



# ROSEWOOD HOMES

## ROSEWOOD HOMES INCLUSIONS

### PRECONSTRUCTION

- ◆Site inspection
- ◆Preparation of architectural plans, ready for authority applications and construction.
- ◆BASIX Certification and NatHERS Report.
- ◆Statement of environmental effects and waste management report.
- ◆Preparation and lodgement of Development Application / Complying Development Consent, Construction Certificate and Occupation Certificate, including application fees.
- ◆Standard Sydney Water approval and fees.
- ◆HWI (Homeowner Warranty Insurance), Public Liability Insurance, Contract Works Insurance.
- ◆Engineer site classification and structural design documentation.
- ◆Formwork check survey by a registered surveyor.
- ◆Private Certifier fees and coordination of inspections at critical stages of the build.
- ◆Scaffolding with safety fall protection system.
- ◆Crane hire for structural steel, floor joist and roof truss handling.
- ◆Identification survey on structure completion as required.
- ◆Building waste disposal area and associated rubbish removal.
- ◆Underground electrical connection from nearside supplier turret to meter box with three phase electrical metering located on side of dwelling. Provision to be within 10 metres of the home (up to 15 metres of underground mains cable & conduit).
- ◆All service connections within property boundary up to 10m from the home including stormwater and water, and coordination of gas authority connection from gas mains at front of property to side of dwelling (where gas available).
- ◆Standard sewer connection from the dwelling to the existing sewer mains junction located within 15m of the home within the property boundary.
- ◆3 external garden taps.
- ◆Telecommunications lead in conduit from service providers pit to dwelling (up to 15m).

### BASIX INCLUSIONS

- ◆R2.5 Wall insulation to external perimeter cavity walls including walls between garage and house (but excluding external garage walls).
- ◆R3.0 ceiling insulation (excluding garage, alfresco and patio ceilings).
- ◆Roof sarking (or insulation blanket to metal roofs).
- ◆Reflective foil wall wrap to external brick veneer walls.
- ◆Minimum 3 star rated shower heads.
- ◆Minimum 4 star rated WC.
- ◆Minimum 5 star rated kitchen tap.
- ◆Minimum 3 star rated basin taps.
- ◆Rheem 27L continuous flow gas hot water service installed into galvanised recessed box to external wall.
- ◆Natural gas cooktop.
- ◆One internal gas heating point.
- ◆One external gas BBQ point.
- ◆Above ground 3000L rainwater tank including pump, mains water diverter, connections to all toilets and one garden tap.
- ◆Standard stormwater connection from rainwater tank/downpipe to kerb or stormwater line via 100mm PVC piping (where within 15m of the house).

### EXTERNAL INCLUSIONS

- ◆Engineer designed concrete house slab.
- ◆Waffle pod house slab (100mm thick) and piers designed to satisfy 'M' site classification, with 85mm setdown to patio & alfresco and 170mm setdown to garage. Includes concrete pump.
- ◆Concrete slab to alfresco, front porch, rainwater tank and A/C unit.

### Bricks

- ◆Rosewood Homes AUSTRAL® and PGH® range - an extensive selection consisting of 18 ranges with a large variety of colour options.
- ◆Grey or off white mortar joints flushed or ironed

### Frame

- ◆2740mm frame height to ground floor (two storey designs with 2440mm frame height to first floor).
- ◆Two storey designs to include 300mm engineered floor joist system.
- ◆Frame and trusses designed to satisfy "N2 wind category".
- ◆90mm frames throughout. Treated T2 pine structural grade.
- ◆Scyon floor system to first floor wet areas and balcony (where relevant).
- ◆450mm eaves (design specific).
- ◆CS Cavity Sliders premium sliding door pockets with soft close mechanisms to cavity sliding doors.

### Termite Protection System

- ◆Penetration collars and chemical impregnated polymer sheet to perimeter, providing a physical & chemical termite barrier.

### Windows

- ◆Trend Synergy aluminium framed windows in standard colour range with security keyed locks.
- ◆Trend Quantum (premium) aluminium framed stacker sliding doors in standard colour range.
- ◆Trend Quantum (premium) aluminium framed glazed door to laundry.
- ◆Nylon mesh fly screens to opening windows and sliding doors (frame colour to match windows).
- ◆Obscure glass to bathrooms.

### External Doors

- ◆Sealed front entry door - Hume® Savoy XS24 feature panel door (2340mm x 1200mm)
- ◆External doors - Hume® flush panel solid core hinged door to garage.
- ◆B&D Garage door - Panel Lift Icon colorbond steel sectional overhead door with Controll-A-Door Smart with belt drive & Safety beams, bristle seals, with 2 remote handheld transmitters.

### External Door Furniture

- ◆Zanda Polo 600mm stainless pull handle with single cylinder stainless steel round roller lock kit to front entry door.
- ◆Zanda "Futura" range leverset (in two-tone brushed nickel chrome plate finish) and stainless steel deadlock to other external doors.

### Roof

- ◆Monier® Horizon concrete roof tiles, and A-line ridge capping, in a wide range of colours.

### Fascia & Gutter

- ◆Colorbond® fascia & guttering with 90mm painted PVC downpipes - Hi Front Slotted Quad Gutter.

### Tiling

- ◆Rosewood Home's select range of tiling (up to 50x50cm non-rectified porcelain) to patio, and alfresco areas installed on a sand and cement screed.

### External Wall Cladding - (light weight) design specific

- ◆James Hardie™ lightweight fibre cement cladding Scyon™Stria™, Scyon™Matrix™, Scyon™Linea™ and Scyon™Axon™, depending on design.

### Balcony

- ◆Powdercoated aluminium balustrade/top rail to external balcony of two storey designs (design specific)

### Painting

- ◆Taubmans 3 coat paint system to external walls and external ceilings, two external paint colours to cladding/render.

### INTERNAL INCLUSIONS

#### Internal Doors

- ◆Internal doors - Hume® doors flush panel hollow core with paint finish. 2340mm to ground floor, 2040mm high to first floor.

#### Internal Door Furniture

- ◆Zanda leverset door handles - "Futura" range with round roses in two-tone brush nickel chrome plate finish (other finishes available) including:
  - passage sets to all internal hinged doors including walk in robes (WIR) & walk in linens (WIL), privacy sets to main bathrooms and toilets. and matching dummy levers to robes and linen doors.

- Round cavity slider sets (flush pull) to sliding doors
- ◆Zanda stylish wall mounted "tube" door stops in satin chrome finish

#### Wall Lining

- ◆10mm plasterboard to all internal areas, including to interior of garage walls. Wetstop plasterboard lining and waterproofing to all wet areas.

#### Moldings

- ◆Architraves and skirting: 138x18mm skirting and 110 x 18mm architraves (DAR primed pine profile) with paint finish.

#### Ceilings & Cornice

- ◆10mm ceiling plasterboard and 90mm cove cornice. Robes and linens square set.

#### Painting

- ◆Three coat paint system to internal walls, three coats to timber work.
- ◆Two coat system to ceilings and soffits. Allows for 1 internal wall colour, 1 ceiling colour, 1 feature wall colour, gloss paint to doors, architraves & skirting.

#### Robes and Linens

- ◆Single melamine shelf with hanging rail to all bedroom robes, 4 x melamine shelving to linen cupboards.

#### Floor Coverings

- ◆Rosewood Home's range of floor tiles to ground floor living areas and associated corridors as specified including for up to 60x60cm tiles (non-rectified).
- ◆Sand & cement screed to ground floor, providing level transition between main floor and wet areas, and allowing for specification of large format floor tiling.
- ◆Rosewood Home's range of carpet to all bedrooms, study, home theatre and corridors where relevant and as specified, on rubber underlay.

#### Tiling

- ◆Rosewood Home's range of wall and floor tiles to wet areas - 2100mm high to shower cubicle and 1200mm high to remaining wet areas in main bathrooms and ensuites.
- ◆1200mm high tiling in WC to behind toilet and one tile high skirting to perimeter in separate WC.
- ◆Tiled niche to showers as specified on plans.
- ◆Laundry tiles - 1 tile high skirting and 600mm splashback height.
- ◆Square tile insert floor wastes to wet areas.

#### Stairs

- ◆Painted staircase comprising 30mm stained Victorian Ash treads, painted MDF closed riser and closed stringer design, painted 88x88mm square pine newel posts, and 32x32mm pine balusters.

#### Kitchen

- ◆40mm Essastone benchtop as per Rosewood Homes' selection.
- ◆Polytec Sheen/Woodmatt (or equivalent) laminated kitchen joinery to floor cupboards and overhead cupboards with white melamine carcasses and internals.
- ◆Floor cupboards and overhead cupboards with soft close mechanisms (buffers) on doors including fridge cabinet.
- ◆1 bank of 4 (450mm wide nom.) Hettich classic white Innotech double walled drawer system with single extension soft close mechanisms, including a white moulded tray insert to the top drawer and 1 bank of 2 (600mm wide nom.) Hettich classic white, Innotech double walled pot drawer system with single extension soft close mechanisms.
- ◆2400mm O/A joinery height.
- ◆Framed and gyprock sheeted bulkheads above overhead cupboards.
- ◆Kickboards to match joinery.
- ◆Rosewood Home's range of splashback tiles to underside of overhead cupboards.
- ◆ABEY® CUA340D Double Bowl Stainless Steel sink.
- ◆ABEY® GESSI Emporio Proton Concealed Pull Out Kitchen Mixer tap 17153 (chrome).
- ◆Undermount rangehood ducted externally.

#### Kitchen Appliances

- ◆Cooktop: AEG 90cm Stainless Steel Gas Cooktop HG90FX-M
- ◆Oven: AEG 90cm Sensecook Pyroluxe Underbench Oven BPK722910M
- ◆Rangehood: Electrolux 86cm integrated rangehood ER1842DSD
- ◆Dishwasher - AEG Proclean™ Fully Integrated Dishwasher FSE92000PO

#### Butler's Pantry (design specific)

- ◆20mm Essastone benchtop (to match kitchen bench) with Polytec Sheen/Woodmatt (or equivalent) laminated joinery to floor cupboards with white melamine carcasses and internals.
- ◆ White melamine open overhead shelving with framed and gyprock sheeted bulkheads above as per Rosewood Homes' selection.
- ◆2400mm over all joinery height.
- ◆ABEY® CUA540 Single Bowl Stainless Steel sink (design specific – top mount installation).
- ◆ABEY® Armando Vicario SK5-AV pull out sink mixer tap (chrome) (design specific).

#### Laundry

- ◆20mm Essastone benchtop as per Rosewood Homes' selection (to match kitchen bench).
- ◆ Polytec Sheen/Woodmatt (or equivalent) laminated joinery to cupboards with white melamine carcasses.
- ◆Floor cupboards with soft close mechanisms (buffers) on doors.
- ◆ABEY® Laundry LTI20 45L drop in stainless steel sink.
- ◆ABEY® Armando Vicario SK5-AV pull out sink mixer (chrome) (standard washing machine taps within cupboard).

#### Vanity Units

- ◆20mm Essastone benchtop as per Rosewood Homes' selection (to match kitchen bench).
- ◆Custom made wall hung vanity units to ensuite and main bathroom as specified & polished edge vanity mirrors.
- ◆ Polytec Sheen/Woodmatt (or equivalent) laminated finish to vanity joinery with white melamine carcass and internals.
- ◆Floor cupboards with soft close mechanisms (buffers) on doors
- ◆Caroma Carboni II inset counter basins to vanities.
- ◆Polished edge bathroom mirrors above vanities.

#### Toilets

- ◆Caroma Luna Cleanflush® toilet back to wall soft close toilets.

#### Bath

- ◆Caroma Newbury 1675mm Island Bath installed in a tiled hob.

#### Tapware

- ◆ABEY® Gareth Ashton Park Avenue tapware throughout in chrome (other finishes available).
- ◆ABEY® Curve Rail and Hand Shower ensemble RHB07 in chrome.

#### Bathroom Accessories

- ◆ABEY® Gareth Ashton 760mm double towel rails, toilet roll holders and towel rings to match tapware (chrome)

#### Shower Screens

- ◆10mm Frameless clear laminated glass shower screens, 2.0m.

#### ELECTRICAL

- ◆Three phase power supply and metering.
- ◆Hard wired smoke detectors with battery back up.
- ◆External light points, 5 in total.
- ◆50 Clipsal LED Downlights to single storey homes, 80 Clipsal LED Downlights to double storey homes.
- ◆2 Free-to-Air television points.
- ◆2 telephone points.
- ◆NBN provisions which include a conduit from the service providers pit to the home (where pit is within 15m of the house), a Hills Home Hub flush mount wiring distribution enclosure and one CAT6 data point to same location.
- ◆Security Alarm System with 2 LED keypad controllers, 3 PIR sensors, with strobe and siren screamer.
- ◆Clipsal Iconic® double power points throughout (25 to single storey homes, 30 to double storey homes).
- ◆Doorbell with colour video intercom with 1 camera and 1 monitor for single storey homes or 2 monitors for double storey homes, Non Intercommunication.
- ◆Heat/Light/Fan combination unit to ensuite (2 bulb) & main bathroom (4 bulb), ventilation fan/light combinations to WC's.

#### Air Conditioning

- ◆Actron Classic reverse cycle ducted air conditioning system with 4 zones and digital display. 23kW double storey,

#### OTHER INCLUSIONS

- ◆Cleaning of site, internal & external 'builder clean' prior to handover.
- ◆7 year structural guarantee
- ◆3 month defect liability period.
- ◆Appointment with our colour consultant to select your internal & external materials and colours.





**ROSEWOOD**  
HOMES

## STANDARD INCLUSIONS

(PLUMBING FIXTURES, DOOR FURNITURE AND APPLIANCES)



Abey GESSI Proton Concealed Pull Out  
Kitchen Mixer 17153

To Kitchen



Abey Armando Vicario SK5-AV Kitchen Mixer

To Laundry (and Butler's Pantry & Alfresco if  
applicable)



Abey Curve Rail & Hand Shower Ensemble  
RHB07.

To all showers.



Abey Gareth Ashton Park Avenue Basin Mixer 1B1.

To all basins.



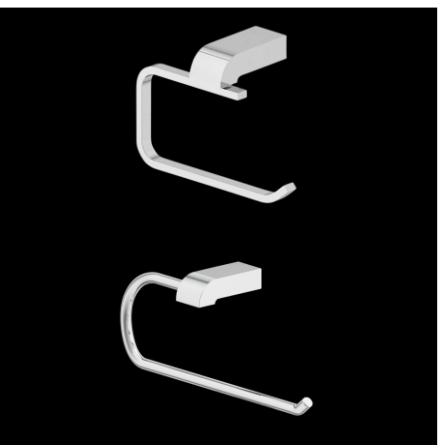
Abey Gareth Ashton Park Avenue Bath Spout 1BS-S.

To all baths.



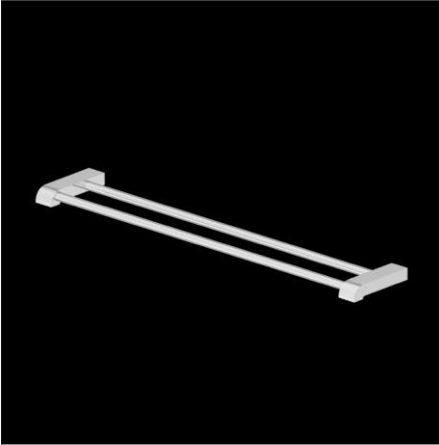
Abey Gareth Ashton Park Avenue Complete Shower/Bath 1SH-EXT + SH-INT

To all baths and showers.



Abey Gareth Ashton Park Avenue Toilet Roll Holder LTRH and Guest Towel Ring LTR.

To all bathrooms.



Abey Gareth Ashton Park Avenue Double Towel Rail LDTR

To all bathrooms.



Abey CUA340D Double Bowl Stainless Steel sink.

To Kitchen.



Abey CUA540 Single Bowl Stainless Steel sink.

To Butler's Pantry and Alfresco (if applicable)



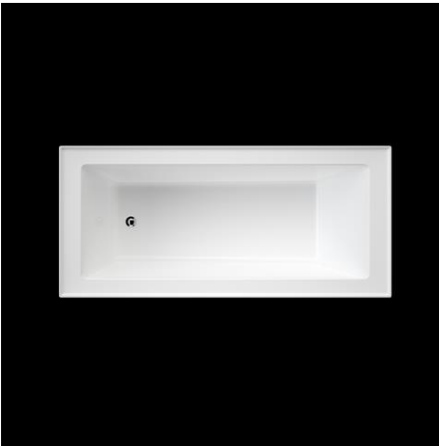
Abey Laundry LT120 Stainless Steel sink.

To Laundry.



Caroma Luna Cleanflush back-to-wall soft close toilet suite, round bowl.

To all bathrooms.



Caroma Newbury 1675mm Island Bath.



Caroma Carboni II Inset Basin.

To all bathrooms.



Gainsborough Trilock Contemporary Align double cylinder entry set, satin chrome.

To Entry door.



Zanda Futura "Epic" two-tone brushed nickel passage/privacy/dummy sets.

To all hinged doors.



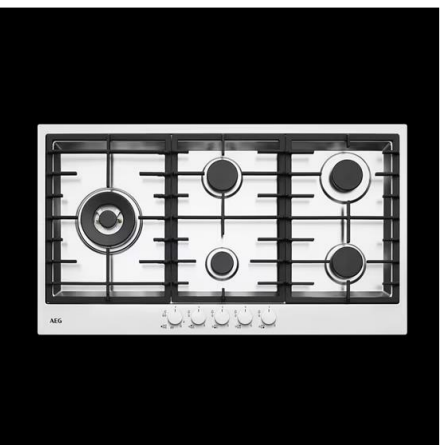
Zanda Round Cavity Slider passage sets.

To cavity sliding doors.



Zanda Round Cavity Slider privacy sets.

To cavity sliding doors of bathrooms.



AEG 90cm Gas Cooktop HG90FX-M.



AEG 90cm Sensecook Pyroluxe Oven  
BPK722910M



AEG 60cm Fully Integrated Dishwasher  
FSE92000PO.



Electrolux 86cm Integrated (undermount)  
Rangehood ERI842DSD.

