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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

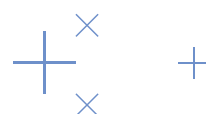
- ✓ Drafting of house plans
- ✓ Energy efficiency report BASIX
- ✓ Soil test report by developer
- ✓ Engineer designed slab and footing
- ✓ Complying development approval
- ✓ Home warranty insurance
- ✓ Builders public liability insurance
- ✓ Professional cleaning prior to occupation

SITE PREPARATION AND CONSTRUCTION

- ✓ Excavation work
- ✓ Footings and piers where applicable- piers up to 80 L/M
- ✓ Concrete slab- H1 slab

TERMITE PROTECTION

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





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

- ① Tiled floor and skirting tile from builder's 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 Combined fan, light & heater unit to bathroom

- ✓ Shower and bath tap ware set
- ✓ Basin tap ware set
- ✓ Double towel rail from builder's range
- ✓ Toilet roll holder
- ✓ Ceramic dual flush toilet suite / soft close seat



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

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

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

