

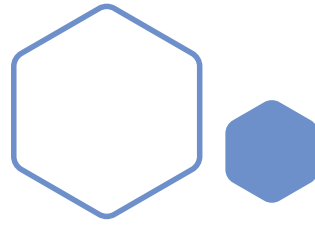
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Rey Properties Turnkey Inclusions Packages is upgraded inclusions that is custom made by our special team for the customer satisfactions. We provide everything you need to convert your house into a beautiful home that's ready for you to move in and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

LUXURY SPECIFICATIONS AND INCLUSIONS FOR TURNKEY PROJECT



PRELIMINARY BUILDING ITEMS

- Drafting of house plans
- Energy efficiency report BASIX
- Soil test report by developer
- Engineer designed slab and footing
- Complying development approval
- Home warranty insurance
- Builders 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 moulded entrance door
- ② Floor tiles with skirting tiles to porch
- ③ Light in portico ceiling
- Two coat satin enamel paint finish to front entrance door

HOME SYSTEM

- ④ Video Intercom
- Bosch Alarm System (upto 4 sensors)



LANDSCAPING

- ⑤ Turf laid to front and rear of the house
- ⑥ Coloured seal concrete driveway
- ⑦ Letterbox with numerals in accordance with council guidelines

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 top
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 Stainless steel undermount kitchen sink
- ⑤ Walk-in pantry as per plan
- ⑥ Tile/glass splash back as per client's choice
- Cold water and electrical provisions for dishwasher / Refrigerator



BATHROOM



- ① Tiled floor and skirting tile from builders range
- ② Ceiling height tile to entire bathroom
- ③ Up to 1200mm vanity with melamine doors and panel; handles from builders range
- ④ 20mm stone benchtop on top of vanity
- ⑤ Framed / Frameless mirror above vanity (width of vanity)
- ⑥ Semi frameless / frameless shower screens with clear safety glass
- ⑦ Waste grate - Smart chrome over brass
- ⑧ White acrylic bathtub (up to 1700mm subject to design)

- Upto 2 shower niche subject to design
- Combined fan, light & heater unit to bathroom
- Shower and bath tap ware set
- Basin tap ware set
- Double towel rail from builders range
- Toilet roll holder
- Ceramic dual flush toilet suite / soft close seat



ENSUITE



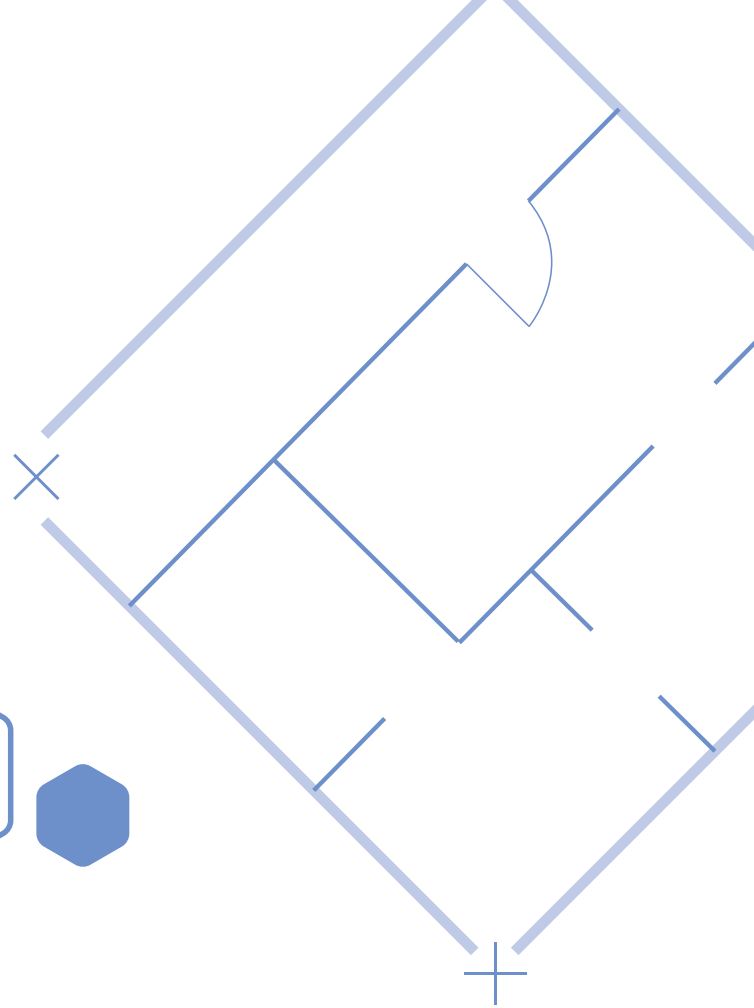
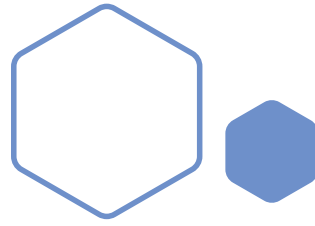
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BEDROOMS

- ✓ 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
- ✓ 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



GENERAL INTERNAL CONSTRUCTION

- ① Up to 4 zone ducted air conditioning with two controllers for double story
 - ② MDF Pine HandRail with metal balustrade
 - ③ 2.7 Ceiling heights on both floors
 - ④ Tiles / Floating timber floor to hallway, living areas and kitchen
- ☑ 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
 - ☑ 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 - main bedroom
 - ☑ 2X double power point - all other bedrooms
 - ☑ 2X television point
 - ☑ 2X telephone point
 - ☑ 1X NBN access point (if applicable)
 - ☑ Tiles / Floating timber floor to hallway, living areas and kitchen
 - ☑ 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
 - ☑ 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
- ☑ Colorbond/Tiles roof at required pitch
- ☑ Sarking installed to underside of roof sheets
- ☑ Colorbond 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)
- ☑ 1 External gas point and 1 all weather power point in alfresco
- ☑ Remote control Panel Lift garage doors with two remote controllers
- ☑ Up to 2 external tap per residence
- ☑ Wall mounted clothesline

