

*INCLUSION LISTS*  
**LUXURY RANGE**



ABN: 94648883185  
Contractor license no: 374118C  
Builder license no: 365719C



# Inclusions:

We are offering turn key solution to the client. It means everything you required and expected as per the approved fee proposal and contract will be included in the house without any variation. We are assuring you a fixed term contract for developing your construction project.

## Pre construction stage:

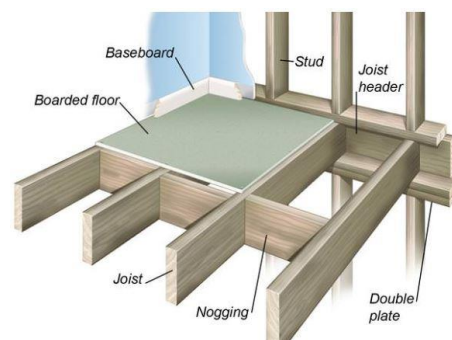
- Contour/ Detail survey
- Full set architectural plan
- Geotech report/ standard soil test
- BASIX report
- Engagement of consultants for structural/ storm water design
- Home warranty insurance
- Public liability & work cover insurance
- Sydney water approval/ BPA
- Complying development certificate

## Site Cost & Service Connections

- Temporary site security fencing during the construction phase
- Temporary toilet onsite.
- Temporary sediment control barrier system with drainage run-off.
- Temporary all-weather access as required.
- Site preparation and excavation as per architectural plan, No soil removal.
- Concrete piling as per structural engineer's design.
- Provide 15 lineal metres for service connections including water, sewer, stormwater, underground electrical and gas. Note: It is assumed all services are available inside your property boundary. Any works outside the Property boundary may incur additional fees.
- General plumbing for storm water connection from the house to council pit. Any additional requirements from Sydney water or council will be fulfilled by the owner.

## Slab

- Site preparation & levelling including excavation machine hire up to 500mm slope
- Concrete slab using 300 mm waffle pods & 32mpa concrete, suitable for Assumed Class M or H1 soil conditions as per structural engineer's design.
- Concrete pump hire for concrete slab & piling
- Timber floor joists including 20mm particleboard flooring to First floor.
- Soil removal up to 3 trucks including piling soil.
- Piling allowance 110 linear meter.



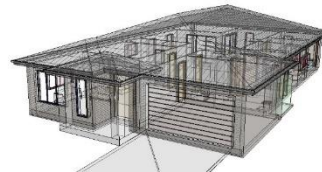
### **Termite protection:**

- Physical termite protection (flick guard) under timber framing & collars for slab Penetrations as per AS3660.



### **Structural**

- Timber frame construction as per AS 1684.2-2010 Residential timber- framed construction
- Timber frame at 2700 mm to ground floor as per architectural plan, 2500 mm to First floor as per architectural plan
- Timber frame trusses as per architectural plan.
- Crane hire as required.
- Metal beam design and placement as per structural engineer's design
- Sarking provided to roof trusses.



### **External Façade**

- Opera Homes luxury façade design
- Selected face brick from Austral Bricks Wilderness design or similar range.
- For rendered areas: Common brick with off white mortar as per architectural plan.
- Minimum 1 sides of the house will have vertical cladding/ hebel.

### **External & Entry Door**

- Main entrance door upto 1000x2100mm including door jambs, hinges & lock.
- Paint solid hinge laundry door with paint finish, door size up to 820x2400mm
- Hollow core internal hinge doors, for ground floor 820x2100 mm & first floor 820x2100mm doors
- All doors as per door schedule (up to 12 internal doors for single storey & 14 internal doors for double storey)



### **Windows**

- As per BASIX, Powder coated aluminium framed windows and sliding doors

All windows will be residential grade clear glazing 6.38 mm

All Sliding doors will be residential grade clear glazing 6.38 mm

Colour: TBA

Maximum 15 windows & 2 sliding door allowance. Windows in standard single glazing all with keys, locks. Variation will be applied for Double glazing, low e, sound proof glazing.



### **Roof**

- Tile roof from standard range (Monier Elabana). Tile roof up to 25 degrees. Colour as per client selection.
- Roof insulation R3.5
- ColorBond fascia, quad gutters & PVC downpipes.
- 450 mm fibre cement eaves with 32 x 18 quad trim.
- 2 x eave vents.



### **Hot Water System**

- 26L Bosch/ Rinnai/ Rheem Instantaneous gas hot water system for the house as per BASIX.



### **Rainwater Tank**

- Up to 1500L slimline polyurethane rainwater tank as per BASIX, including pump for connection up to 3 x Toilets and 1 x external garden tap. Colour TBA with client.



### **Garage Door**

- ColorBond sectional garage door from Gliderol/ Stoddart/ similar
- 1200 N motor for the garage door
- Gliderol/ Stoddart/similar automatic door opener including 3 remotes.



## Insulation

- Internal & External walls insulated with R2.0 glass wool batts including garage wall as per BASIX
- Ceiling insulated with R3.0 glass wool batts.

## Internal Lining

- 10mm smooth finished plasterboard to all internal walls.
- 10mm smooth finished plasterboard to all internal ceilings.
- 6mm villa board lining to the bathroom walls.
- GF, FF will be cove cornice or 3 step cornice.
- Square set ceiling to bathrooms. Note: Excludes laundry & powder.
- 10mm smooth finished ceiling plasterboard to all external porch/alfresco ceilings.



## Paint

- Three coat paint system to all internal walls, ceilings, doors, skirting and Architrave. Brand: Dulux/ Taubmans ,Colour selection TBA
- Exterior paint for all external ceilings, external eaves, doors, timber trims and

Downpipes. Brand: Dulux/Taubmans, Colour selection: TBA.



## Internal Joinery

- 66mm x 17mm architraves with pencil edge/rectangular profile.
- 66mm x 17mm skirting with pencil edge/rectangular profile.
- Internal hollow core 2100x820/720x35mm doors as per architectural plan to ground floor and

2340x820/720x35mm first floor. (From Hume accent.)



## Wardrobe

- White melamine WIR fittout to master bed with 3 drawers & 3 shelves. Rest will have stainless steel hangers.
- Built in wardrobe including aluminium framed mirror sliding doors and top as per architectural plan. Shelf with hanging rail in white melamine. Size upto 2400mm wide and 2100mm high.
- 1x Linen including 4 shelves up to 1200W in white melamine as per architectural plan.
- Store to remain as open space.

## Waterproofing

- 3 coats of polyurethane waterproofing membrane applied to all wet areas including, kitchen, laundry, Balcony as per AS 3740.

## Kitchen inclusions:

**Kitchen design:** Contemporary kitchen design with Builder's selected kitchen designer. Overhead and bottom cupboards will be provided as per client's selection. On site size and design depends after the plaster board lining at the kitchen. Butler kitchen & alfresco kitchen as per architectural plan.

**Kitchen cabinets:** Fit out finish by Polytec materials. Soft close cabinet hinges.

**Cabinet colour selection:** Standard choice of colours TBA by client during the kitchen design appointment with kitchen designer.

**Kitchen cabinet drawers:** Soft close, finger pull drawers as per client selection. 1 set of drawer as per kitchen designer's plan.

**Kitchen & Island benchtop material:** Quartz mono selection stone from the builder's range options only for Island benchtop, kitchen benchtop will be 40 mm. 20 mm top for the laundry & toilets, TBA by client during kitchen design appointment with kitchen designer. Mono selection required for bench top and cabinet materials for the house, island bench, vanity & laundry. Dimension as per architectural plan. Overhead cupboard for the main kitchen.

**Kitchen bulkhead & Kick board:** Brushed aluminium kick board as per the plan. Bulkhead over kitchen island, based on kitchen size as per architectural plan and ceiling layout during the on site construction.

**Kitchen sinks:** Double bowl under mount kitchen sink for the main kitchen.

**Kitchen mixer:** Designer kitchen mixer from selected brands.

**Splash back (Kitchen & Laundry):** Allowance \$130/sqm for tiles, glass or mirror splashback.

**Kitchen appliances:** Allowance for house, BBQ kitchen

**Range hood (Main kitchen):** Kleenmaid/ Artusi 90cm canopy rangehood

**Oven (Main kitchen):** Kleenmaid/ Artusi 90cm multifunction oven

**Cooktop (Main kitchen):** Kleenmaid/ Artusi brand 90 cm 5 burner gas cooktop, model: WHG954SC

## **Laundry**

- Free standing laundry tub
- Modern single bowl 45L
- Modern chrome sink mixer.
- 300x600mm laundry splashback tiles.
- Tiles skirting.

## **Main Bathroom**

- Builder range chrome finished PC items
- Wall hung vanity with 20 mm stone benchtop, stone/ ceramic top and cabinet material will be from the mono selection.
- Polytec finish free standing vanity with ceramic top/ 20mm stone top and cabinet material will be from the mono selection.
- Pencil edge polished mirror to suit vanity
- 1 x 1000mmx1000mmx1950H semi framed glass shower screen or as per site condition.
- 1 x Base chrome bath mixer with spout.
- 1 x Base chrome shower mixer from Builder's range.
- 1 x Base chrome 200mm shower head and rail.
- 1 x Base chrome basin mixer with Basin.
- 1 x Base chrome double towel rail.
- 1 x Base chrome 800mm towel rail.
- Shower area will be full tiled only. Rest area will be 100mm tile skirting.
- 300X300 or 600X300 Niche for shower as per client's requirement and site condition.

- 3 in 1 light , fan heater to bathroom from standard range.

- Chrome finish smart floor wastes.



## Toilet

- Soft close Rimless, back to wall, Universal toilet suit with cistern from **builder's selection**.
- 1 x Base chrome toilet roll holder



## Master Bedroom Ensuite

- Builder range chrome PC items
- Polytec finish free standing vanity with ceramic top/ 20mm stone top and cabinet material will be from the mono selection.
- Counter top basin / inbuilt basin
- 1 x 1000mm pencil edge polished edge mirror.
- 1 x framed/semi framed glass shower screen as per architectural plan.
- 1 x Ceramic back to wall toilet suite with soft close seat from **builder's selection**.
- 1 x Modern chrome shower mixer from **builder's selection**.
- 1 x chrome shower rail with rain head.
- 1 x Base chrome basin mixer with Basin.
- 1 x Base chrome toilet roll holder.
- 1 x Base chrome 800mm towel rail.
- Shower area will be full tiled only. Rest area will be 100mm tile skirting.
- 3 in 1 fan light heater unit for the wet area.

- Niche as per site condition for shower



## Powder room

- All chrome finish PC items
- Freestanding/Wall hung Polytec vanity (as per site measurement) with 20 mm stone benchtop/ceramic top, stone and cabinet material will be from the mono selection.
- 1 x high wide polished edge mirror same as vanity size.
- 1 x Ceramic back to wall toilet suite with soft close seat.
- 1 x chrome basin mixer with Basin.
- 1 x chrome towel ring.
- 1 x chrome toilet roll holder.
- Partial height tiling.
- Chrome smart floor wastes

## Floor covering:

**Non wet areas at GF floor:** Porcelain floor tiles, \$27/m2 allowance (material only, builder will lay The tiles)

**Wet areas including, toilets, laundry, alfresco & balcony:** Porcelain floor tiles, \$27/m2 allowance (Material only, builder will lay the tiles)

First floor: Carpet/ laminate timber flooring: \$40/m2 allowance (For material and installation)

## Tile sizes:

Internal areas: 600mmx300mm, 600mmx600mm

Wet areas (Wall): (300mm x 300mm) or (300mm x 600mm) or (600mm x 600mm)

## Electrical:

- All electrical works will be done as per AS3000: 2010
- Three phase electrical supply to the house and meter.
- Earth leakage safety switch and circuit breakers within meter box.
- Single phase underground mains cabling from internal property boundary to meter board.

- Provisions for NBN connection including conduit underground from internal property Boundary to data point.
- 15x double power points (Range: Builder range).
- 10 x single power points (Range: Builder range)
- 2 way switch for staircase, GF & FF living area
- Downlights throughout as per luxury range.
- 2 sets of external sensor lights, additional sensor light will be \$150 per light
- 1 x Oyster light in garage, additional oyster light will be \$130 per light
- 3 x up & down light, additional up & down light will be \$150 per light
- 3 x data point
- 3 x TV point
- 3 x telephone points
- Smoke alarm at GF and FF
- Combination bathroom heat, light and fan all will be ducted (Range: Martec/similar).
- 2 way Intercom system, display at GF
- 2 X external power point for main house.

### **Air-condition: (each house)**

- **System:** Ducted reverse cycle aircon package
- **Brand:** Samsung/ similar
- **Capacity:** 14/16 KW
- **Number of zones:** 4 Zones, additional zone \$350/zone
- **Controllers & Diffusers:** 1 X controllers and maximum 9 diffusers, diffusers location as per architectural plan.
- **Outdoor unit base:** Concrete base included in the price.
  - \*\*\* Additional bulkhead or duct box need to construct for the convenience of the aircon distribution system. TBA during ducting design by aircon contractor.

### **Staircase**

- Timber staircase from luxury range with metal balustrade covered by same floor board on first floor
- Dimension of the staircase will be as per architectural plan.

### **Balcony (For double Storey)**

- Metal balustrade to the Balcony

### **Plumbing:**

- Plumbing works as per AS/NZ 3500
- 4 X gas bayonet for the main house
  - (i) 1 x Hot Water System,
  - (ii) 1 x Main Kitchen Cooktop,
  - (iii) 1 x to Living area in Ground Floor
  - (iv) 1 x alfresco area

### **Driveway**

- Coloured concrete driveway finish, dimension as per architectural plan
- Surface finish: Broom finish as per approval.

### **Council & Statutory Authority Requirements**

- PCA inspection in all stages
- Site work practice as per Safe work's instructions
- Temporary site fencing & toilet hire.



### Final Cleaning & Handover:

- All builders rubbish removed from site.
- Internal & external builders clean of your home prior to hand over.
- Interim occupational certificate along with all the installation certificates and final survey reports as per PCA requirements after receiving the final progress payment.
- 6 years of structural warranty from the handover date
- 90 days maintenance period from handover date

### Bulkheads & Niches:

- Bulkhead at kitchen as per architectural plan.
- Bulkhead to run aircon conduits as per site condition.

### Exclusions:

- Building & Construction industry Long service levy (0.35% of the contract price)
- Section 73 (If required), Building plan approval, Subdivision
- On site detention tank, Retaining wall
- Demolition, rock excavation, tree removal
- New gas connections.
- Fridge, washing, BBQ machine.
- Blinds, louvre, curtains & any interior non- affixed furniture, and furnishings
- Any other items, upgrades, fee & services
- NBN connection relocation.
- Internal shelving, furniture's etc
- Fencing & Landscaping
- Drop edge beam (\$550/LM), additional piercing \$110/linear meter
- Additional conditions from the council, which is not in the given scope of works.
- Any Council bond, fee, contribution, road & kerb opening permit, storm water pit reconstructions, inspection fee etc.

The **Given tender** will includes the following concerns:

- Builder will bear all the WHS related risks and responsibility on site.
- Builder will provide all the insurances, warranty, and compliance certificates
- Builder will meet the performance requirements of the project at the offered price above. Except clients request or interruption, there will be no additional variation which may obstruct the occupational certificate.
- In accordance with the Home building Act, Builder will provide a statutory warranty for 6 years.
- Builder will protect the adjacent property and proposed construction site during the construction period.

We hope we will be able to provide you the best service in the market along with the competitive pricing structure. We look forward to work with you in this project.

Yours Faithful

 <p>OPERA HOMES MAKE YOUR HOME ICONIC</p> <p><small>MIA</small> you're in good hands</p>	<p><b>Ashiq Rahman</b> Director <small>B.Sc Eng, M.Eng (UTS) Licensed Builder, lic #365719C</small></p> <p>P: 0449794440 E: info@operahomes.com.au T: 0298298825 A: 3 Angus PL, St Andrews, NSW 2566 www.operahomes.com.au</p>	
---	--	--