

KITCHEN APPLIANCES

- 900mm Stainless Steel Upright Fan Forced Oven with Gas Cook Top
- 900mm Stainless Steel Canopy Rangehood
- Stainless Steel Dishwasher
- Stainless Steel Double Bowl Undermount Sink With Drainer
- Premium Chrome Sink Mixer

CABINETRY / BENCHTOPS (AS PER PLAN)

- Fully lined melamine modular cabinets & overhead cupboards.
- Standard laminate doors & drawers from Builder's Standard Range
- Lithostone kitchen & island bench top with 40mm square edge from Builder's Standard Range
- Bathroom & ensuite vanity bench top with 20mm Lithostone, square edge from Builder's Standard Range
- Handles selected from Builder's Standard Range

BATHROOM & ENSUITE

- Square white vanity basin
- Polished edge mirrors full length of vanity
- Free Standing Bath (Plan Specific)
- Recessed tiled shower bases (As Per Plans)
- Semi-framed shower screens with clear glazed pivot door
- Niche to both bathroom and ensuite showers
- Chrome mixer taps through-out
- Handheld shower rail and slider in chrome finish to ensuite and bathroom
- Soft closing white toilet suite
- 600mm double towel rail and toilet roll holders in chrome finish
- 250mm exhaust fan including self sealing air flow draft stoppers to bathroom.

CERAMIC TILING

- Wall tiles to bathroom, ensuite and laundry. As shown on plans
Tile selection as per Builder's Standard Range
- Splashback to kitchen, Tiled as per Builder's Standard Range
- Floor Tiles to ensuite, bathroom, laundry, WC
- Tiled skirting to all wet areas
- Your choice of Floor Tiles or Hybrid Timber Look Flooring to kitchen, meals and entry. As shown on plans. Tile / Hybrid Timber Look Flooring selection as per Builder's Standard Range

CARPET

- Carpet to areas not Tiled / Hybrid Timber Look Flooring. Selection as per Builder's Standard Range

PAINT

- Two coat application
- Timberwork: Semi-gloss enamel to internal doors, jams and moldings
- Ceilings: Flat acrylic ceilings
- Internal Walls: Washable low sheen acrylic to internal walls
- Entry Door: Semi-gloss enamel to front entry door
- Colours: Selected from Builder's Standard Range

EXTERNAL FEATURES

- Brick's from Builders Standard Range
- Natural colour rolled mortar joints
- Front Elevation: As per working drawings
- Powder coated aluminium double glazed awning windows (design & facade specific). Powder coated aluminium sliding door. Keyed window locks to all openable windows
- Front entry door: From Builder's Standard Range
- Door furniture - Front door: Entrance lockset in polished stainless steel
- External door: Entrance lockset in polished stainless steel
- External hinged door from builders range
- Door seal: Door seal and weather seal to all external hinged doors excluding garage
- Brickwork over all windows and external doors (home and facade dependent)

ENERGY & WHOLE OF HOME ASSESSMENT

- 7 star energy rating with any standard plan on any orientation
- 3.5kW grid connected solar PV system installed as per manufacturers recommended location
- 2000L slimline water tank with pump
- Continuous Flow Hot Water System

GARAGE

- Remote controlled sectional over-head garage door. Including 2 remote control handsets and 1 wall mounted handset
- Plaster ceiling and concrete floor
- External Wall: Brick veneer (on boundary wall product specific if required)
- Pedestrian Door: Weatherproof flush panel, low sheen acrylic paint finish. (Product Specific)
- Door Frame: Aluminum or timber door with entrance

INTERNAL FEATURES

- Doors: Flush panel 2040 high x 620 - 920 width
- Robe Doors: Sliding panel mirrored doors 2040
- Door Furniture: Lever door furniture in satin chrome finish to all rooms (Privacy door handles to bathroom, WC & master bedroom)
- Mouldings & Skirting: 67 x 15mm bevelled edge, painted
- Door Stops: Plastic white door stops to hinged doors
- Door Seals: Door seals to nominated internal doors in accordance with Energy Rating Report
- Cornice: 75mm cove cornice throughout

LAUNDRY

- Laminated base cabinet with 45 liter stainless steel insert sink
- Premium Chrome Sink Mixer
- Chrome washing machine stops/grubs

PLASTER

- 10mm plasterboard to ceiling and walls. WR to ensuite, bathroom and above laundry trough

FRAMING

- MGP10 structural pine wall frame and engineer designed roof trusses

PLUMBING

- 2 external taps (1 to front and 1 to rear)
- 1 capped off water point for refrigerator

ROOFING

- Roof pitch 22.5 degrees
- Roof: Coloured concrete roof tiles from Builders Range
- Fascia and Guttering: Colorbond fascia, guttering and downpipes

HEATING & COOLING

- Heating: Gas ducted heating to bedrooms and living area, (Excluding Wet Areas). Total number of points and units size product specific
- Cooling: Evaporative cooling to bedrooms and living area, (Excluding Wet Areas). Total number of points and units size product specific

STORAGE

- Shelving - Walk in Robe: One melamine shelf with hanging rails
- Robes: One melamine shelf with hanging rails
- Pantry/Linen: Four white melamine shelves
- Handles: Flush pull in polished chrome

CEILINGS

- Height: 2590mm

ELECTRICAL

- Internal Lights: LED down lights throughout as per standard electrical layout. Colour cool white (Supply and install light globes to all light fittings)
- External Lights: LED down lights to front entry. Weather proof flood lights to rear
- Double power: points throughout excluding dishwasher and fridge space where single points will be fitted
- TV Points: 2 with roof mount digital TV antenna
- Telephone Points: 2 pre-wired telephone point, including under ground draw wire with ability to connect to supply pit
- Switch Plate: White wall mounted
- Smoke Detectors: Hardwired with battery backup
- Safety Switches: RCD Safety switches and circuit breakers to meter box
- Bathroom/ensuite: 1 x LED downlight, 1 x self-sealing exhaust fan - vented externally where applicable or interlocked fan with delayed timer (design specific), 1 x double GPO

FLYSCREENS

- Flyscreens installed to all openable windows. (Excluding sliding doors and fixed windows)

BLINDS

- Holland blinds (Roller) to be installed to all windows and sliding doors, except WC, bathroom/ensuite where there will be obscure glass installed

ALFRESCO (PLAN SPECIFIC)

- Exposed aggregate concrete base with plaster ceiling and brick pillar

DRIVEWAY

- Exposed aggregate concrete driveway and porch from Builders Standard Range. Up to 30m² of Exposed aggregate concrete (Plan Specific)

LANDSCAPING

- Front, side and rear: Up to 100sqm. Includes: Mixture of mulch, pebbles, rocks and garden beds with assorted drought tolerant plants & drip irrigation with automatic timers to garden beds, Kikuyu turf up to 40sqm

CLOTHESLINE

- Foldaway clothesline to be installed at rear of property

LETTERBOX

- Concrete letterbox to be installed at the front of the property

FENCING

- Fencing: 1800mm high timber to all sides (not forward of house), and one side gate (if applicable). Subject to Estate Requirements/Guide lines. (½ Share Only)

FOUNDATIONS

- Up to P Class Engineered waffle pod slab. Includes rock excavation. Excavation and or import/removal, if required of clean fill soil with an allowance for fall of up to 1000mm over total block. Includes concrete footings, bored piers and aggie drains if required.



COUNCIL & OH&S REQUIREMENTS

- OH&S Requirements and certifications
- Temporary Site fencing & rubbish cage
- Crossover Protection & Silt Sediment control where applicable
- Temporary Site Toilet
- Warranty Insurance
- Occupancy Certificate

BUSHFIRE TREATMENT

- Bushfire Attack Level 12.5 (BAL 12.5). If required

CONNECTION COSTS

- Connection of services – water, gas, electricity, 100mm sewer, 90mm stormwater with additional outlets and telephone conduit with draw wire
- 2x external water taps in addition to mains metered water tap
- Does not include any Consumer Account Opening Fees such as Telephone Connection cost, Gas and Electricity new connection fees or any Service Pits. Wet Tapping or Extended Sewer work not included

STRUCTURAL

- 10 Year Structural Guarantee
- 6 Months Maintenance Period
- All statutory warranties, insurances and guarantees
- Independent inspections by registered building surveyor
- Termite Treatment (If required)
- Independent 7 star energy reports obtained for every individual home
- 7 star energy ratings are Included for standard design homes only.
(Any customization may effect the rating and additional costs may apply)

RACV HOME ASSIST

- 12 months RACV Home Assist

Site Address:

Client 1 Name:

Signature:

Date:

Client 2 Name:

Signature:

Date:

Consultant:

Fixed Site Costs are based on Level 1 Compaction Report being provided for the nominated lot (no older than 24 months old) & survey of land matching land engineering submitted at Fixed Site Cost application. Excludes contaminated soil, screw piles, retaining walls agricultural drains, silt pits, footing probe, developer requirements, bush fire protection upgrades, termite protection, community infrastructure levy, dispensation requirements (Council), relocation or cut back of sewer/stormwater ties, relocation of water tapping, utility account connection fees, usage, supply charges or any other fees/charges, modification of house foundations & house design to accommodate existing retaining walls, location of easement services, potential tree related foundation issues, accommodate excavation works and installation of future pools by owners after settlement, any additional costs associated with satisfying wind speed rating requirements, greater than N1 & N2. 3 phase power not included. DBN HOMES PTY LTD reserves the right to substitute the make, model, or type of any of the above products to maintain the quality and product development of its homes. Changes may be made subject to Res Code or Developer Requirements. Developer Requirements are not included. Window and sliding door sizes may vary subject to energy rating requirements. DBN HOMES PTY LTD reserves the right to amend specification and price without notice. All plans and facades are indicative concepts and are not intended to be an actual depiction of the building. Fencing, paths, driveway, or landscaping are not necessarily to scale. All dimensions are approximate, refer to contract documentation for details. Working drawings take precedence over brochure. Note: Siting for illustration purposes only and may change subject to approval by relevant authorities. Always refer to council approved plans. Any landscaping if included is completed at the landscaper's discretion and any landscaping plans supplied may be modified by landscaper as required. Price based on Melbourne's West, Northwest & North metro new estate region.



10 Year Structural Warranty

6 MONTHS DEFECT LIABILITY PERIOD

It is normal in newly completed homes for minor defect items to arise. These minor defect items can be due to building movement, settlement, normal wear and tear, or lack of maintenance.

The first six months after your home is completed is called the Builders Maintenance Period. At the end of the six month period the builder may be required to rectify and/or reinstate any items which may have become defective due to building movement or settling, taking into account any warranty given by manufacturers.

Whilst the legal requirement for the Builders Maintenance Period is to provide cover for three months, DBN Homes will extend this warranty period to six months from settlement.

10 YEAR STRUCTURAL WARRANTY

This warranty will protect your home from structural defects for 10 years after the date of your Practical Completion inspection. It covers the foundation systems, concrete or strip footings, load bearing brick work; structural timbers and steel in wall or roof framing, but does exclude the following defects, namely:

(1) DEFECTS DUE TO YOUR MISUSE OR NEGLECT

Defects caused by neglect or failure on your part to properly maintain your home or by the misuse of your home after the Practical Completion inspection of your home has occurred will not be covered under this warranty.

In addition to other maintenance precautions, you should have regard to the CSIRO's Guide to Foundation Maintenance and Footing Performance on how to care for your new home after completion. Failure to properly maintain the fittings or fixtures on your land including, drains, pipes, pits, plumbing works, electrical wiring and appliances would not be covered by this warranty.

(2) DEFECTS DUE TO ENVIRONMENTAL FACTORS

Defects or damage caused by natural forces or events, including weather, storm, fire, rain, flood, earthquake, and wind are not covered under this warranty. These forces or events can cause damage to roofs, windows, and other parts of the house. You should consider building insurance for your home. In the event of such damage, you should contact your insurance company so that repairs and any rectification work can be put into effect as soon as possible.

(3) NATURAL CAUSES, POOR DRAINAGE & LEAKING PLUMBING

Defects and damage to footing systems or slab due to abnormal conditions (other than seasonal changes), such as the effect of tree roots or plant growth affecting any structural part of the house, poor surface drainage of the land and/or leaking plumbing in or about the house will not be covered under the special warranty. For information about how to prevent that type of defect or damage you can refer to the CSIRO's Guide to Foundation Maintenance and Footing Performance.

(4) MINOR CRACKING

Depending on the prevailing climatic conditions, it will take up to 6 months for your new home to settle into its new environment.

Generally this settlement will become evident as minor cracking to the inflexible internal junctions of walls and the intersection of cornices to both walls and ceilings.

In a new home, movement due to shrinking may evidence itself in minor cracking. For this reason hairline or minor cracks to the inflexible internal junctions of walls and the intersection of cornices to both walls and ceilings and surface crack in slabs and concrete surfaces are not covered by this warranty agreement

(5) TERMITE CONTROL

If required termite control is provided during the construction of your home, in accordance with the Building Code of Australia and Australian Standard AS 3660.1.

Once you take ownership of your new home, it is your responsibility to ensure that your home is inspected and treated each year for termites. Your Termite Protection Guarantee may become void if you do not have a licensed inspector attend your home at twelve month intervals.

Any defect or damage caused by termites occurring in structural timber components of the home will not be covered by this special warranty if these regular annual inspections are not carried out.

(6) SPECIFIC NON STRUCTURAL ITEMS

Without limiting the range of matters excluded under this special structural warranty, any marks or scratches on or defect in any cupboard doors, basins, baths, showers, bench-tops, vanities, carpets and other floor coverings, wall tiles, furniture, fittings, drapes, curtains, blinds, televisions, computer and all electric switches, machines and appliances, painted and finished surfaces, goods and movable chattels are specifically not covered under this special warranty.

*“FIXED SITE &
BUILD COST
GUARANTEE”*