

2019 STANDARD PACKAGE INCLUSIONS



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A BUSINESS OWNED & OPERATED BY BUILDERS SINCE 1994

Find below an extensive list of standard inclusions to ALL Casaview Homes. Should you wish to alter the list please contact one of our representatives to discuss. Standard Inclusions are design specific and may not be applicable to all plan layouts.

QUOTATION

- Comprehensive site-specific building quotation.

CLIENT SERVICES

- In house architects for ALL design works offering personalised service and meetings.
- Access to Casaview Homes selection room with guidance from our in-house personnel.
- Design meeting with actual kitchen manufacturer to discuss layout and colours.
- Selection meeting with actual tile supplier and installer to view and select ceramic tiles.
- "For Construction" sign off meeting with a Casaview Homes Representative.
- Formal onsite meetings with site supervisor at pre wall sheeting stage and additional meetings if requested by client.
- Formal handover meeting with site supervisor and project completion handover pack (ie all building certification documents, warranties & service manuals) .

DESIGN & DEVELOPMENT SERVICES

- All architectural drawings and specifications required for council approval and construction of the dwelling.
- All standard structural drawings required for council approval and construction of the dwelling.
- Survey site to Australian Height Datum (AHD) and set out dwelling position by registered surveyor.
- Basix / Nathers documentation.
- Preparation and submission of "Statement of Environmental Effects" if required by council.
- Standard council building application fees. ie Development Application fee, Construction Certificate fee, Long Service Levy, Council / PCA Inspection fees, vehicular cross over fee. (excludes any bonds).
- Liaison / co-ordination with council and statutory authorities required for approval.
- "Mines Subsidence" approval if required.
- Class M "32 MPa" salinity resistant waffle pod slab (includes alfresco slab if applicable) .
- Standard Sydney Water Inspection Fees - Service Location Diagram Fee, Building Plan Approval Fee, Plumbing and drainage inspection application fee, (excl sewer "peg out", BOS, BAS, encasement fees & additional engineering if required)

STATUTORY REQUIREMENTS

- ICARE Home Builder Compensation Fund Insurance (formerly known as Home Owners Warranty Insurance).
- Insurances – Public Liability, Workers Compensation & Contract Works Insurance.
- Structural warranty in accordance with statutory government regulations .
- 3 month - Defect Liability Period from practical completion.
- Sediment control measures.
- Temporary fencing to site as required during construction.
- Structural engineer inspections and certification of concrete house slab & piers.
- "Granitgard" non toxic physical termite protection and certification.
- Earth leakage circuit breaker ("safety switch") in main switchboard.
- Scaffolding & safety rails as required by Workcover.
- Temporary site toilet during construction.
- All weather driveway access into site.
- Cleaning and removal of all building debris.
- Final identification survey of the house by a registered surveyor.
- "Rinnai B26 Continuous Flow Gas Hotwater system - Recessed in brickwork.

- All window glazing to Australian Standards.
- Underground single phase electrical power connection & metering to local electrical supply authority.

EXTERNAL

- 55 square metres of "color on" concrete driveway - double garage designs only
- 35 square metres of "color on" concrete driveway - single garage designs only.
- 20 square metres of "color on" concrete driveway - Rear lane garage designs only.
- 70 square metres of "color on" concrete driveway - Duplex designs only.
- Ceramic floor tiling to porch, patio, alfresco & balconies.
- Electrical installation to suit single phase metering.
- PGH Face bricks selected from the Casaview Homes standard range.
- Off White mortar to brickwork with either Flush, Raked or ironed joints.
- Monier Elabana concrete roof tiles selected from the Casaview Homes standard range.
- Maintenance free colorbond fascia and high front quad gutters.
- PVC downpipes in-accordance with above ground rainwater tank requirements. Metal downpipes where above ground rainwater tank is not required.
- External water taps attached to dwelling – 2 x mains water tap & 1 x recycled water tap .
- Sectional garage door with 1 x automatic garage door motor, 2 x keyring remote controls & 1 x wall mounted control. Color and profile to be selected from the standard casaview homes range.
- Gainsborough "Angular Trilock" door furniture to main entrance door in Bright Chrome or Satin Chrome
- Gainsborough "Liana passage lever with 550 deadbolt" door furniture to internal timber garage & external laundry door (if timber hinged door) keyed alike to entrance door.
- External light points to all external doors.
- Weathertex Eco Groove wall cladding as nominated per design.
- External aluminium balustrade to 2nd storey balconies in accordance with Australian Standards. To be selected from the Casaview standard range.
- Eaves as nominated subject to design.

INTERNAL FEATURES

GENERAL FINISHES - (INC DINING / LOUNGE / HALLWAYS)

- 2400mm Ceiling heights
- Carpet to all bedrooms incl robes, upstairs sitting, theatre, study, lounge, nooks, internal staircase, FFL hallways & rumpus - subject to design
- Ceramic floor tiles to entry hallways, kitchen, kitchen WIP, dining, family, living, GFL hallways - subject to design
- Five sensor alarm system with 1 x Internal keypad, 1 x Internal siren, 1 x external siren and flashing light.
- Internal Walls: 10mm plasterboard to all walls,
- Internal Walls: wet areas with shower- 6mm villaboard. 10mm WR board to water service outlet walls in laundry & kitchen.
- Internal Ceilings: 10mm Unispan plasterboard.
- Cornice: 90mm cove cornice.
- Skirting & Architraves in Pine (not MDF or Customwood): 67mm colonial or splayed in paint grade
- Doors: Corinthian Doors entrance and internal doors from the Casaview selection range.
- Door Locks: Gainsborough " Liana passage lever" sets to all doors.
- Windows: Aluminium framed windows in the Casaview selected range of colors. Key locks to all windows.

- Door stops to all doors opening onto a wall.
- Windows: Obscure glazing to bathroom, ensuite, WC and Powderroom. Clear glazing to all other windows.
- Stairs (double storey only): MDF treads, risers & stringers for carpet finish. Balustrade to be timber top and bottom rails and newel posts for paint finish with stainless steel vertical bar balusters.
- 1 x batten holder light point to each room (including hood & globe).
- Paint - Taubmans Endure 2 coat paint system to walls and Taubmans Ceiling white 2 coat system to ceilings. Taubmans oil based gloss paint finish to all woodwork (skirtings, architraves, internal doors balustrades & reveals) in matching wall colour.
- Smoke detectors hardwired to Australian Standards.
- 2 x television points - RG6 Wiring coiled in roof space. (Antenna by client)
- 2 x phone points
- 1 x double power point to each room. .
- Vertical blinds to all windows and glazed external sliding doors (excl garage & wet areas)
- Fly screens to all openable window (excl all doors and sliding doors).

BEDROOMS

- Carpet floor finish. Selected from the Casaview Homes standard range.
- Built in robes (if included) featuring, mirrored sliding doors, 1 x melamine shelf and hanging rail. Walk in robes (if included) featuring 1 x melamine shelf and hanging rail.
- 2 x double power points to master bedroom. 1 x double power point to each remaining bedroom. 1 x batten holder light point with hood & globe to each room.
- Gainsborough “ Liana ” lever privacy door hardware to main bedroom. Liana passage lever hardware to remaining bedrooms.

BATHROOM / WC / POWDER ROOM / ENSUITE

- Waterproofing to Australian Standards to all wet areas incl copper shower trays to all shower bases.
- 1500mm acrylic bath tub to main bathroom. - Decina Bambino
- Chrome floor wastes throughout as required.
- Full ceramic toilet pan and cistern. Stylus Prima II - Close Coupled.
- Full gloss polyurethane vanities – (white only) with engineered stone top.
- 800mm high polished edge mirrors over each vanity to suit vanity width.
- Ceramic floor tiles and wall tiling (1200mm high) to main bath & bed 1 ensuite only. 2000mm high wall tiling to shower enclosure/s.
- Ceramic floor tiles and skirting wall tiles to powder room, WC and additional ensuites. 2000mm high wall tiling to shower enclosure (if applicable).
- Over 50 styles of wall tiles and 50 styles of floor tiles to select from the Casaview Range as available from Marvel Ceramics.
- Phoenix Raddi (chrome plated) paper holder, soap holder, towel rails or rings to main bathroom and ensuite. Toilet paper holder to powderroom and WC only.
- 900 x 900mm Semi Frameless “Integrity Series” clear glass shower screens. Frame color to be selected from the Casaview standard range.
- Gainsborough “ Liana” lever privacy door hardware or Gainsborough cavity sliding door privacy set to sliding doors (where applicable).
- Phoenix Ivy wall mixer and outlet to bath tub & shower/s.
- Phoenix Ivy Fixed basin flickmixer/s to all vanities.
- Exhaust fans to all rooms with showers.
- 1 x double power point adjacent to all vanities .
- 1 x batten holder light point with hood and globe.

KITCHEN

- Custom made kitchen to suit design with an overall height of 2200mm with MDF painted bulkhead to overhead cupboards.
- 20mm “Caesarstone” benchtop - selected from the Casaview Homes range.
- Polytec Matt external doors and panels. White melamine to all internal joinery.
- Square edge MDF moisture resistant doors & panels with 1mm matching PVC edging.
- “Blum” hinges to all kitchen doors.
- 1 x bank of 4 equal height Blum Metabox drawers 500mm deep
- 730mm high overhead cupboards (refer to dwgs for extent) with 2 adjustable white laminate shelves.
- Hettich Décor range of cupboard door handles selected from Casaview Homes range.
- All cabinetry with 16mm SOLID backing.
- Kickboards in choice of matching door material or brushed aluminium.
- Ceramic tiles to splashback between benchtop and overhead cupboards. Over 20 styles to choose from the Casaview Range as available from Marvel Ceramics
- Plumbing and electrical power for installation of future dishwasher & microwave - subject to design.
- Phoenix Ivy Sink Mixer tap to kitchen sink.
- Stainless steel “drop in” Posh Solus Mk 3 double bowl sink with drainer.
- 2 x double power points to splashback.
- Cold water point to fridge.
- Stainless Steel 900mm Omega Electric Oven – Model OBO960X (incls installation & commission)
- Stainless Steel 900mm Omega Gas Cooktop - Model OCG90FXB (incls installation & commission)
- Stainless Steel 900mm Omega Electric Slide Out Recirculating Range Hood – Model ORT9WXA (incls installation & commission)

LAUNDRY

- Waterproofing to Australian Standard.
- 45 litre Posh Kensington stainless tub with metal cabinet and rinse by-pass.
- Phoenix Ivy 2 piece wall taps with universal laundry arm to laundry tub.
- Hot & cold water points for washing machine with Phoenix Ivy Washing Machine Stops – 2 piece.
- Ceramic tiles to floor and skirting tiles to walls. Tiles to be selected from Casaview range as available from Marvel Ceramics.
- Ceramic tiles to laundry tub splashback. Tiles to be selected from Casaview range as available from marvel Ceramics
- 1 x double power point.
- 1 x batten holder light point with hood & globe.

LINEN (IF APPLICABLE)

- 3 shelf levels in white melamine finish.
- Gainsborough “ Liana” single sided lever door hardware..

SECURITY / SAFETY

- Earth leakage circuit breaker (“safety switch”) in main switch board.
 - Glass installation to Australian Standards.
- Smoke detectors “hard wired” to Australian Standards.
- “Granitgard” non toxic physical termite protection and certification.
- Locks to all windows - keyed alike

Notes: All tile selections are based upon tiles being selected from the Casaview range as available from Marvel Ceramics, Prestons



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Note: Images used throughout are for illustration purposes and may not represent actual standard inclusions.