

Luxury Inclusions & Upgrades



SIENNA
HOMES

The
Wellington
Collection



Upgrades shown

Inclusions

FIXED SITE COSTS INCLUDING:

- Fixed earthworks costs including remove vegetation to building area
- NOTE: Client to maintain the level of vegetation & remove any debris prior to construction works, to avoid delays to construction commencement.
- Builder to connect to fresh water, natural gas and single phase underground power provided by the developer within Lot. Client is responsible for connection, account opening fees and service usage costs during the construction process.
- 2 water taps - 1 adjacent to water meter in front yard, 1 on wall attached to house as per contract drawings. Water meter will be located directly in line with existing water tapping and at distance into front yard as installed by developer and water authority requirements"
- Recycled water meter connected to 1No rear yard external tap, all WC's and 1No Laundry outlet.
- Underground Power single phase
- Fibre Optics provisions including conduit lead in to nominated external wall location, conduit lead in from external wall location to internal garage wall (with drawstring) & 1No double power point.
- Fixed Priced engineer designed concrete foundations
- Temporary fencing
- Termite protection Part A slab penetration collars and boundary wall physical barrier.
- "Termite protection Part B physical barrier to full perimeter of dwelling (excluding garage openings)
- Note: Regular inspections remain the responsibility of the owner."
- Home Owners Warranty Insurance, Contract Works Insurance and Public Liability Insurance
- Building Permit application & fees (if Sienna preferred Independent Building Surveyor is chosen)
- 6 Star Energy rating assessment and report

EXTERNAL GENERAL:

- Fixed external colour schemes prepared by our professional Interior Designer.
- Combination of Face Brickwork, Acrylic Render & Cement sheet cladding (design specific refer to drawings and colour schedules).

ROOFING:

- Colorbond steel Fascia, Quad Gutter and rectangular downpipes
- Boral colour on concrete roof tiles

WINDOWS, SLIDING DOORS & INSULATION:

- Powder coated aluminium double clear glazed awning windows (excluding entry door sidelights). Including keyed locks to all openable windows.
- Powder coated aluminium single clear glazed 2100mm high sliding doors with keyed locks.
- Insulation batts to all external walls (including garage/house wall).
- Blow In insulation to roof cavity above living zones.

EXTERNAL DOORS:

- Front Entry Aluminium Powdercoated Single Clear Glazed Door including A&L Commercial Lever Keyed Lock - 2040mm high
- Solidcore Flush Panel door with painted finish to Garage/House internal access including Gainsborough Trevi keyed entrance set.



GARAGE:

- Sectional Front Garage door with powder coated finish
- Automatic motorised garage door opener with 2 handsets to front sectional door.

PLASTER & PAINTING:

- 75mm Cove Cornice
- Premium 2 coat wall & 2 coat ceiling paint system.

INTERNAL GENERAL:

- Hume Flush panel internal passage doors - 2040mm high
- Vinyl Sliding robe doors - 2100mm high
- Linen with 4No fixed shelves (product specific).
- Robes white melamine finish 1No fixed shelf & single chrome hanging rod.
- Gainsborough Contractor 700 Series internal hinged passage door lever handles - Lianna
- 65mm x 18mm Single Bevelled MDF Architraves
- 65mm x 18mm Single Bevelled MDF Skirtings (Tiled Skirtings to Wet Areas).
- Wall tiles to wet areas (refer architectural drawings for full extent).
- Floor tiles to Kitchen, Entry Landing and wet areas (refer architectural drawings for full extent).
- Provide carpet to balance of floor areas (refer architectural drawings for full extent).

KITCHEN & LAUNDRY:

- European 600mm Stainless Steel Gas Cooktop
- European 600mm Stainless Steel Electric Oven
- European 600mm Stainless Steel Slideout Rangehood (ducted to outside air).
- Dishwasher provisions only including capped cold water point and single power point on separate circuit.
- Franke Spark SKX621 Inset Stainless Steel Kitchen Sink
- Alder Soho Kitchen sink mixer
- Laminated finish to Kitchen benchtops with 32mm thick square edge.
- Laminated finish Kitchen pantry, base & overhead cupboard doors/panels (mono tone). Handles from the Category 1 range. Soft close door & draw hardware.
- Wall tiles to the kitchen splashback (refer architectural drawings for full extent).
- Combination Stainless Steel 45ltr Trough & White Powdercoated Steel Cabinet.
- Alder Soho sink mixer to trough and mini washing machine stops - chrome.

BATHROOMS:

- Stylus Venecia Inset Vanity Basins - White.
- Stylus Venecia vitreous china toilet suite with soft close acrylic seat - White
- Stylus Maxton acrylic bath in tiled hob (refer architectural drawings for size) - White
- Alder Soho Basin mixers, wall mounted bath mixer w/- straight outlet & shower mixers w/- fixed euro wall outlet.
- Laminated finish to vanity benchtops (refer architectural drawings for benchtops thickness).
- Laminated finish vanity cupboard doors & panels (mono tone) and handles.
- Polished edge mirrors above vanities:
- Raised Tiled showerbases with approx 1850mm high clear glazed semi-framed showerscreen & semi frameless pivot door (Silver Trims)

ELECTRICAL, HEATING & COOLING:

- Brivis Gas 3 Star ducted heating to living areas & bedrooms with manual thermostat.
- 26ltr continuous gas booster Hot Water Service with recess box.
- Batten holders with acrylic light shades.
- Ample single & double power points throughout
- 2No Free to Air Television points & 1No Telephone point
- Free to air television Antenna connected to television points (Note: Client responsible for signal booster due to location if required).
- Double black parafood light w/- inbuilt motion sensor to rear yard
- Hardwired smoke detectors
- Ceiling exhaust fans to bathroom and ensuite

LANDSCAPING:

- Garden Beds, mulching/toppings & seeded areas
- Tube stock native grasses/shrubs approx 1No/m² to Garden Beds
- Charcoal colour through concrete paving to Driveway, Porch & Alfresco.
- Hills Pardline wall mounted clothesline 2230mm x 1200mm - Pebble Beach
- Letterbox (numerals by client)
- Timber paling fencing approx 1950mm high with exposed posts & capping(excluding front boundary).

INTERNAL COLOUR SELECTION:

- Provide Internal Colours from Fixed Internal Colour Scheme

Upgrades:

GENERAL:

- Provide floor tiles from the category 1 range to Front Hallway, Dining & Living in lieu of standard carpet.
- Provide Clix Laminate Flooring from the category 1 range to Entry, Front Hallway, Kitchen, Dining & Living in lieu of standard carpet & tiles.
- Roller Blockout Blinds to Living room windows & sliding doors and Bedrooms. Micro venetian blinds to wet areas. Excludes: Kitchen splashback windows and door sidelights.
- Aluminium Meshed Flyscreens to all openable windows
- Aluminium Meshed Sliding Flydoors to all external sliding doors

KITCHEN:

- Provide cooking appliance upgrade package in lieu of standard including:
 - European 900mm Stainless Steel Upright Cooker (Gas Cooktop/Electric Oven) - 5year Warranty
 - European 900mm Stainless Steel Canopy Rangehood - 5year Warranty"



Upgrades shown

- Provide cooking appliance upgrade package in lieu of standard including:
 - European Stainless Steel Electric Oven - 5year Warranty
 - European 900mm Stainless Steel Gas Cooktop - 5year Warranty
 - European Stainless Steel Canopy Rangehood - 5year Warranty"
- European 600mm freestanding Dishwasher Stainless Steel - 5 year warranty.
- Provide Reconstituted Stone (20mm thick) with 40mm thick square edgework to Kitchen Benchtops in lieu of standard.
- Provide Reconstituted Stone Waterfall End Panels (20mm thick) with 40mm thick square edgework to Kitchen Island Bench in lieu of standard.
- External BBQ wall mounted natural gas point
- Cold water point with mini stop to fridge space approximately 1850mm from finished floor level

BATHROOM / ENSUITE:

- Raised tiled showerbases with approx 1950mm high clear glazed semi-framed showerscreen & semi frameless pivot door (Silver Trims)
- Provide Alder Soho mixer taps to Bathroom & Ensuite in lieu of standard tap sets.
- Provide Alder Taya Excite Shower Rail HS375 with Clear Soap Dish (98650) in lieu of standard Euro outlet.
- Provide Alder Alto toilet roll holders, 750mm double towel rails & towel holder (powder room only) - chrome finish.

SECURITY & COMMUNICATIONS:

- Security Alarm system including controller, slimline keypad, high speed dialer, 3No digital infrared motion detectors, internal & external sirens, external blue strobe light and power pack with battery backup.
- Home Network provisions including services run from termination box to distribution hub, approved distribution hub box, double power point, patch panel and 4No Multi Media Points Cat5
- Additional Multi Media Point Cat5
- Additional Free to Air TV Point
- Television point, Double power point and timber blocking approx 1200mm from finished floor level to suit future wall mounted TV.

LIGHTING:

- Delete Standard Batten holder light point w/- Acrylic Shade
- Additional Light point with Acrylic shade
- Additional Light point with LED Downlight - Warm White Globe with White Surround

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