



RAMAHOMES



STANDARD INCLUSIONS



Together we build your dreams

1.0 Pre-Construction

Architectural drawings for DA approval and Construction.

Construction insurance including builder public liability insurance.

Preparation of tender and building contracts.

Home warranty insurance.

Application fee for DA and CC.

Long service levy fee.

Sydney water Tap in fee for building plan approvals
(Only Sydney Water Fee).

Temporary fence & toilet during construction of the house.

Peg out survey for house set out.

Contours survey of the land.

Sediment control to the site where required.



2.0 Site Cots

Site preparation and levelling for concrete slab as designed by the engineer on ground construction.

Concrete pump hire for concrete slab.

H1 Waffle pod design slab.

Under slab Piering and pump hire up to 80 linear metres. Piering more than 80 linear metres would be charged at \$95.00 + GST per linear meter.

Remove excess Soil from Excavation and Underground Services up to 4 loads.

No allowance has been made for Drop edge beams. If required, then charged at \$450 +GST per linear metre (MaxWidth: 350mm, Max Height: 1m, if DEB dimensions are larger than extra costs will be applied).

Sewer connection to a sewer junction inside the block of land.

Water, Gas, and electricity connections to front of the house boundary within 8 meters from existing services (Un-less there are other objects in the ground blocking access to connection, then appropriate authorities will havebeen to contact to set up connection and these costs will be passed on to the owners).

Stormwater connection to street or easement within 8 meters of property boundaries.

3.0 BUILDING

Ceiling height 2.7m for both ground floor and first floor.

T2 treated Frames and trusses as per Australian standards.

Up to 450mm wide eaves to the perimeter of house.

PGH bricks from builder standard range.

Provide termite protection to the perimeter of the slab and approved collars to the internal pipes.

4.0 WINDOWS

Powder coated aluminium windows with single clear glass and standard glazing.

Aluminium frame fly screens with nylon mesh to all openable windows and steel mesh for sliding doors.

Window frame colour to be selected from builder standard range.

All Windows are from residential range only (if any window is quoted as commercial by window manufacturer a variation invoice will be sent to the owners).

5.0 DOORS

All internal and entrance doors are with height of up to 2340mm and to be selected from builder standard range.

Cavity sliding doors cost extra \$200 + GST per door.

Brushed stainless steel door locks with privacy locks to bedrooms and door stoppers.

Standard laundry door has no glass in it, however if there are no windows in laundry then a design with glass for natural light may be selected (from builders' range)

Stain painted main door and Laundry door full glass door.

6.0 ROOFING

Colorbond roof with anticon blanket.

1 supa vent in roof.

Colourbond fascia and gutter.





7.0 GYPROCK AND CORNICE

Pencil edge in living areas and Square set finish in remaining areas.

Villa board to the wet area walls.

Niches and bulkheads as per the architectural plans (any changes requested on the site and not shown in plans will create a variation invoice for the owners).

8.0 PLUMBING

2 x Garden taps.

4 x gas points (Hot water system, Kitchen Cooktop, Internal Gas Heating Point & Alfresco).

1 x water connection to fridge.

Hot & cold-water points in laundry for washing machine.

Supply and install up to 3000L above ground Colorbond rainwater tank (Per BASIX requirements).

Supply and Install 1 instantaneous hot water system (26l/min) mounted on brick wall with recessed kit.

Standard round PVC down pipes.

Wall mounted taps in all bathrooms.

9.0 SKIRTING AND ARCHITRAVES

Single bevelled skirting and architraves throughout the home for a paint finish.

10.0 GARAGE DOOR

Supply and install Sectional Door in standard door styles (Mediterranean, Cosmopolitan) and in Stoddart's standard colour range, including Avanti Auto Opener, complete with 2 x Handsets and 1 x Wall Button.

11.0 ELECTRICAL

100 LED Down lights.

2 two-way switches.

1 three-way switch.

2 outdoor motion sensor lights.

12 Single power points.

40 double power points.

2 weatherproof double power points.

2 weatherproof single power points (For RWT & HWS).

1 Single power point in meter box.

4 TV point RG6 Quad.

4 tread lights.

1 Stove wiring.

3 smoke detectors.

4 cat 5E data points.

IXL in all bathrooms with ducting to outside.

1 three phase switch board including links and breakers.

1 three phase metering.

1 NBN internal conduit.

Installation of kitchen appliances.

1 digital tv antennae.

1 video intercom from builder standard range with two screens.

4 up and down lights for front façade.

Up to 3 pendant lights located directly above kitchen island w(Installation Only, to be supplied by owners).



12.0 FLOORING

800 x 800 or 600 x 600 porcelain floor tiles to ground floor except garage area.

300 x 300 porcelain wet area floor tiles.

300 x 600 porcelain shower area walls tiles.

All tiles to be chosen from Beaumont tiles – Gold Range.

High quality 12mm Laminated Flooring with 5mm underlay for first floor from builder standard range.

Full height tiling for all the bathrooms.



13.0

14.0

15.0

13.0 SECURITY ALARM

Supply and Install security alarm system from builder's standard range.

1 x keypad.

4 x sensors.

14.0 BATHROOMS

Wall hung polyurethane vanities with 20mm stone benchtop. Stone to be selected from builder's standard range.

2x Vanities with size up to 900mm with single bowl.

1x Vanity with size up to 1500mm with double bowl.

All vanities will only have shelves (No draws or other features).

3x Wash basins to be selected from builder standard range.

3x Frameless polished mirrors above the vanities (standard size will be selected based on vanity width).

3x Semi frameless clear glass shower screens.

Chrome finish mounted basin mixers from builder's standard range.

Chrome finish shower rail, shower head and mixer (for all bathrooms) from builder's standard range.

3x in wall toilet systems from builder standard range.

Tiled waste covers from builder standard range.

Towel holder, toilet roll holder in all bathrooms.

1x Free standing 1500 or 1700mm bathtub from builder standard range.

15.0 WATERPROOFING

Waterproofing to all wet areas as per Australian standard.

Water proofing certificate for all wet areas.

16.0 KITCHEN AND JOINERY

Up to 5 meters of stone bench top with under bench cupboards and overhead cupboards including fridge space.

Up to 3 meters length, 900mm wide stone island bench with waterfall to both sides and under bench cupboards.

Stone benchtop to be selected from builder standard range.

Polyurethane finish kitchen cupboard doors with white melamine shelves as per owner's choice of one external colour.

Extra colours can be chosen for kitchen/pantry design, each extra colour is \$800+GST.

Soft close doors with finger pull.

6 utensil draws.

1 built in bins under the sink, one in kitchen and the other in pantry.

Bulkhead above the kitchen cabinets.

1 double bowl sink in kitchen within builder's standard range.

Rangehood exhaust venting.

4 rows of white melamine shelves in pantry with up to 2m stone benchtop and cabinets (same colours as kitchen).

Smeg appliances with 900mm size for cooktop, oven, and rangehood.

Smeg microwave with trim kit.

Smeg dishwasher.

40mm Stone from builder standard range in kitchen, splashback to be same stone.





17.0



18.0

19.0



20.0

17.0 ROBES AND LINEN

1 set of 3 drawers ,1 set of 3 shelving in each Built in Robes and remaining space hanging rods.

2 set of 3 drawers ,2 set of 3 shelving in walk in Robes and remaining space hanging rods (open design, no doors).

All built in robes will have mirrored sliding doors.

1 Linen for the house with 4 four white melamine shelves with door.

1 x BIR per bedroom (excluding master bedroom) and 1 X WIR in Master Bedroom.

18.0 LAUNDRY

1 x single bowl sink and mixer within builder's range.

Up to 3 meters of 20mm stone bench top with under bench cupboards. Same benchtop as what is being supplied for kitchen.

Tiles splashback above laundry benchtop.

19.0 PAINTING

All painting – 3 coats (1 primer 2 coats)

Allowance of 2 x colours throughout the house. one colour for ceiling and one colour for walls.

All internal doors are to be painted white same as architraves and skirting.

20.0 DRIVEWAY

Standard coloured concrete driveway from the garage to property boundary, driveway in council's nature strip is to be plain.

21.0 STANDARD BASIX

All items as per the BASIX report. Please note that there will be no insulation to garage area.

22.0 AIR CONDITIONING

Up to 15.5 KW Actron ducted air-condition with an allowance of up to 10 linear outlets with Wi-Fi controller and 4zones.

23.0 STAIRCASE

MDF Staircase with 12mm laminated flooring and 5mm underlay, layout to be same as architectural plans.

24.0 FACADE AND ELEVATIONS

As per architectural plans with blue board render finish to outside wall projections. No timber or concrete rendering.

25.0 FACADE AND ELEVATIONS

Internal and External house clean before handover.

Occupation certificate (No IOC).

90 Days defects warranty period from handover date.

26.0 EXCLUSIONS

Anything not listed above.

Rubbish and any grass/plants should be removed from site before commencement of construction works.

10.5 planning certificate.

Sydney water coordinator service fee.

Extra engineer fee for Sydney Water related work.

Flood reports.

Bushfire/BAL ratings report.

Sewers peg out report.

Piering in the zone of influence.

Tender is valid for 6 months only from date of issue.

Road opening fees.



Applying authority's bond for driveway and footpath.

Under road bore.

Any damages that may exist to footpaths, road gutters/kerbs, fencing, retaining walls, paths, water metres before commencement of construction work are not builder's responsibility.

Manuals and as built drawings.

Retaining walls (side boundaries).

Council laybacks/gutter crossing, footpath protection/replacement or reinstatement of council assets.

Stormwater detention/retention system if required by the council.

Services being outside your boundary.

Sewer encasement or building adjacent sewer.

Extension of sewer lines or levies or special taxes.

Traffic control plans or management.

Tree removal.

Rock excavation.

Work-as-executed drawings and surveys.

Any council bonds (bonds are to be paid by owners).

Footpath removal in nature strip.

Boundary fencing.



RAMAHOMES

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