

# Precinct Victoria

## SIMONDS STANDARD INCLUSIONS VPB 39 Rev 2

### Full Turnkey Specification

#### KITCHEN

- Bellissimo 600mm stainless steel electric underbench oven and gas cooktop.
- Technika 600mm stainless steel externally ducted canopy rangehood.
- Clark 1¾ bowl stainless steel sink. Includes two basket wastes.
- Laminex 33mm post formed or square edge laminate benchtop.
- Laminex melamine square edge doors and panels to fully lined cabinetry.
- Ceramic tiles to splashback.
- Alder solid brass mixer tap in chrome finish.
- Dishwasher space with single power point and capped plumbing connection.

#### BATHROOM & ENSUITE

- Clark semi-inset seamless vitreous china hand basin.
- Stylus dual flush vitreous china close coupled toilet suite and enclosed trap.
- Polished edge mirrors above vanity.
- Laminex 33mm laminate benchtop to fully lined cabinetry with Laminex melamine square edge doors & panels.
- Decina acrylic bath set in a tiled podium.
- Semi framed clear glass pivot shower doors with ceramic tiled shower base.
- Ceramic wall tiles to shower recess, with floor tiles and skirting tiles throughout.
- Alder single lever tapware, hand held shower rose and wall bath outlet.
- Powder hand basin (where applicable) to be wall mounted with a chrome bottle trap from builders standard range.
- Exhaust fans including self sealing air flow draft stoppers.
- Towel rails.
- Toilet roll holders.

#### LAUNDRY

- Everhard 45L stainless steel laundry tub in metal cabinet with Alder laundry set tapware.
- Ceramic wall tiles above laundry tub, with floor tiles and skirting tiles throughout.
- 1/4 turn washing machine taps inside laundry tub cabinet.

#### WINDOWS, FLOORS & EXTERNAL DOORS

- Feature entry door in paint-grade finish, with clear glazing (includes sidelights where applicable).
- Dowell sliding aluminium windows including keyed window locks. Brick infill above windows and sliding doors (excluding garage & façade).
- Gainsborough external door furniture including lever handle set, single cylinder deadlock and key in knob entry set to garage access door.
- Laminate timber flooring to living areas/common areas as per plans.
- Category 2 carpet to bedrooms and stairs.
- Love light category 1 fabric - Single roller blinds.

#### GARAGE

- B&D Panelift Colorbond steel sectional lift up door.

#### INSULATION

- Bradford R3.5 Glasswool batts to ceiling of roof space (excludes garage ceiling space).
- Bradford R2.0 Glasswool batts with reflective foil to external walls & wall between garage and house (excludes garage external wall).

#### CEILINGS

- 2740mm nominal internal ceiling height, measured overall to frame plates to single storey & ground floor of double storey.

- 2440mm nominal internal ceiling height, measured overall to frame plates to first floor of double storey.
- Raised ceiling to all first floor living areas (if applicable).

### STAIRS (Double Storey Homes)

- MDF treads and MDF risers.
- Balusters from the standard builders range. Baluster placement is specific to each home design.

### HOT WATER SERVICE

- Rheem 160 litre Solar water heater with continuous flow booster. Please note: Solar collector panel and storage tank positioned at the Builders discretion.

### ROOFING

- Colorbond flat deck roof.
- Colorbond fascia and slotted quad gutter.

### FIXING

- Gainsborough lever passage sets and pull handles.
- 67x12mm MDF skirtings and 42x12mm MDF architraves to dwelling.
- 67mm pine skirting and 67mm pine architraves to garage.
- Flush panel internal doors with door stops and chrome hinges.
- Vinyl panel sliding robe doors to bedroom robes and laundry (as per working drawings).
- Single melamine shelf and hanging rail to robes.

### PAINT & PLASTER

- Haymes 3 Coat Application low sheen acrylic in one standard colour to all internal walls (excludes garage).
- Haymes flat acrylic to ceilings. White ceilings are available as a no cost option.
- 75mm cove plaster cornice.

### FOOTINGS

- Concrete waffle slab, engineer designed 'M' class, maximum 300mm fall and no existing fill. Slab costs will be adjusted if founding conditions differ.
- Part A slab penetration termite treatment.
- Part B slab perimeter termite treatment.

### HEATING & COOLING

- Electric panel heaters with timers to all habitable rooms including bedrooms.

### ELECTRICAL

- Clipsal Iconic double power points & light switches (white), with batten light points as per standard electric layout.
- RCD safety switches (earth leakage detector).
- Smoke detectors interlinked to comply with AS3786.
- Digital TV Antenna.
- 2x TV points and 1x telephone point.
- 2x external light point.

### BUILDING ALLOTMENT

- Based on a building allotment of up to 300m<sup>2</sup> and a maximum building setback of 4.5m (subject to Planning Authority). Additional charges will apply for blocks greater than 300m<sup>2</sup>.

### SERVICES - CONNECTIONS

- Includes connection of water, sewer, telephone conduit and stormwater points within the allotment and connection to underground power and gas services (where available) immediately adjacent to the allotment. Does not include electricity and telephone connection costs, all consumer account opening fees, and usage charges. Please discuss with your Sales Consultant if connection to natural gas is unavailable.
- 2x external taps mounted to front & rear façade.

### FACADE

- Selected included facades available. Please discuss with your Sales Consultant.

## STRUCTURAL

- 90mm structural pine wall framing and pine truss roof.
- Lifetime structural guarantee. Please refer to our website for Terms and Conditions.

## EXTERNAL

- Driveway up to 20m<sup>2</sup> of coloured through concrete.

## NOTES

- Display items such as furniture, light fittings, security system, fireplaces, air conditioning, are not included. Simonds Homes reserves the right to substitute the make, model or type of any of the above products in the event that Simonds Homes changes suppliers or due to the product being unavailable or no longer being compliant.  
To be read in conjunction with standard house design plans.