

SIMPLY
HOMES NSW

BASE INCLUSIONS



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01 PLANNING & DESIGN

- Order property information documents such as the Title, 88B Instrument and Section 10.7 Certificate
- Registered surveyor to survey the land providing contour levels and locate nearby utilities/services
- Qualified engineer to complete geotechnical investigation report to identify foundation requirements
- Quality architectural plans - choose a standard house or design your home your way to suit your land
- Prepare a professional tender with your requested inclusions and any additional requirements



02 APPROVALS & CERTIFICATES

“

At Simply Homes, we take the stress away of applying for the right certifications so you can live comfortably and safely, without the hassle.

”

- Preparation and lodgement of Complying Development Certificate with private Certifier including architectural drawings and all applicable fees*
- Waterboard authority application fees
- Certification for window and glass, electrical compliance, waterproofing and pest control
- Structural Engineers certification for foundations and concrete slab on ground
- Preparation and lodgement of Construction Certificate including drafting of Construction drawings and all applicable fees*
- 6 year structural guarantee as per industry standard
- 90 day maintenance period from completion of house

*Additional fees may apply due to council requirements for duplexes, house and granny flats.

03 EXTERNALS

- 90mm timber frames
- Brick selection from PGH Bricks 'Dark & Stormy', 'Elements', 'Highlands' Range; off white/grey mortar; ironed finish
- James Hardie HardiePlank 230mm Smooth cladding (where applicable)
- Metal Roof, Fascia & Gutter from standard colour range including Pearl White, Ultra Black, Monument, Woodland Grey, Dune, Anodic Natural Matt, Surfmist, Anodic Off White, Primrose, Stone Beige and more
- 90mm painted PVC downpipes
- Aluminium windows & doors from standard colour range including Pearl White, Ultra Black, Monument, Woodland Grey, Dune, Anodic Natural Matt, Surfmist, Anodic Off White, Primrose, Stone Beige and more
- Standard range tiling to porch and alfresco
- R2.5 insulation to external walls (excludes garage, garage internal R2.0)
- R4.1 insulation to ceilings with roof over

Garage Door

- Profiles in Slimline, Flatline, Glacier, Ranch or Heritage
- Colours in Manor Red, Jasper, Paperbark, Classic Cream, Evening Haze, Dune, Shale Grey, Surfmist, Dover White, Southerly, Bluegum, Windspray, Wallaby, Gully, Basalt, Ironstone, Pale Eucalypt, Cottage Green, Woodland Grey, Deep Ocean, Monument, Night Sky

Entry Door

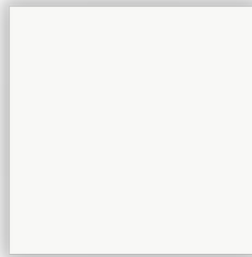
- Entry Door selection from Hume Doors 'Newington' Range - XN1, XN5, XN6, XN7, XN16; clear glazing; painted finish



STANDARD COLOUR RANGE ALUMINIUM DOORS AND WINDOWS; METAL ROOF, GUTTERS & FASCIA



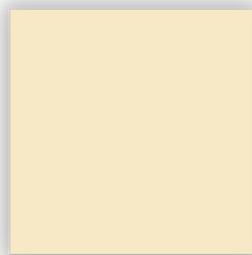
Pearl White



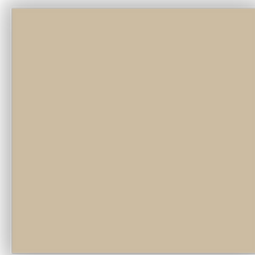
Surfmist



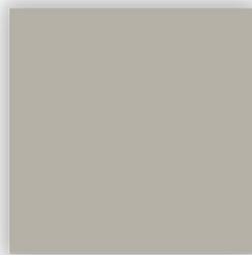
Anodic
Off White



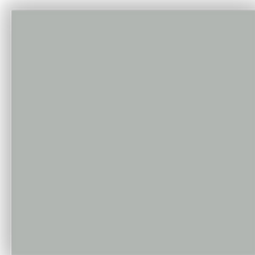
Primrose



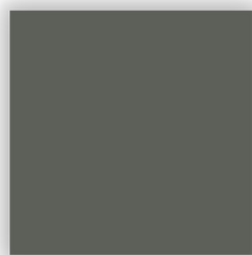
Stone Beige



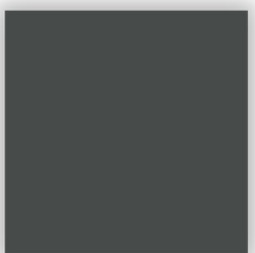
Dune



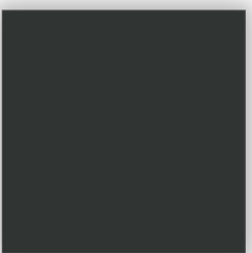
Anodic
Natural Matt



Woodland
Grey



Monument

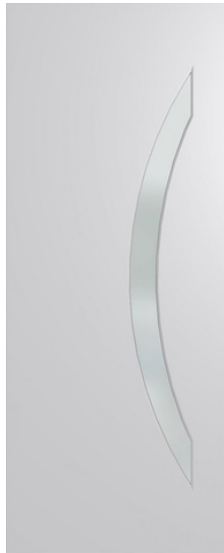


Ultra Black

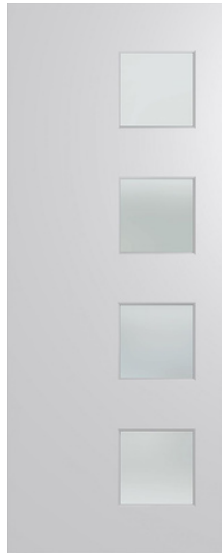
ENTRY DOOR SELECTION FROM HUME DOORS 'NEWINGTON' RANGE



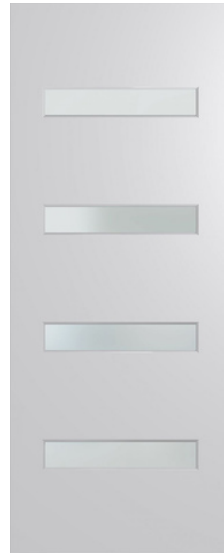
XN16



XN6



XN7



XN5



XN1

ENTRY & LAUNDRY DOOR HARDWARE FROM LANE



Indigo Double Cylinder
Entrance Lockset



Single Cylinder Deadbolt
with Avalon Entrance
Lever

EXTERNAL BRICK FROM PGH BRICKS 'DARK & STORMY' RANGE



Lightning



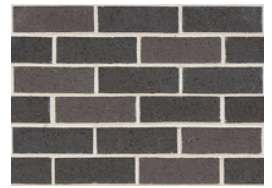
Whirlwind



Zephyr



Monsoon



Thunder

EXTERNAL BRICK FROM PGH BRICKS 'ELEMENTS' RANGE



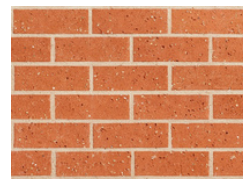
Jarosite



Graphite



Fossil



Rubelite

EXTERNAL BRICK FROM PGH BRICKS 'HIGHLANDS' RANGE



Blackheath



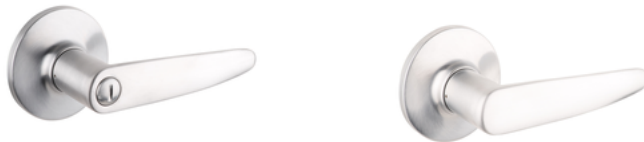
Leura

04 INTERNALS

- 2400mm ceiling height to Ground Floor and First Floor
- 90mm cove cornice throughout
- 67mm x 18mm splayed pine architraves and skirting; painted finish
- Flush panel hollowcore internal doors
- Lane Avalon Leverset with privacy locks to Master bedroom, bathroom, ensuite, WC and powder rooms



INTERNAL DOOR HARDWARE FROM LANE



- Standard range tiling to main floors (refer to tender)
- Standard range carpet to bedrooms, study, media, games (refer to tender)
- 3 coat paint system
- Staircase to have enclosed treads and risers with carpet over, pine and MDF material; painted finish (where applicable)

05 KITCHEN & APPLIANCES

Our kitchens are stylish, functional and come with stainless steel appliances.

1. Laminate Cabinetry with 32mm Laminate benchtops (bullnose edge to benchtops)
2. Clark Double Bowl drop in with drainer stainless steel
3. Standard range tiled splashback
4. Phoenix Pina Sink Mixer 200mm Gooseneck
5. Chef 600mm Fixed Rangehood Stainless Steel
6. Chef 600mm Gas Cooktop Stainless Steel
7. Chef 600mm Electric Oven Stainless Steel
8. Fridge provision
9. Dishwasher provision (where applicable)

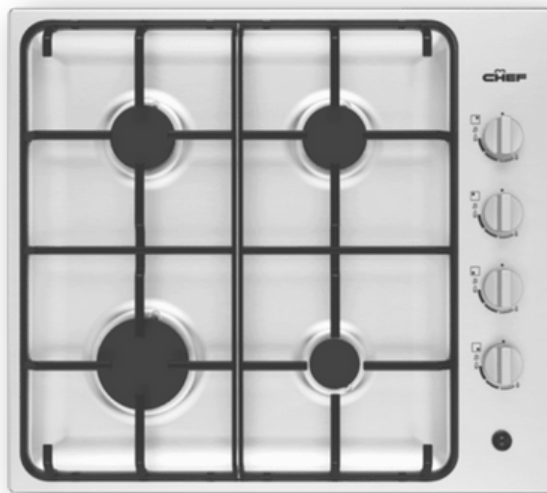


05 KITCHEN & APPLIANCES

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06 BATHROOM

1. Floating laminate vanity unit with acrylic moulded top
2. Standard range tiles - 2100mm high tiling to showers, 1200mm high tiling to bath tub, Splashback tiles to vanity unit and Skirting tiles to remainder of wet area
3. Framed glass showerscreen
4. 1000mm high Frameless mirror to full width of vanity
5. Decina Novara toilet suite
6. Decina Bambino 1510mm built in bath tub



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7. Phoenix Vivid Wall Bath Outlet 200mm
8. Phoenix Ivy MKII Swivel Basin Mixer
9. Phoenix Vivid Slimline Up Shower / Wall Mixer
10. Phoenix Vivid Slimline Hand Shower
11. Phoenix Radii Double Towel Rail 800mm
12. Phoenix Radii Toilet Roll Holder
13. Phoenix Radii Hand Towel Holder (where applicable)
14. Chrome floor waste

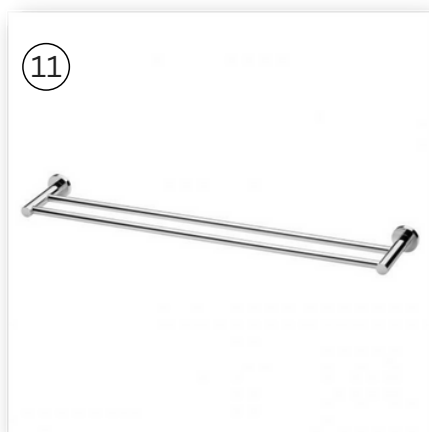
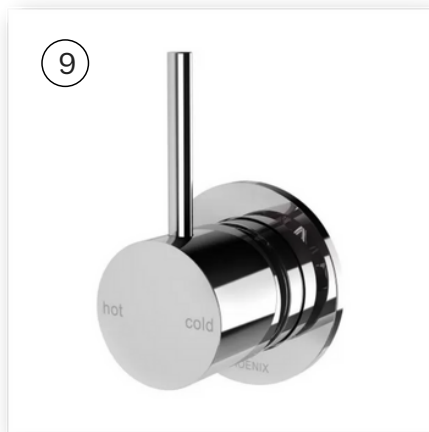


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06 BATHROOM



 PHOENIX™



07 LAUNDRY & STORAGE



1. Everhard Classic 45L Stainless Steel Laundry Unit
2. Phoenix Ivy MKII Swivel Sink Mixer
3. Hume XF3 external timber door with clear glazing and painted finish
4. Lane Avalon Entrance Leverset with Lane Single Cylinder Deadbolt
5. Standard range tiled splashback to laundry unit and skirting tile to remainder
6. Chrome floor waste
7. Walk In Robes and Built-in Robes to have white melamine shelf with single hanging rail
8. Linen and Pantry to have 4No. white melamine shelves

②



①



③



08 ELECTRICAL & PLUMBING

1. Bosch Alarm System with 3No. sensors
2. 1No. light bayonet point to each room
3. Up to 16No. double power points for single storey homes and 20No. double power points for double storey homes
4. 2No. phone points
5. 2No. TV points
6. Smoke detectors 2 for single 3 for double
7. 1No. exhaust fan to each wet area
8. Rheem 20L Hot water unit for single and 26L for double
9. 2No. Garden Taps
10. 1No. internal gas point to your chosen location
11. 3000L rainwater tank



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BASE INCLUSIONS ARE AS AT 1 JULY 2023.