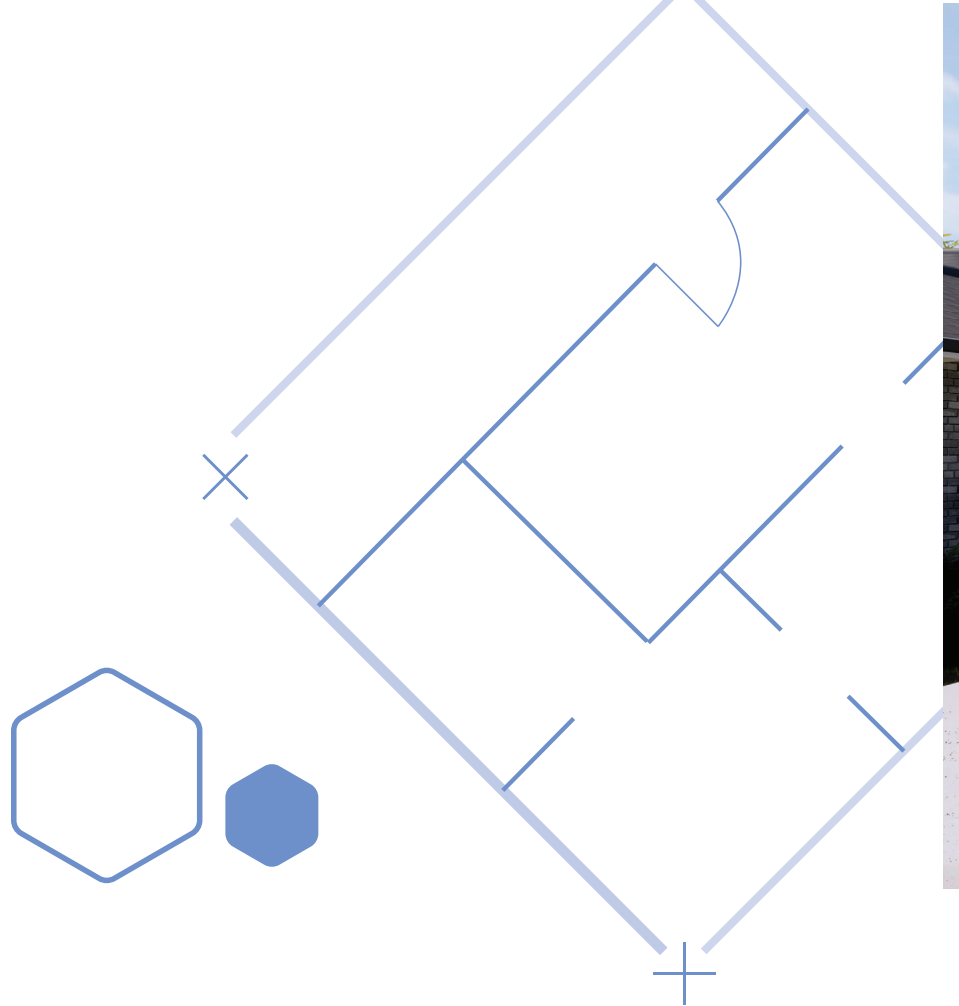


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Rey Properties Turnkey Inclusions Packages is upgraded inclusions that is custom made by our special team for the customer satisfactions. We provide everything you need to convert your house into a beautiful home that's ready for you to move in and enjoy.



PRELIMINARY BUILDING ITEMS

- Drafting of house plans
- Energy efficiency report BASIX
- Soil test report by developer
- Engineer designed slab and footing
- Complying development approval
- Retaining walls (where specified)
- Home warranty insurance
- Builder's public liability insurance
- Professional cleaning prior to occupation

SITE PREPARATION AND CONSTRUCTION

- Excavation work
- Footings and piers where applicable- piers up to 80 L/M
- Concrete slab- H1 slab
- 1m slope / drop edge beam where required

TERMITE PROTECTION

- Exposed slab edge for visual perimeter inspection
- Collars fitted to slab penetrations
- All works compliant with Australian Standards





EXTERNAL

ENTRANCE

- ① 1200mm Width x 2400mm Height featured molded entrance door
- ② Floor tiles with skirting tiles to porch
- ③ Light in portico ceiling
- ④ Two coat satin enamel paint finish to front entrance door

LANDSCAPING

- ⑤ Turf laid to front and rear of house
- ⑥ Coloured seal concrete driveway
- ⑥ Floor tiles with skirting tiles to alfresco
- ⑦ Letterbox with numerals in accordance with council guidelines
- ⑧ Wall mounted clothes line

KITCHEN

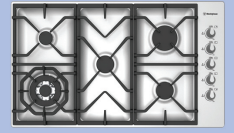
RANGEHOOD
Westinghouse 900mm
Canopy Rangehood



OVEN
Westinghouse Electric
fan forced/ Gas
900mm



COOKTOP
Westinghouse
Electric/Gas 900mm



DISHWASHER
Westinghouse Stainless
steel



TAP WARE
Chrome mixer tap
builder range



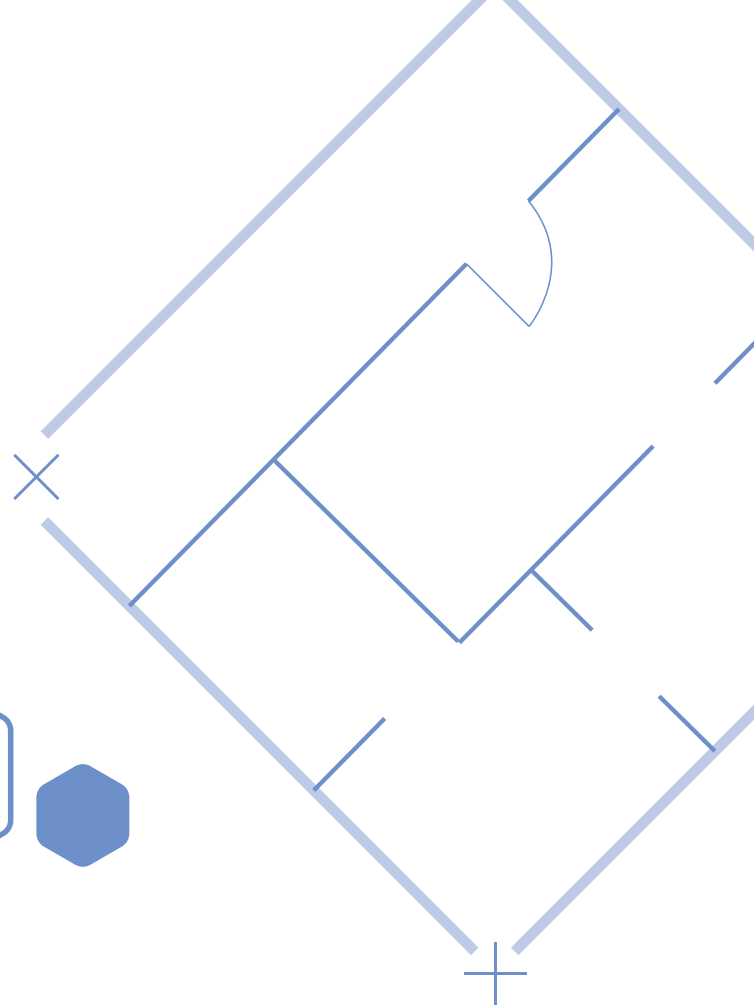
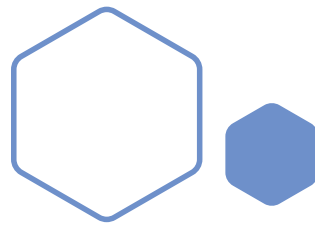
- ① 40mm stone benchtop with waterfall
- ② Polyurethane/ Laminated kitchen doors with/without handles
(Choice of colour available)
- ③ Seamless Overhead Cabinets
- ④ Tile/glass splash back as per client's choice

- Stainless steel undermount kitchen sink
- Cold water and electrical provisions for dishwasher / Refrigerator



BEDROOMS

- ✓ Carpet/Laminated timber to all bedrooms, from builder's range
- ✓ Vinyl/Mirror sliding doors to robes
- ✓ Hanging rail to all robes
- ✓ One fixed robe shelf at 1800mm AFFL/ walking robe in master bedroom
- ✓ Oyster light to all bedrooms/ ducted air conditioning outlet in each bedroom



WC

- ✓ Tiled floor and skirting tile from builder's range
- ✓ Ceramic dual flush toilet suite
- ✓ Toilet roll holder from builder's range
- ✓ Smart Chrome over brass
- ✓ Hand washing basin subject to design

LAUNDRY

- ✓ Washing machine taps
- ✓ Laundry cabinet with stone benchtop
- ✓ Overhead cupboard (subject to design)
- ✓ Tub mixer tap
- ✓ Tiled floor and skirting tile
- ✓ Tiling behind tub from builder's range, up to 400mm high
- ✓ Smart Chrome floor waste
- ✓ 45L stainless steel laundry tub with cabinet underneath. ▼



BATHROOM



- ① Tiled floor and skirting tile from client's choice from builder's range
- ② 20mm stone benchtop on top of vanity
- ③ Up to 1200mm vanity as per plan
- ④ Shower and bath tap ware set
- ⑤ Semi frameless / Frameless shower screens with clear safety glass
- ⑥ Tiled shower floor
- ⑦ Ceiling height tile to entire bathroom

- ☑ White acrylic bathtub (upto 1700mm subject to design)
- ☑ Upto 2 shower niche subject to design
- ☑ Framed / Frameless mirror above vanity (width of vanity)
- ☑ Basin tap ware set
- ☑ Waste grate – Smart chrome over brass
- ☑ Double towel rail from builder's range
- ☑ Combined fan, light & heater unit to bathroom

ENSUITE

- ① Tiled floor and skirting tile from client's choice from builder's range
- ② 20mm stone benchtop on top of vanity
- ③ Up to 1200mm vanity with melamine doors and panel; handles from builder's range
- ④ Shower and bath tap ware set
- ⑤ Semi frameless / Frameless shower screens with clear safety glass
- ⑥ Tiled shower floor
- ⑦ Ceiling height tile to entire bathroom
Bath tiled to side and around top edge

- ☑ Frame/ Frameless mirror above vanity (width of vanity)
- ☑ Waste grate- Smart chrome over brass
- ☑ Towel rail from builder's range
- ☑ Combined fan, light & heater unit to ensuite
- ☑ Ceramic dual flush toilet suite
- ☑ Video intercom
- ☑ Toilet roll holder

GENERAL INTERNAL CONSTRUCTION

- ① MDF Pine HandRail with metal balustrade
 - ② 2.7 Ceiling heights on both floors
 - ③ Tiles / Floating timber floor to hallway, living areas and kitchen
- ✓ Upto 4 zone ducted air conditioning with two controllers for double story
 - ✓ Sliding powder coated aluminium windows with clear glass (obscured glass in bathroom, ensuite and WC)
 - ✓ Sliding powder coated aluminium doors, if applicable, with clear safety glass
 - ✓ Standard fly screens on all windows
 - ✓ Ceiling and wall insulations as per BASIX
 - ✓ Slim finish switch plates
 - ✓ Separate safety switches for lights and power in meter board
 - ✓ Earth leakage protection
 - ✓ Underground three-phase mains power supply from service point to meter box
 - ✓ Underground telephone line from service point to house
 - ✓ 3X double power points/4 down lights - Master bedroom
 - ✓ 2X double power point - all other bedrooms
 - ✓ 2X television point
 - ✓ 2X telephone point
 - ✓ 1X NBN access point (if applicable)
 - ✓ Vertical blinds to front windows
 - ✓ Linen cupboard with four fixed shelves and sliding doors
 - ✓ Door furniture to be selected from builder's range
 - ✓ Flush redicote internal doors
 - ✓ Privacy sets to bathroom, ensuite and WC
 - ✓ 30 downlights for double story and 20 downlights for single story
 - ✓ Passage sets to remainder of internal doors
 - ✓ Smoke detectors as required
 - ✓ Manhole into roof space
 - ✓ Up to 13mm plasterboard to wall and ceiling
 - ✓ Up to 13mm wet area plasterboard to laundry, bathroom, ensuite and WC walls
 - ✓ Up to 3 layer cornice to all open area
 - Featured wall in Master bedroom and living room (one wall each)
 - ✓ 67mm x 12mm single bevel skirting's
 - ✓ 42mm x 12mm single bevel architraves
 - ✓ Internal paint finishes: three coats low sheen to walls (one colour throughout); two coats to ceilings and cornices (white); three coats semi-gloss enamel to doors, skirting's and architraves (one colour throughout)



GENERAL EXTERNAL CONSTRUCTION

- Brick veneer construction (face bricks, from builder's range)
- Brick on edge sills
- Fibre cement linings to eaves (450mm overhang where applicable)
- Fibre cement ceiling to portico and alfresco areas
- Colour Bond/Tiles roof at required pitch
- Sarking installed to underside of roof sheets
- Colour Bond fascia and guttering
- Rainwater tank as per council requirements
- 90mm PVC downpipes painted to match house
- Sewer drains connected to mains
- Storm water drains connected to rainwater tank / kerb as applicable
- Mains water supply connection
- Hot water system - gas instantaneous
- External paint finishes: two coats acrylic to all exposed timbers, gable cladding, posts and shoes, eaves and timber windows (where applicable)
- 1x External gas point and 1 all weather power point in alfresco
- Digital ready TV aerial
- Remote control Panel Lift garage doors with two remote controllers
- Up to 2 external tap per residence

