION LIST:

FEES, DESIGN AND CERTIFICATION

- All Complying Development Certificate (CDC) fees including architectural plans (as per Code Homes' design, surveyor, engineering, planning certificates, 88b instrument, title search, long service levy and standard PCA inspections at critical stages of construction. Any deviations from Code's design home plans will be a variation
- Issue of occupational certificate (OC) including final inspections from PCA

INSURANCES

- Home Owner's Warranty Insurance
- Construction/Contract Works insurance
- Public Liability Insurance - \$20m
- Product Liability - \$20m

COUNCIL REQUIREMENTS AND SITE PREPARATION

- Installation of siltation control measures during construction and hay bailing as per erosion and sediment control plan
- Builder's rubbish compounded & removal during construction
- 1800mm high security fences across the front of the property

SITE ALLOWANCE COSTS

- Complete excavation, trenching and backfilling to allow for all the mains work to be carried out on site
- Water service - supply and install a meter. We have allowed connection of water from the nearest kerb onto the site using underground mains supply.
- Power cabling - allow up to 6 metres of cable from garage side straight to the street. Additional cabling expenses will be incurred at a rate of \$220 per metre.
- Sewer and stormwater - sewer, we have allowed for the connection inside the property. Stormwater - gravity fed to the kerb. If a hydraulic plan is required to be produce by the Engineer, a fee will be charged.
- Excavation/benching onsite to established levels as per plan. Allowance for compaction required to form solid compacted base.
- We have allowed up to 5 sqm for the drop edge beam to the concrete slab (if required). Extra charge of \$850/sqm over this allowance.

STRUCTURAL FEATURES

- Concrete slab - construction of a waffle slab designed to a standard 'M' class soil type. Pier and slab strength up to 25mpa. Allowance of up to 32Lm (approx. 40 piers). Additional cost of \$150 per Lm if extra Lm is required.
- Timber frame - designed by frame manufacturer using seasoned and stress graded timber which complies with Australian Standards (90mm x 35mm)
- Roof as per plan - designed by frame manufacturer using seasoned and stress graded timber which

complies with Australian Standards

- Termite Prevention - Kordon termite protection meeting Australian Standards and Warranty
- Wet-area Waterproofing - flashing and waterproofing using Wet seal system

EXTERNAL FEATURES

- Exterior walls - constructed with Brick veneer and cladding (where applicable). Bricks selection from builder's range.
- Brick allowance of up to \$1,250 per 1000 bricks
- Roof material (colourbond) from the builder's range
- Natural Grey coloured concrete driveway in accordance with Council requirements.
- Windows/Doors - standard glass, 4mm clear float, to comply with Australian Standards. Windows - powder coated aluminum standard sliding windows with painted timber reveals and flyscreens.
- Front Entrance Door - Solid Hume Doors - XS24, front entrance door to be stained or painted from the builder's range.
- Fascia & Gutter - aluminum - Refer to builder's range. Gutter - aluminum 110mm Quad profile gutter - Refer to builder's standard range.
- Porch entry - fully tiled front entry with selection of tiles from the builder's range.
- Garage door - supply and install automatic colourbond panel lift garage door from the builder's range with motor and remote control.
- Mail box and clothes line.

INTERNAL FEATURES

- Internal doors - flush PCMDF painted doors
- Skirting/Architrave - 67mm skirting and 67mm half splayed pine mould and painted
- Door handles - Lane quality knob handle in satin chrome
- Door hinges - chrome plated loose pin internal door hinges
- Entrance set - Lane knob lock set
- Window locks - keyed alike locks to windows
- Safety switch - installed to electrical box as per Australian standards
- Flyscreens - to all windows and sliding doors
- Ceiling height - 2560mm ceiling height to downstairs and 2440mm upstairs
- Cornice - 90mm cove cornice installed throughout
- Floor coverings - tiled to family & dining rooms, inside front entry, kitchen and all wet areas with tiles from the builder's range. Carpet installed to all bedrooms. A choice from the builder's range.
- MDF Staircase - Carpeted with gyprock surrounds

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FULL INCLUSION LIST:

KITCHEN FEATURES

- Fully custom- built kitchen with floor and wall cabinets as per layout on the plan. Allowance for kitchen height is 2100mm and kitchen depth is 600mm.
- Benchtop, quality 20mm Caesarstone from the builder's range.
- Draws and doors, Flat Profile polyurethane doors - white. Draws on easy runners.
- Pantry, fully in-built with melamine shelving
- Handles, satin chrome from builder's range
- Splash back, tiled with 100mm x 300mm white tile
- European Kitchen Appliances:
 - 600mm Di Lusso stainless steel electric oven
 - 600mm Di Lusso stainless steel gas cooktop
 - 600mm Di Lusso stainless steel rangehood
- Kitchen sink - 1 and 1/2 bowl stainless steel sink
- Tap/Mixer - single lever mixer with chrome finish

MAIN BATHROOM FEATURES

- All bathrooms are constructed as per plan.
- Tiling heights - skirt tiling to perimeter walls and 2100mm high in shower enclosure
- Wall tiles - Ceramic 300mm x 600mm with selection from the builder's range.
- Floor tiles - Ceramic 450mm x 450mm with selection from the builder's range.
- Vanity - width as per plan with polyurethane vanity and molded top from the builder's range
- Mirror - polished edge installed above vanity
- Shower screens - framed shower screen installed
- WC (toilet) - toilet suite installed from the builder's range
- Bath tub - 1500mm freestanding bath tub from builder's range
- Taps - base polished chrome mixer taps installed
- Beauty ware - polished chrome metal
- Soap/shampoo holders - chrome soap basket, one to each shower enclosure
- Tiling specifications - floor tiles laid square to walls and corners.

ENSUITE FEATURES

- All bathrooms are constructed as per plan.
- Tiling heights - skirt tiling to perimeter walls and 2100mm high in shower enclosure
- Wall tiles - Ceramic 300mm x 600mm with selection from the builder's range.
- Floor tiles - Ceramic 450mm x 450mm with selection from the builder's range.
- Vanity - width as per plan with polyurethane vanity and molded top from the builder's range
- Mirror - polished edge installed above vanity
- Shower screens - framed shower screen installed
- WC (toilet) - toilet suite installed from the builder's range
- Taps - base polished chrome mixer taps installed
- Beauty ware - polished chrome metal
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- Tiling specifications - floor tiles laid square to walls and corners

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LAUNDRY FEATURES

- Tiling height: skirting tiles to be laid around the perimeter of the laundry. Splash back tiling to a maximum height of 300mm above tub.
- Floor tiles - selection from the builder's range.
- Skirt tiles - selection from the builder's range.
- Splash back tiles - selection from the builder's range.
- Laundry tub - base stainless steel freestanding tub and cabinet from builder's range
- Laundry tap - base sink mixer from the builder's range
- Tiling specifications - floor tiles laid square to walls and corners.

STORAGE FEATURES

- Linen closets consisting of 3 melamine shelves
- All wardrobes to be fitted with 16mm thick melamine shelving with 19mm chrome hanging rails and draws
- All wardrobes to have sliding mirror doors

PLUMBING AND DRAINAGE FEATURES

- Garden taps to front and rear
- Floor internal and stack work as necessary
- External stormwater discharged into street - gravity fed.
- External drainage connected to sewer mains - gravity fed.

STORAGE WATER TANKS

- Standard 2000-2500 litres water tank as per plan and BASIX

GAS INSTALLATION

- We have allowed for natural gas installation. There is to be:
 - 1 x gas cooktop
 - 1 x gas heater point
 - 1 x gas instantaneous hot water system (Rheem Metro 26L Gas Continuous Flow)

BASIX REQUIREMENTS

As per BASIX requirements we have included the following:

- Four star rated toilet suites to all bathrooms
- Five star rated tapware to all bathrooms
- Insulation to all external walls
- Insulation to all ceilings



FULL INCLUSION LIST:

PROTECTION FEATURES

- Earth leakage, RCD
- Circuit breakers to all electrical circuits
- Single phase power connection
- Separate phase power connection
- Hard wired smoke alarms

AIR CONDITIONING

- 2 Zoned ducted air conditioning system - approx. 10kW (Up to 7 outlets)

ENERGY EFFICIENT FEATURES

- R 2.2 wall insulation to all external walls
- R 3.5 ceiling insulation
- Wall sarking
- Brick veneer construction

PAINTING

- Internal walls: 2 x coats of Dulux builder's range.
- Ceilings: 2 x coats of Dulux white ceiling paint
- Woodwork: gloss enamel finish, Dulux premium with 1 x undercoat and 2 x final coats on timberwork, 1 colour
- External render (where applicable): 2 x coats of Dulux premium external, 1 colour- refer to builder's range
- External cladding (where applicable): 2 x coats of Dulux premium external, 1 colour - refer to builder's range.

OCCUPATIONAL, HEALTH & SAFETY

- Roof safety rail will be installed around the perimeter of the roof
- Scaffolding in areas where required
- Site toilet

CLEANS

- Complete site cleans during and after construction
- Internal house cleans during construction
- Complete window cleans after construction
- Construction clean after construction

ELECTRICAL FEATURES

- Electrical upgrades to be selected at CLIPSAL centre
- Single phase underground power
- 1 x meter box
- Separate fridge, air conditioner and oven circuits
- Safety switch, RCD as required
- Smoke alarm - installed as per regulatory requirements
- TV points (as per plan) wired and run into roof space and connected to an installed aerial mounted on top of roof
- 1 x phone point wired and run to external walls. From the external walls, allowance to run underground phone lines to the front of the property where it is then the responsibility of the owner to have these connected. (NBN Hub)
- Oyster light fixings to all rooms as per plan
- 15 x Down-lights
- 16 x Double power points as per plan
- 9 x Single power points as per plan
- 1 x two way switching
- 2 x external lights (1 at front and 1 at rear of property)
- 1 x heat/light fan unit installed in each bathroom and ensuite
- Connection and installation of included appliances

EXCLUSIONS FROM THE TENDER LIST

FEES, DESIGN AND CERTIFICATION

- Water Service Coordinator (WSC) fees for Zone of Influence (ZOI) properties and any additional Piering costs @ \$275/Lm.

EXTERNAL FEATURES

- Landscaping (turf/plants, fencing, retaining walls etc) Any window coverings/blinds to windows

SITE COSTS

- Import / export of spoil. Charge of \$370/tonne
- Any works outside the boundary

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