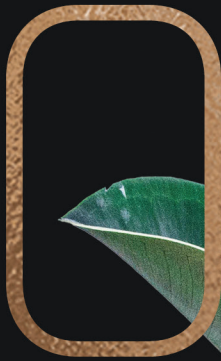




CRAFTED FOR LIFE

THE *Elevate* COLLECTION
TENDER CHECKLIST



FUNDAMENTAL INCLUSIONS

1. Site Works and Service Connections

- Earthworks to form a building platform
 - Based on a level cut and fill for a site up to 1.0m of maximum fall over the building envelope
- Piering - Supply & install screw piers for up to 'HI' rated site classification. Allowance of up to 1.5m depth across the building platform
- Drilling rig for piers
- Concrete pump for pouring reinforced concrete slab
- 20mm Water Service with Near Side connection
- 19mm Natural Gas Service
- Electrical Establishment fee
- Underground 3 Phase Electrical Connection
- Single Phase Electrical Meter Box, located on same side of lot as connection point
- Sewer Connection
- Stormwater Connection

Please note: All service connections must be available within the property boundary. 1 service connection allowed per authority provider to the property.

2. Structural

- M-Class Waffle Pod Slab designed by a structural engineer, including structural slab for rainwater tank and Air Conditioning Unit
- Termite resistant H2 treated Frames, trusses & floor joists with 25 year warranty specified to meet N2 Wind rating
- 90mm stud frames to ground and first floor
- 300mm engineered joists system between levels
- 19mm particleboard yellow tongue flooring to first floor of double storey homes
- 450mm eaves (subject to façade)
- 25mm thick Shaftliner Party wall with 90mm wall frames on either side insulated with R2.5 insulation batts.
- 2600mm nominal ceiling height to ground floor and 2450mm provided to first floor

3. Kitchen Inclusions

- Kitchen overhead wall cabinets with 600mm deep gyprock lined bulkhead above
- Kitchen tiled splashback up to 700mm high
- POLYTEC melamine or laminate doors from the Matt range
- ABEY Double Bowl Stainless Steel Inset Sink with a 25 year manufacturer guarantee
- Kitchen kickboard colour matched to kitchen doors.
- Overall kitchen cabinet height of 2100mm
- White melamine pantry shelving 4 fixed rows with 70mm fascia
- Door handles from an extensive range

□ Elevate Promotion: Kitchen

- Benchtops choice of SMARTSTONE 40mm thick pencil round edge or 20mm thick with up to 2 waterfall edges, in standard range colours (Note: 40mm thick edge benchtop is 20mm thick with 40mm laminated edges, visible 20mm edge at sink)
- 2 banks of 3 x draws including (1 designer cutlery tray and 2 pot draws) either side of oven
- Soft Close Kitchen Cupboard hinged doors and drawers from HETTICH. Lifetime Warranty
- Abey Undermount Sink
- Kitchen Mixer - choice of PHOENIX Arlo 200mm Gooseneck style 151-7310-00 or Teva 200mm Squareline 152-7340-00 or Vivid Slimline Pull-out sink mixer VS7105-00. 7 year manufacturer guarantee
- 2400mm high overhead cupboards
- Full Height and Width Window Splashback to Kitchen with fixed sash (maximum 3.2m wide and 200mm

from vertical panels or walls either side to allow for GPOs). Window height from benchtop to underside of overhead cupboard (max 700mm), includes tiled splashback surrounds (inclusion is subject to design constraints, not provided where internal kitchen present)

4. Appliances

- SMEG 900mm Gas 5 burner Cooktop with flame failure in stainless steel finish CIR597X5. (Omega 600mm OCG64X provided in Granny flat) and SMEG 900mm underbench 8 function electric oven in stainless steel finish SFRA9300TVX. (Omega 600mm underbench OBO650X provided in Granny flat)
- OR
- SMEG Freestanding Cooker with gas cooktop / electric oven combination in stainless steel finish FS9010XS-1 (Omega 600mm OCG64X cooktop & OBO650X oven provided in Granny flat)
- Rangehood - SMEG 900mm concealed undermount stainless steel PUM910X. (Omega 600mm ORT6WXA provided in Granny flat)

□ Elevate Promotion: Appliances

- Dishwasher - SMEG 600mm underbench in stainless steel finish DWAU6214X2 (no dishwasher or dishwasher provision to Granny flat)
- Microwave with Grill - SMEG Stainless Steel SMO31XT (not provided to Granny flat)

5. Bathroom Inclusions

- Bathroom tapware - choice of PHOENIX Arlo or Teva basin mixer, shower mixer and bath mixer
- Shower outlet - choice of PHOENIX Vivid Slimline Twin Shower VS6500-00 or Teva Twin Shower 152-6500-00, or Pina Rail Shower 153-6810-00, with 15 year manufacturer warranty, to Bathroom, Ensuite & Powder (if present)
- Phoenix Ralii Bathroom Accessories
- Caroma Luna 450 above counter basin
- Custom Made Wall Hung Vanities in Polytec matt finish laminate and soft close doors, laminated benchtop
- Semi frameless shower screens
- Caroma Luna back to wall soft close toilet suites
- Frameless Polished edge mirrors above vanities
- Wall tiles 2000mm high to showers, 500mm above bath tub, skirting tile to remainder in bathroom, ensuite and powder (if present)
- Bath waste 40mm chrome waste with Deluxe plug
- Metal tiling angle trims

□ Elevate Promotion: Bathroom

- Recessed Slab to ground floor WC and Laundry for flush transition between flooring
- Tiled recessed Niche, 600mm x 400mm to Bathroom and Master Ensuite showers (no feature tiling included)
- Clark 1600 Freestanding Bathtub
- 20mm Engineered Stone Benchtops to vanities
- Recessed flooring to Bathroom on first floor for seamless transition
- Bath mixers - choice of PHOENIX Arlo Wall Bath outlet 200mm 151-7620-00 or Teva Wall Bath outlet 200mm 152-7620-00
- Wall Mounted Basin mixers - choice of PHOENIX Arlo
- Wall Mounted Basin outlet 200mm 151-7812-00 or Teva Wall Mounted Basin outlet 200mm 152-7812-00
- Tile selections from Luxe range with up to 300 x 600 wall tiles to bathrooms and 600 x 600 floor tiles to living areas (excludes tile bedding to living areas)

- Soft Close vanity cabinet hinged doors. Lifetime manufacturers Warranty on hinges.
- PHOENIX Radii Round Plate 800mm double towel rail, hand towel holder & toilet roll holder (one of each per room, towel rail provided if shower or bath tub present)
- Floor wastes - Integrated square tile insert to internal wet areas
- Full Height Wall tiling to Bathroom & Master Ensuite, including square set cornice (excludes separate WC areas)

6. Interiors Inclusions

- 3 Coat paint system throughout. Choice of 2 exterior colours, 1 internal wall colour, 1 internal ceiling colour, Selection from ANSA Homes Prestige colour range
- 10mm plasterboard to walls and ceilings
- 90mm cove cornice throughout
- Staircase suitable for carpet, 12mm x12mm black metal balusters, MDF stringers, treads & risers
- Solid pine handrails and newel posts suitable for a paint finish
- Stairwell finished with a Control V joint
- White melamine shelving to robes with single shelf, 70mm fascia & hanging rail. Linen and walk-in pantry with 4 rows of white melamine shelving with 70mm fascia
- Garage finished with plasterboard lined walls (design dependent)

□ Elevate Promotion - Interiors

- 3 Coat paint system throughout. Choice of 2 exterior colours, 1 internal wall colour, 1 internal ceiling colour. TAUBMANS Endure premium wall paint backed by a lifetime manufacturers guarantee (includes Granny Flat)
- Your choice of either 2750mm ceilings to ground floor or 2600mm height ceilings to first floor

7. Laundry

- Laundry tiled splashback to 300mm high behind tub
- Laundry sink mixer - PHOENIX Ivy MkII 154-7300-00, 7 year manufacturer guarantee

□ Elevate Promotion - Laundry

- Laundry up to 1200mm long cabinets with POLYTEC Matt doors and CLARK 45 litre Single stainless steel drop-in tub 8520 with concealed washing machine connections, 600mm high tiled splashback behind benchtop (25 year manufacturer guarantee on tub)
- 20mm SMARTSTONE benchtops to laundry cabinets with pencil round edge from the Essentials range colours

8. Flooring Inclusions

- Main Area Flooring - Floor Tiles from builders selected range to front entry, ground floor hallways, under staircase (if accessible), kitchen, walk-in pantry, meals and family areas. (Included rooms are dependent on selected floor plan)
- Carpet & Underlay to bedrooms, study, media/theatre room, staircase and all of first floor (excluding wet areas) from builders selected range. (Included rooms are dependent on selected floor plan)

□ Elevate Promotion: Flooring

- Main Area Flooring - choice of Laminate Flooring or 60 x 60cm Floor Tiles from builders selected range to front entry, ground floor hallways, under staircase (if accessible), kitchen, walk-in pantry, meals and family areas. (Included rooms are dependant on selected

- floor plan. Floor tiles are direct stick. Laminate floors include end cap around kitchen cabinets and against external glazed sliding doors. Skirting boards fitted after flooring installation)
- Solution Dyed Nylon carpet on quality 10mm Underlay Carpet & Underlay to bedrooms, study, media/theatre room, staircase and all of first floor (excluding wet areas) from builders selected. (Included rooms are dependent on selected floor plan)

9. Windows and Doors

- STEEL-LINE Automatic garage door opener with 2 hand held remotes & 1 wall mounted remote
- Brickwork on steel lintel above garage door(s)
- WIDELINE Powdercoated aluminium framed windows & sliding doors with keyed locks, colours from builders standard range
- 6.38mm laminated white translucent glass to bathroom, ensuite & W/C windows
- Garage external hinged door (if present in design)
- HUME solid core flush door suitable for paint finish
- Laundry door, HUME XF3 Solid Core with clear glass suitable for paint finish, or aluminium sliding door with clear glass (subject to design)
- Internal doors HUME Flush 2040mm high throughout
- 75mm rubber cushion door stops to all hinged doors throughout
- Skirting & architraves HUME solid pine half splayed throughout of finished size 67x18mm, suitable for paint finish
- Front entry door lock GAINSBOROUGH Trilock Contemporary Angular Double Cylinder Entrance Lever Set 8951ANG
- Laundry & Garage external hinged door locks GAINSBOROUGH Terrace Lever Entry set in stainless steel finish 570TERSSV keyed lock with double cylinder deadbolt combination (inclusion dependent if present in design)
- Internal door furniture GAINSBOROUGH Lever handles - choice of Adel, Bela or Tristan passage set, dummy kit for wardrobes, privacy set for bathroom & ensuite

□ Elevate Promotion - Windows and Doors

- Recessed Slab for Flush tracks to stacker door
- 2400 high STEEL-LINE Sectional Overhead garage door from our selected colours and profiles range. Double width door provided for double garages (inclusion dependent on design)
- WIDELINE aluminium framed stacker doors included to alfresco (design dependent)
- Alfresco stacker door height increased to 2410mm high (design dependent)
- PVC mesh flyscreens to all openable windows
- Increased ground floor window heights to suit higher ceilings
- 2340mm x up to 820mm wide HUME Savoy Range Front Entry Door with Clear glazing and paint finish. 5 year manufacturer warranty (where space permits, one door only. 2040mm x 820mm Clear glazed provided for granny flat)
- 2340mm high HUME internal flush doors plus 2400mm high square set openings throughout ground floor (2040mm high doors provided to first floor & Granny Flat)

10. Electrical Inclusions

- HPM Legrand Excel Life Matt or Gloss white switches, power points, TV points and data points
- One light point per room
- Light provision to laundry door with junction box
- Exhaust fan 200mm diameter ducted to outside air

- provided to bathroom, main ensuite, laundry and sanitary compartments
- Double power points to each living area, dining, kitchen, bedrooms and garage. (1 double power point per named room)
- 1 single power point for fridge space, microwave space, dishwasher space and rangehood
- Earth leakage safety switch with circuit breakers
- Hard wired smoke detectors (with battery back-up) to Australian Standards
- National Broadband Network (NBN) pre-wiring and provision, including power provisions and 1 CAT6 Data point

□ Elevate Promotion - Electrical

- 20 HPM LEGRAND LED Downlights positioned per owners preferred location (to a maximum of 5 rooms/areas, in lieu of standard light point)
- 2 Free-to-air television point / CAT6 data point combinations (Smart TV ready), positioned to your selected location

11. Exterior

- Flickguard perimeter cavity termite barrier for long term protection, with a 50 year comprehensive manufacturers warranty
- Face Brickwork - Brick selection from PGH BRICKS ranges (Choice of over 30 Bricks), with off white or natural colour mortar (design dependent)
- Cladding - Weathertex Ecogroove, Weathergroove or Ecowall (design dependent)
Please note: any render / stone shown on brochure image is not a standard finish and is available at extra cost
- Alfresco under main roof, includes water resistant plasterboard ceiling for a joint free finish, 90mm cove cornice
- Colorbond metal roofing provided to low pitch sections only (design dependent)
- COLORBOND low maintenance fascia and Quad gutters with painted 90mm round PVC downpipes.
- Floor tiling to balcony, including skirting tile against wall junctions using ANSA Homes selected tile range
- Floor tiling to front patio, including riser tile to exposed edges using ANSA Homes selected tile range. (No allowance for skirting tile against wall junctions)
- Garden taps - one potable to front of home, one from rainwater tank to rear of home. (Granny flat includes one potable water garden tap)

□ Elevate Promotion - Exterior

- Choice of - COLORBOND roof or BRISTILE Classic range Yeoman Shingle flat profile roof tiles with fire retardant sarking
- Floor tiling to alfresco, including riser tile to exposed edges using ANSA Homes selected tile range. (No allowance for skirting tile against wall junctions)

12. BASIX

- 3,000 litre COLORBOND® slimline rainwater tank with submersible pump for quieter operation to comply with Basix requirements, connected to 1 garden tap, all toilets and washing machine taps
- R2.0 rated FLETCHER Pink glasswool insulation batts to external walls of living area, including wall between

garage and main house. (Includes either side of Party Wall for Granny Flats)

- RINNAI 6 star 26L Continuous Flow Hot Water system recessed into wall, with a 10 year limited manufacturer guarantee
- R4.1 rated FLETCHER Pink glasswool insulation batts to exposed internal ceilings (Includes Granny Flat)
- One internal gas heating point

□ Elevate Promotion - Air Conditioning

- Fully ducted 14.97kw ACTRON Air Active Inverter energy efficient Air Conditioning system, including 9 outlets, 2 zones and 1 wall controller

13. Council/CDC Documentation and Statutory Requirements

- Soil classification & wind classification investigation and report as required by the structural engineer
- Salinity classification of site
- Building & Sustainability Index (Basix) and Nationwide House Energy Scheme (NatHERS) assessment and certificate
- Standard Statement of Environmental Effects (S.O.E.E.) report as required by council (Excludes town planners report)
- Standard Council development application (D.A.) & construction certificate (C.C.) fees or Complying Development - NSW Housing Code application fee, includes lodgement and critical stage inspections
- Standard Sydney Water authority lodgement and plan approval fee
- WSC Plumbing & Drainage Fee (Non recycled area)
- Long Service Levy fees
- Home Owners Warranty Insurance
- All weather access roadway. Includes maintaining during entire construction phase
- Temporary site security fencing (up to 40lm) maintain through construction. Includes a site Garbage Disposal area
- Sediment and siltation management system to downstream boundary(s), including filter socks in street gutter. Includes maintaining during entire construction phase
- Temporary roof edge safety rail (where applicable)
- Modular scaffolding with working platforms, handrails kickboards & stair void barriers to all multi level homes (where applicable)
- Temporary site toilet including fortnightly servicing
- Preparation of professional working drawings on standard plans
- Structural engineering fees and inspections included
- Workers Compensation Insurance and Contractors All Risk Insurance
- Surveyors fees and report for initial contour survey, peg out survey & formwork survey by registered surveyor
- Final house clean and site clean of builders material upon completion of work
- ANSA Homes quality assurance inspection and completion before we hand over your new home
- 90 Day maintenance period after handover of your home



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