# House & Land Package




## OFARREL 20

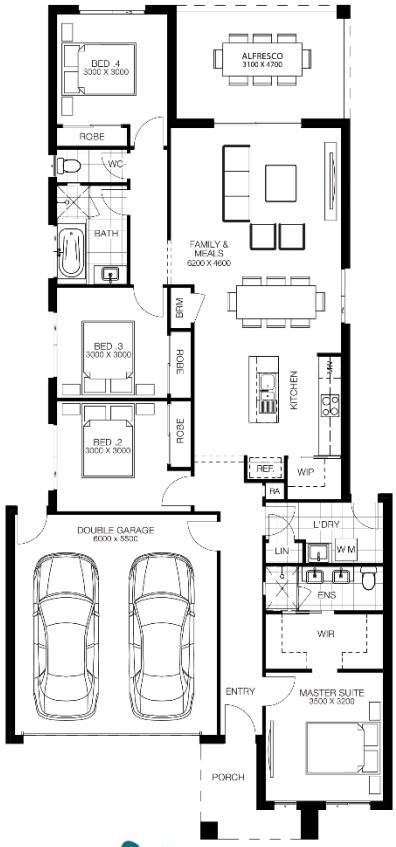
### Stage 35B | Lot 3542 (295m²) 10.5 x 28.05m

**$ 664,149**

4 2 2

**PACKAGE INCLUSIONS:**

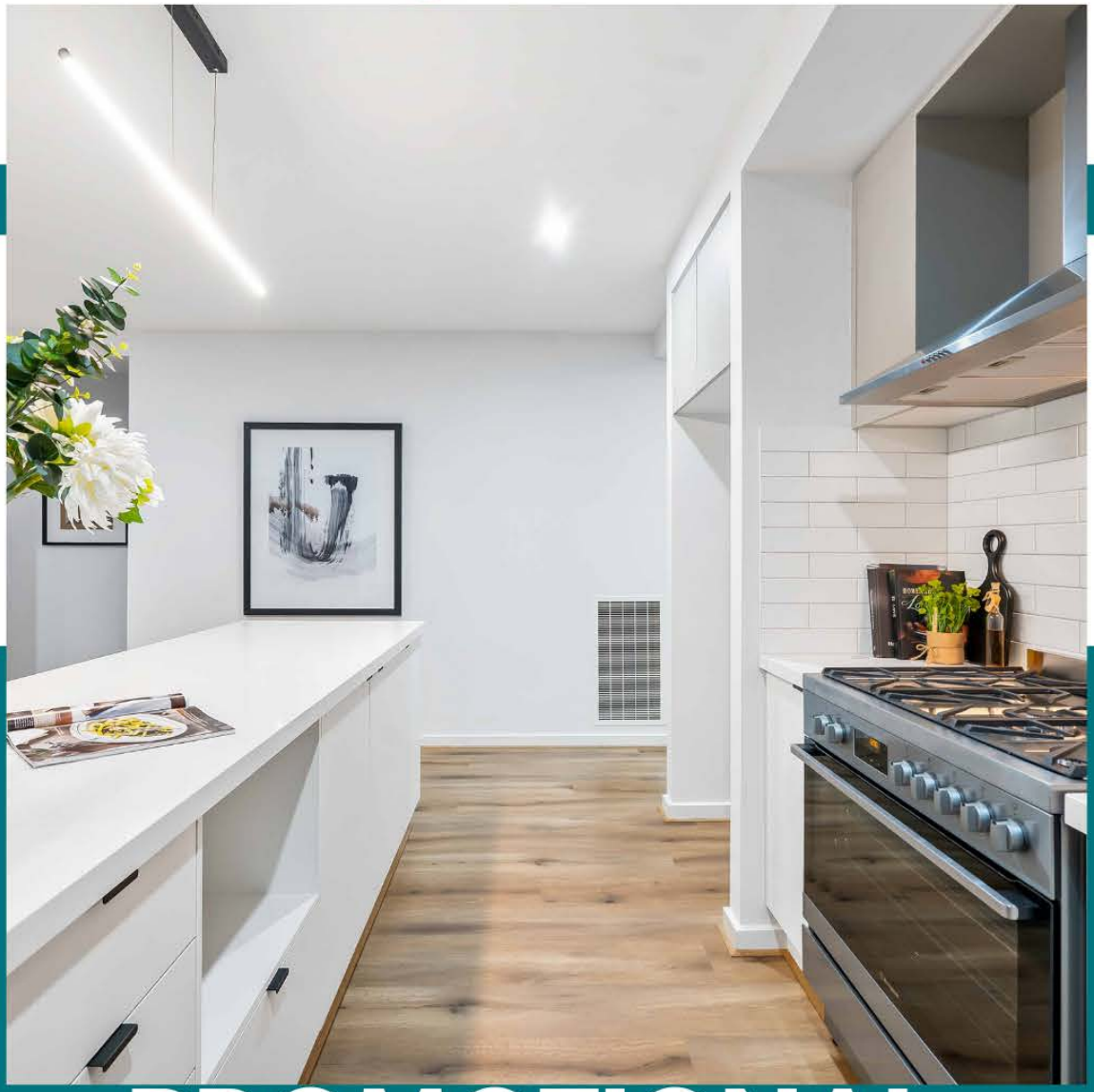
- Full Turnkey Package. Upfront Fixed Site & Build Cost Guarantee
- Provide up to Engineered "P" Class Slab as required. Slab Classification to be determined by soil testing (organised by DBN Homes) which is undertaken around lot settlement.
- Fixed Price inclusive of Rock Removal, bored piers, screw piles as required.
- Fixed Price inclusive of Site Fall, retaining walls, AG Pipes, Drains & Silt pits as required.
- Flexible Floor Plans with A Range of Façade Options & Standard 2590mm Ceilings
- Exposed Aggregate Driveway, Porch & Alfresco (Plan Specific)
- Front, Side & Rear Landscaping with Letterbox, Clothesline & Half Share Fencing
- Evaporative Cooling with Ducted Heating
- 40mm Stone Edge in Kitchen With 20mm Stone in En-suite & Bathroom
- Undermount Kitchen Sink with Drainer
- Overhead Kitchen Cupboards
- 900mm Upright Oven and Cook Top with Canopy Rangehood & Stainless-Steel Dishwasher
- Water Point for Refrigerator
- Spacious 1200mm x 1000mm En-suite shower. Niches to both En-suite & Bathroom Showers
- Double basins in En-suite & Deluxe Large Vanity
- Designer Tapware & Basins
- LED Downlights Throughout the Entire Home
- Block-out Roller Blinds & Quality Floor Coverings Throughout
- Flyscreens & Window Locks to All Openable Windows
- Remote Control Panel Lift Garage Door
- Solar Boosted Hot Water System




[www.dbnhomes.com.au](http://www.dbnhomes.com.au) e: [info@dbnhomes.com.au](mailto:info@dbnhomes.com.au) ph: **1300 208 191**

*The advertised price is based on the builders standard specifications and the advertised inclusions list. The builder and developer reserve the right to amend specification and price without notice. All plans and images are indicative concepts and include features not necessarily supplied by the builder including without limitation façade, furniture, lighting, fencing and landscaping. Building covenants and design guidelines requirements apply to the land. Pricing is correct at the time of the publication, but may change as a result of variations in the inclusions or specifications of the home required by the buyer or due to any other circumstances.

DBN HOMES PTY LTD



# PROMOTIONAL OFFER

40mm Stone Edge in Kitchen

Undermount kitchen sink

Exposed Aggregate Driveway, Porch & Alfresco*

Evaporative Cooling

T&C's: Promotional upgrades are subject to product availability and developer/rescode approval. Packages cannot be altered, changed or amended in anyway. There will be no refunds or credits on any promotional items - these are plan specific. Promotional packages can be changed at anytime by the builder without notification.

*PLAN SPECIFIC

# STANDARDINCLUSIONS

## KITCHEN APPLIANCES

- 900mm Stainless Steel Upright Fan Forced Oven with Gas Cook Top.
- 900mm Stainless Steel Canopy Rangehood
- Stainless Steel Dishwasher.
- Stainless Steel Double Bowl Sink With Drainer.
- Premium Chrome Sink Mixer

## CABINETRY / BENCHTOPS (AS PER PLAN)

- Fully lined melamine modular cabinets & overhead cupboards.
- Standard laminate doors & drawers from Builder's Standard Range.
- Engineered stone kitchen & island bench top with 40mm square edge from Builder's Standard Range.
- Bathroom & ensuite vanity bench top 20mm engineered stone, square edge from Builder's Standard Range.
- Handles selected from Builder's Standard Range.

## BATHROOM & ENSUITE

- Square white vanity basin.
- Polished edge mirrors full length of vanity.
- White acrylic bath in tiled podium.
- Recessed tiled shower bases (As Per Plans)
- Semi-framed shower screens with clear glazed pivot door.
- Niche to both bathroom and ensuite showers.
- Chrome mixer taps through-out.
- Handheld shower rail and slider in chrome finish to ensuite and bathroom.
- Soft closing white toilet suite.
- 600mm double towel rail and toilet roll holders in chrome finish.
- 250mm exhaust fan including self sealing air flow draft stoppers to bathroom.

## CERAMIC TILING

- Wall tiles to bathroom, ensuite and laundry. As shown on plans. Tile selection as per Builder's Standard Range.
- Splashback to kitchen, Tiled as per Builder's Standard Range.
- Floor Tiles to ensuite, bathroom, laundry, WC
- Tiled skirting to all wet areas.
- Your choice of Floor Tiles or Hybrid Timber Look Flooring to kitchen, meals and entry. As shown on plans. Tile / Hybrid Timber Look Flooring selection as per Builder's Standard Range.

## CARPET

- Carpet to areas not Tiled / Hybrid Timber Look Flooring. Selection as per Builder's Standard Range.

## PAINT

- Two coat application.
- Timberwork: Semi-gloss enamel to internal doors, jams and moldings.
- Ceilings: Flat acrylic ceilings.
- Internal Walls: Washable low sheen acrylic to internal walls.
- Entry Door: Semi-gloss enamel to front entry door.
- Colours: Selected from Builder's Standard Range.

## EXTERNAL FEATURES

- Brick's from Builders Standard Range.
- Natural colour rolled mortar joints.
- Front Elevation: As per working drawings.
- Feature aluminum windows to front elevation. Sliding aluminum windows to sides and rear. Obscure glass to bathroom/ensuite and WC. Window locks to all openable windows
- Front entry door: From Builder's Standard Range.
- Door furniture - Front door: Entrance lockset in polished stainless steel.
- External door: Entrance lockset in polished stainless steel.
- External hinged door from builders range.
- Door seal: Door seal and weather seal to all external hinged doors excluding garage.
- Brickwork over all windows and external doors (home and facade dependent)

## INSULATION

- Ceiling: R3.5 Insulation to ceiling of roof space only (Excludes garage ceiling and extent of 1st floor)
- External Walls: R1.5 Insulation batts and sisalation foil to all external walls.

## GARAGE

- Remote controlled sectional over-head garage door. Including 2 remote control handsets and 1 wall mounted handset.
- Plaster ceiling and concrete floor.
- External Wall: Brick veneer (on boundary wall product specific if required)
- Pedestrian Door: Weatherproof flush panel, low sheen acrylic paint finish. (Product Specific)
- Door Frame: Aluminum or timber door with entrance.

## INTERNAL FEATURES

- Doors: Flush panel 2040 high x specified width.
- Robe Doors: Sliding panel mirrored doors 2040 high x specified width.
- Door Furniture: Lever door furniture in satin chrome finish to all rooms. (Privacy door handles to bathroom, WC & master bedroom)
- Mouldings & Skirting: 67 x 15mm bevelled edge, painted.
- Door Stops: Plastic white door stops to hinged doors.
- Door Seals: Door seals to nominated internal doors in accordance with Energy Rating Report
- Cornice: 75mm cove cornice throughout

## SOLAR HOT WATER SYSTEM

- Solar hot water system with gas instantaneous back up booster and the necessary electrical and plumbing connections. Solar panel and storage tank positioned at the builders discretion.

## LAUNDRY

- Laminated base cabinet with 45 liter stainless steel insert sink.
- Flickmixer tap, chrome finish.
- Chrome washing machine stops/grubs.

# STANDARDINCLUSIONS

## PLASTER

- 10mm plasterboard to ceiling and walls. WR to ensuite, bathroom and above laundry trough.

## FRAMING

- MGP10 structural pine wall frame and engineer designed roof trusses.

## PLUMBING

- 2 external taps (1 to front and 1 to rear)
- 1 capped off water point for refrigerator

## ROOFING

- Roof pitch 22.5 degrees.
- Roof: Coloured concrete roof tiles from Builders Range.
- Fascia and Guttering: Colorbond fascia, guttering and downpipes.

## HEATING & COOLING

- Heating: Gas ducted heating to bedrooms and living area, (Excluding Wet Areas). Total number of points and units size product specific.
- Cooling: Split system air con to be installed at builders discretion (generally in family/meals area)

## STORAGE

- Shelving - Walk in Robe: One melamine shelf with hanging rails.
- Robes: One melamine shelf with hanging rails.
- Pantry/Linen: Four white melamine shelves.
- Handles: Flush pull in polished chrome

## CEILINGS

- Height: 2590mm

## ELECTRICAL

- Internal Lights: LED down lights throughout as per standard electrical layout. Colour cool white (Supply and install light globes to all light fittings).
- External Lights: LED down lights to front entry. Weather proof flood lights to rear.
- Double power: points throughout excluding dishwasher and fridge space where single points will be fitted.
- TV Points: 2 with roof mount digital TV antenna.
- Telephone Points: 1 pre-wired telephone point, including under ground draw wire with ability to connect to supply pit.
- Switch Plate: White wall mounted.
- Smoke Detectors: Hardwired with battery backup.
- Safety Switches: RCD Safety switches and circuit breakers to meter box.
- Bathroom/ensuite: 1 x LED downlight, 1 x exhaust fan over shower, 1 x double GPO

## FLYSCREENS

- Flyscreens installed to all openable windows. (Excluding sliding doors and fixed windows. Up to 11 windows)

## BLINDS

- Holland blinds (Roller) to be installed to all windows and sliding doors, except WC, bathroom/ensuite where there will be obscure glass installed.

## ALFRESCO (PLAN SPECIFIC)

- Plain concrete base with plaster ceiling and brick pillar

## DRIVEWAY

- Concrete driveway porch and alfresco. Colour to be determined by colour selection. 30m2 of Colour Concrete (Standard)

## LANDSCAPING

- Front, side and rear: Up to 80sqm. Includes: Mixture of mulch, pebbles, rocks and garden beds with assorted drought tolerant plants & drip irrigation with automatic timers to garden beds, Kikuyu turf up to 40sqm.

## CLOTHESLINE

- Foldaway clothesline to be installed at rear of property.

## LETTERBOX

- Concrete letterbox to be installed at the front of the property.

## FENCING

- Fencing: 1800mm high timber to all sides (not forward of house), and one side gate (if applicable). Subject to Estate Requirements/Guide lines. (½ Share Only)

## FOUNDATIONS

- Guaranteed Fixed Site Cost

## DEVELOPER & RESCODE

- Full Developer & ResCode Compliant

# STANDARDINCLUSIONS

## COUNCIL & OH&S REQUIREMENTS

- OH&S Requirements and certifications.
- Temporary Site fencing & rubbish cage.
- Crossover Protection & Silt Sediment control where applicable.
- Temporary Site Toilet.
- Warranty Insurance.
- Occupancy Certificate.

## BUSHFIRE TREATMENT

- Bushfire Attack Level 12.5 (BAL 12.5). If required

## CONNECTION COSTS

- Connection of services – water, gas, electricity, 100mm sewer, 90mm stormwater with additional outlets and telephone conduit with draw wire.
- 2x external water taps in addition to mains metered water tap.
- Does not include any Consumer Account Opening Fees such as Telephone Connection cost, Gas and Electricity opening fees or any Service Pits. Wet Tapping or Extended Sewer work not included.

## STRUCTURAL

- 10 Year Structural Guarantee
- 6 Months Maintenance Period
- All statutory warranties, insurances and guarantees.
- Independent inspections by registered building surveyor.
- Termite Treatment (If required)
- Independent 6 star energy reports obtained for every individual home.
- 6 star energy ratings are Included for standard design homes only. (Any customization may effect the rating and additional costs may apply)

Site Address: _____

Client 1 Name: _____ Signature: _____ Date: _____

Client 2 Name: _____ Signature: _____ Date: _____

Consultant: _____

DBN HOMES PTY LTD reserves the right to substitute the make, model or type of any of the above products to maintain the quality and product development of its homes. Changes maybe made subject to Res Code or Developer Requirements. Window and sliding door sizes may vary subject to energy rating requirements. If Double Glazing or Low E Glazing is required, extra costs may apply. Electricity / Gas and other utility transfer fee applies. DBN HOMES PTY LTD reserves the right to amend specification and price without notice. All plans and facades are indicative concepts and are not intended to be an actual depiction of the building, fencing, paths, driveway or landscaping are not necessarily to scale. All dimensions are approximate, refer to contract documentation for details. Working drawings take precedence over brochure. Note: Siting for illustration purposes only and may change subject to approval by relevant authorities. Always refer to council approved plans. Any landscaping if included is completed at the landscapers discretion and any landscaping plans supplied may be modified by landscaper as required. Fixed site costs based on developer / client / engineer supplied information. DBN HOMES PTY LTD reserves the right to amend if required.

DBN HOMES PTY LTD

# 10 Year Structural Warranty

## 6 MONTHS DEFECT LIABILITY PERIOD

It is normal in newly completed homes for minor defect items to arise. These minor defect items can be due to building movement, settlement, normal wear and tear, or lack of maintenance.

The first six months after your home is completed is called the Builders Maintenance Period. At the end of the six month period the builder may be required to rectify and/or reinstate any items which may have become defective due to building movement or settling, taking into account any warranty given by manufacturers.

Whilst the legal requirement for the Builders Maintenance Period is to provide cover for three months, DBN Homes will extend this warranty period to six months from settlement.

## 10 YEAR STRUCTURAL WARRANTY

This warranty will protect your home from structural defects for 10 years after the date of your Practical Completion inspection. It covers the foundation systems, concrete or strip footings, load bearing brick work; structural timbers and steel in wall or roof framing, but does exclude the following defects, namely:

### (1) DEFECTS DUE TO YOUR MISUSE OR NEGLECT

Defects caused by neglect or failure on your part to properly maintain your home or by the misuse of your home after the Practical Completion inspection of your home has occurred will not be covered under this warranty.

In addition to other maintenance precautions, you should have regard to the CSIRO's Guide to Foundation Maintenance and Footing Performance on how to care for your new home after completion. Failure to properly maintain the fittings or fixtures on your land including, drains, pipes, pits, plumbing works, electrical wiring and appliances would not be covered by this warranty.

### (2) DEFECTS DUE TO ENVIRONMENTAL FACTORS

Defects or damage caused by natural forces or events, including weather, storm, fire, rain, flood, earthquake, and wind are not covered under this warranty. These forces or events can cause damage to roofs, windows, and other parts of the house. You should consider building insurance for your home. In the event of such damage, you should contact your insurance company so that repairs and any rectification work can be put into effect as soon as possible.

### (3) NATURAL CAUSES, POOR DRAINAGE & LEAKING PLUMBING

Defects and damage to footing systems or slab due to abnormal conditions (other than seasonal changes), such as the effect of tree roots or plant growth affecting any structural part of the house, poor surface drainage of the land and/or leaking plumbing in or about the house will not be covered under the special warranty. For information about how to prevent that type of defect or damage you can refer to the CSIRO's Guide to Foundation Maintenance and Footing Performance.

### (4) MINOR CRACKING

Depending on the prevailing climatic conditions, it will take up to 6 months for your new home to settle into its new environment.

Generally this settlement will become evident as minor cracking to the inflexible internal junctions of walls and the intersection of cornices to both walls and ceilings.

In a new home, movement due to shrinking may evidence itself in minor cracking. For this reason hairline or minor cracks to the inflexible internal junctions of walls and the intersection of cornices to both walls and ceilings and surface crack in slabs and concrete surfaces are not covered by this warranty agreement

### (5) TERMITE CONTROL

If required termite control is provided during the construction of your home, in accordance with the Building Code of Australia and Australian Standard AS 3660.1.

Once you take ownership of your new home, it is your responsibility to ensure that your home is inspected and treated each year for termites. Your Termite Protection Guarantee may become void if you do not have a licensed inspector attend your home at twelve month intervals.

Any defect or damage caused by termites occurring in structural timber components of the home will not be covered by this special warranty if these regular annual inspections are not carried out.

### (6) SPECIFIC NON STRUCTURAL ITEMS

Without limiting the range of matters excluded under this special structural warranty, any marks or scratches on or defect in any cupboard doors, basins, baths, showers, bench-tops, vanities, carpets and other floor coverings, wall tiles, furniture, fittings, drapes, curtains, blinds, televisions, computer and all electric switches, machines and appliances, painted and finished surfaces, goods and movable chattels are specifically not covered under this special warranty.

*"FULL TURNKEY FIXED SITE & BUILD COST GUARANTEE"*