

# STANDARD FEATURES PACKAGE

**CASAVIEW  
HOMES**

**BUILDING WITH EXCELLENCE  
SINCE 1994**



Casaview offers you an extensive array of inclusions when you commence building with us. Should you wish to alter the list, contact one of our representatives to discuss further.

## TENDER

- One fixed price

## CLIENT SERVICES

- In house architects for ALL design works offering personalised service and meetings
- Access to Casaview Homes selection room with guidance from our inhouse personnel
- Design meeting with actual kitchen manufacturer to discuss layout and colors
- Selection meeting with actual tile supplier and installer to view and select ceramic tiles
- "For Construction" sign off meeting with a Casaview Homes representative
- Formal onsite meetings with site supervisor at pre wall sheeting stage (before plasterboard) and pre handover stage
- Formal handover meeting with site supervisor including handover pack

## DESIGN & DEVELOPMENT SERVICES

- All architectural drawings and specifications required for council approval and construction
- All structural drawings required for council approval and construction
- Survey site to Australian height datum (AHD) and survey dwelling position
- Basix / Naters documentation
- Preparation and submission of "Statement of Environmental effects" if required by council
- Council building application fees. (ie Development application fee, construction certificate fee, long service levy, Council / PCA inspection fees, vehicular cross over fee. (excludes any bonds)
- Liaison / co-ordination with council and statutory authorities required for approval
- "Mines subsidence" approval if required
- Sydney Water inspection fees - service location diagram fee, building plan approval fee, plumbing and drainage inspection application fee, plumbing and drainage fee (excluding sewer "peg out" & encasement fees)

## STATUTORY REQUIREMENTS

- Home owners warranty insurance
- Insurances - public liability, workers compensation & contract work insurance
- Structural warranty in accordance with government building act
- 3 month - defect liability period from practical completion
- Sediment control measures
- Temporary fencing to site as required
- Structural engineer inspections and certification of slab
- "Granitgard" non toxic physical termite protection and certification
- "Safety switch" - earth leakage safety switch
- Scaffolding & safety rails as required by Workcover
- Temporary site toilet during construction

- All weather driveway access to site
- Final identification survey by registered surveyor
- Rinnai V1500 continuous flow gas hotwater system (recessed in brickwork) or 250ltr Dux electric hotwater system (if gas is unavailable)
- All window glazing to Australian standards

## EXTERNAL

- Electrical installation to suit single phase metering
- Selected Casaview Homes brick selection from either PGH Bricks or Boral Bricks.
- Off white mortar to brickwork with either flush or raked joints
- Concrete roof tiles from the selected Casaview Homes range available from Boral Roofing (Macquarie Range) or Bristle (Traditional range).
- Maintenance free colorbond fascia and quad gutters
- PVC downpipes in accordance with above ground rainwater tank requirements. Metal downpipes where above ground rainwater tank is not required
- Front and rear garden taps x 2
- Colorbond roller door in Casaview selected range of colours
- Gainsborough door lever "First impression 885" to main entrance door including dead bolt
- Gainsborough door lever "Governor entrance set" to garage & laundry keyed alike to entrance door
- External lighting points to laundry, entrance and rear sliding door
- Cladding as nominated per design
- External aluminium balustrade to second storey balconies in accordance with Australian standards from the Casaview selected range
- Eaves as nominated per design

## INTERNAL FEATURES

### GENERAL FINISHES - (INC DINING / LOUNGE / HALLWAYS)

- 2400mm ceiling heights
- Internal walls: 10mm plasterboard to all walls
- Internal walls (wet areas): 6mm villaboard
- Internal ceilings: 10mm unispan plasterboard. Ceiling height as per individual design
- Cornice: 90mm covered cornice
- Skirting & architraves in pine (not MDF or customwood): 67mm colonial or splayed in paint grade supplied by Corinthian Industries
- Doors: Corinthian Doors entrance and internal doors from the Casaview selection range
- Door Locks: Gainsborough "Contractor porcelain series" door sets to all doors
- Windows: Aluminium framed windows in the Casaview selected range of colours. Key locks to all windows
- Door stops to all doors opening onto a wall
- Windows: Obscure glazing to bathroom, ensuite, WC and powder room
- Stairs: Timber stairs and timber balustrades in paint grade

- Paint: Taubmans 2 coat paint system to all walls / ceilings. Gloss paint finish to all woodwork (skirtings, architraves, balustrades & reveals) in matching color
- Smoke detectors to Australian standards
- 1 x lighting batten holder including hood & globe plus 1 x Double powerpoint to each room
- 2 x television points – RG6 wiring coiled in roof space. (point location decided by client. Antenna by client)
- 2 x phone points – wiring only. (Location decided by client)
- 1 x double power point to dining, lounge & hallway

## BEDROOMS

- Built-in wardrobes (subject to design) to all bedrooms featuring mirrored sliding doors, 1 melamine shelf and hanging rail
- 2 x double power points to master bedroom. 1 x double power point to each remaining bedroom plus 1 x batten holder to each room with hood and globe
- Gainsborough “Contractor porcelain series” privacy door hardware to main bedroom
- Gainsborough “Contractor porcelain series” passage hardware to bedrooms 2, 3 and 4

## BATHROOM / WC / POWDER ROOM / ENSUITE

- Waterproofing to Australian standards including copper shower trays to all shower recess's
- Obscure glazing to external windows
- 1500mm acrylic bath tub to main bathroom
- Chrome floor wastes throughout as required. Not plastic
- Full ceramic toilet concealed pan and cistern
- Full gloss polyurethane vanities plus Stylus Venecia Basin Flickmixers
- 1000mm high aluminium framed mirrors to width of each vanity
- Ceramic floor tiles and skirting tiles. 1.8 metre high tiling to shower enclosure. Bath tub to be provided with splashback – one tile high to associated perimeter wall
- Over 50 styles of wall tiles and 50 styles of floor tiles to select from the Marvel ceramic range
- Ceramic toilet paper holder, soap holder & towel rails to main bathroom and ensuite. Toilet paper holder to powder room and WC only
- Framed, clear glass shower screens. Frames available in a variety of colours from the Casaview range
- Gainsborough “Contractor porcelain series” privacy door hardware
- Exhaust fan over showers
- Exhaust fan provided where natural ventilation is not possible BCA requirements
- 1 x double power point to bathroom and ensuite
- 1 x light batten holder to bathroom, ensuite, WC and or powder room

## KITCHEN

- Custom made kitchen to suit design with an overall height of 2100mm

- Laminated kitchen benchtop 620mm wide with 180 degree rolled edge
- Formica laminate range for benchtop and door finishes
- Lamiwood doors (moisture resistant square edge with 2mm PVC matching edge strip)
- “Blum” hinges to all kitchen doors
- Drawers 500mm deep built with “Blum” metal slides
- Matching overhead cupboards 715mm high (refer to drawings for extent if applicable) with 2 adjustable shelves laminated in white underneath (not 600mm)
- Hettich Decor range of cupboard door handles
- All cabinetry with 16mm SOLID backing
- Laminated SOLID kickboard to match doors
- Tiles to splashback between benchtop and overhead cupboards. Over 20 styles to choose from the Marvel ceramics range
- Plumbing and power for installation of future dishwasher
- Chrome Flickmaster tap to kitchen sink
- Stainless steel sink double bowl sink
- 2 x double power points to splashback
- Installation and commission of oven, cooktop and rangehood
- Stainless steel electric oven - Linea L156.2SS
- Stainless steel electric cooktop - Linea L50.3SS
- Stainless steel 600mm electric recirculating range hood - Linea GEH 6018

## LAUNDRY

- Waterproofing to Australian standards
- 42 litre stainless tub with cabinet and rinse by-pass
- Plumbing provision for washing machine including tapware. Chrome tapware – 3 piece
- Ceramic tiles to floor and skirting. Tiles to be selected from Casaview range
- Ceramic tiles to laundry tub splashback. Tiles to be selected from Casaview range
- 1 x double power point
- 1 x light batten holder including hood and globe

## LINEN

- 3 to 4 shelf levels in white melamine finish. (subject to design)
- Gainsborough hardware

## SECURITY / SAFETY

- “Safety switch” at main switch board
- Glass installation to Australian standards
- Smoke detectors “hard wired” to Australian standards
- Chemical and maintenance free termite protection – “Granitgard”
- Locks to all windows keyed alike
- Deadlock to front entrance door and internal garage door (Gainsborough 550)

Notes: Tile selection is based upon tiles being selected from the Casaview range available at Marvel Ceramics, Prestons.



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Note: Images used throughout are for illustration purposes and do not represent actual standard inclusions.