



BUILDING ALLOTMENT

- Building allotment of up to 700m² with a maximum building set back of 5m (subject to planning authority)
- All our homes are built to a N2 wind rating which is the wind classification based off the location of your home, shielding, topography and terrain conditions
- Silt fencing and 60lm of temporary fencing included
- Build location within Sanctuary build zone map

ENHANCED BASIX

All our homes are built to comply with energy efficiency requirements*.

- As part of our build process you will receive a free pre-build energy assessment BASIX (NSW) to ensure your home design meets all energy, water usage and thermal requirements. Including:
- Increased thermal performance standard to 7 Stars^A on the Nationwide House Energy Rating Scheme (NatHERS)
 - Wall and ceiling insulation
 - 205L electric boosted heat pump hot water system
 - 3000L rainwater tank connected to Laundry including outdoor tap adjacent to tank and all toilets
 - Water saving toilets, shower heads and tapware in kitchen and bathrooms

WARRANTIES & ASSURANCES

- 30 year structural guarantee*
- Independent inspections by Certifier at Footings (where required), Slab, Frame, Waterproofing and Final stages

SERVICES - CONNECTIONS

- Connection to water, sewer (up to 1500mm deep) and stormwater points within the allotment and connection to underground power services immediately adjacent to the allotment. Excludes internet and telephone connections and associated costs
- 2x external water taps (1x at front and 1x at rear)
- Three phase power included from front of allotment to meter box up to 10 run

FOOTINGS

- Engineer designed 'M' class concrete slab with 1x concrete pump allowance
- Concrete slab to front porch and alfresco (where applicable) as per chosen floorplan
- Physical termite treatment system to slab perimeter and shield to all service penetrations
- Balance cut and fill up to 300mm (with no existing fill) over build platform

CEILING HEIGHTS

- 2590mm (nominal) ceiling height to ground floor of double storey homes with 2440 (nominal) ceiling height to first floor unless specified otherwise by facade
- 90mm cove cornice

FRAMING

- Termite treated prefabricated pine frame and roof trusses

WINDOWS

- Aluminium awning windows throughout (including locks), unless otherwise noted on facade selection. Note upper storey bedroom window openings may be restricted to comply with building regulations
- Brick above windows on ground floor of double storey and front facade of single storey homes
- Lightweight cladding above all windows with the exception of the above

ROOFING

- Colorbond® roof with 22.5 degree roof pitch (facade specific)
- Colorbond® steel fascia, quad gutter and round PVC downpipes

EAVES

- 450mm eaves to single and double storey homes as determined by home design and facade type

BRICKS

- Sanctuary range bricks with rolled joints including brick sills

EXTERIOR HINGED DOORS

- Premium front entry door including weather seal and premium entrance lockset
- Garage access (if applicable) with flush panel door, weather seal and lockset (no deadbolt)

STAIRCASE (IF APPLICABLE)

- MDF treads and risers including plaster dwarf walls to stairs and void areas with 2x bottom treads stained hardwood
- Pine handrail as required for chosen design

CAR ACCOMMODATION

- Motor to sectional garage doors under main roofline (2x remotes)
- Sectional overhead door with painted cement sheet infill
- Rear pedestrian access door (pending space availability)
- Plaster lined ceiling and side walls
- Structural concrete floor
- Double power point and batten light point

KITCHEN & APPLIANCES

- 20mm Stone Ambassador benchtop (Zenith Inclusion Range)
- 900mm deep island benchtops
- 900mm electric oven with 900mm induction cooktop
- 900mm externally ducted rangehood
- Fully lined laminate base and overhead cupboards with handles
- Open shelf above fridge space
- Metal sided drawer runners (1 x four bank drawer module)
- Pantry with 4x fully lined melamine shelves at 450mm in width
- Tiled splashback to kitchen (750mm high excluding returns)
- Kitchen mixer tap
- Double bowl sink with single drainer
- Dishwasher provision
- Microwave provision

WET AREA FIXTURES

- Shower on rail with mixer tap
- Tiled shower base
- Pivot semi-framed shower screen
- Acrylic bath with wall mounted mixer tap and spout
- Ceramic closed coupled toilet suite
- Ceramic above counter basin with mixer tap
- Wall hung laminate vanity. Width of vanity determined from chosen floorplan
- Toilet roll holders
- Towel rail to bathroom and ensuite, towel ring to powder room
- Mixer tap with inset trough and laminate cabinet to laundry (if size permits)
- 2x stop taps to washing machine (1x hot, 1x cold)
- Frameless mirror to the width of the vanity

FIXING

- Internal hinged doors with lever handles
- Doorstops throughout
- Sliding robe doors with single lined shelf with metal hanging rod
- Joinery - Paint finished MDF 67x18mm skirtings and 67x18mm architraves throughout
- Primed pine architraves to wet areas only

PAINT

- Three coat paint system throughout the home
- Low sheen washable acrylic paint to internal walls and ceiling
- Gloss enamel paint to internal timberwork and doors
- Walls and internal woodwork to be 1x colour throughout (white ceilings optional)
- Acrylic paint finish to exterior timber, metal work and cladding, gloss finish to entrance door

ELECTRICAL

- Batten holder light points with energy efficient globes and shades
- Weatherproof batten fitting to outside external doors, excluding garage
- Double power points throughout
- RCD safety switch
- TV point
- Telephone point (1x)
- Externally ducted exhaust fans over showers
- Hard wired smoke alarms
- Clipsal Iconic slim white cover plates

FLOOR COVERINGS

- Floor and wall tiles to wet areas
- Tiles to shower walls with a minimum 2000mm above shower base
- Tiled bath hob with 600mm high splashback above bath
- Wet areas have 100mm tiled skirtings to match floor tiles

NEW SOUTH WALES