

Gold Package

Turn Key Inclusions

Product and Supplier

Guide





Turn Key Inclusions

Preliminary Items

- Building Approval Fees
- Home Building Compensation Fund insurance
- Geotechnical and Structural Engineering report and inspections
- BASIX certificate
- Surveys as required

Services

- Pre laid short water service and underground power to existing pillar up to 10 lineal metres
- Roof and site storm water to street connection or inter-allotment drainage
- Sewer connection to onsite mains connection point

Footings & Slab

- H1 class waffle pod concrete slab as per Structural Engineer's specifications
- Up to 30 lineal metres of piling is allowed

Termite Treatment

- Trithor termite barrier system to the slab perimeter
- Termite collars to all slab penetrations

Frame

- 90mm H2 termite treated timber frame to all external and internal framed walls
- Frame construction to suit N2 wind loading

External Features

- Rendered wall with paint finish as required
- James Hardie Stria lightweight cladding to feature walls or gable ends as required
- Monier Horizon flat profile concrete roof tiles with sarking OR Custom orb Colorbond steel roof with anti-condensation blanket
- Aluminium windows with clear glass from builders nominated colour range. Obscure glass to bathroom, WC and ensuite
- Flyscreens to all openable windows, sliding doors and stacking doors.
- Black keyed locks to external aluminium sliding doors and all opening windows
- Colorbond Fascia and Gutter. Painted PVC down pipes
- Aluminium entry frame with 2040mm high door from the Hume Savoy range (820mm wide) with Gainsborough Tri-lock Contemporary series door furniture
- External Hume solid core doors 2040mm high with an aluminium door jamb to garage and laundry with G4 Series Gainsborough passage set with dead bolt as required
- Weather resistant plasterboard linings to alfresco and porch ceilings (if applicable)
- External Balustrade – Framed Glass; Standard Colour Powder Coated Aluminium Frame
- Sectional lift garage door in standard Colorbond colours with auto opener and 2 remote handsets
- Rainwater tank to comply with BASIX
- 3 external yard taps
- TV aerial
- Wall mounted fold down clothesline
- Letterbox from standard Builders Range



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Internal Features

- 2570mm ceiling height
- Taubmans Endure quality 3 coat (sealer plus 2 coats) paint system to interior walls
- 3 coats to ceilings and gloss paint to timberwork
- Flush hollow core internal doors 2040mm high with Gainsborough door stops
- Plasterboard linings to ceilings and walls including garage
- Villaboard linings to bathrooms and ensuite
- 90mm cove cornice to ceilings, to robes, linen and storage cupboards
- White melamine shelf with hanging rail to robes
- 4 white melamine shelves to pantry and linens
- 67mm single top splayed architraves and 92mm single top splayed skirting boards
- Gainsborough G4 series internal door furniture
- 2000mm high tiling to showers, 1200mm high tiling to bathrooms and ensuites. Skirting tile to balance. Allowance of \$40/m2
- Floor tiling to all living areas, including alfresco and porch. Allowance of \$40/m2
- Carpet to bedrooms, study and robes. Allowance \$50/m2 supplied and installed
- Stairs, if required: timber closed riser staircase with painted timber stringers; gyprock half wall balustrade with timber wall handrail
- R2.0 insulation to external walls and R3.5 insulation to ceilings, except garage and outdoor areas (if applicable). Subject to final BASIX calculations.
- Building wrap to all external framed walls

Electrical Features

- 26 litre gas instantaneous OR electric heat pump should gas not be available
- All power points and switches are Clipsal Classic C2000 in a white finish
- Double power points throughout (single to remote control garage door, range hood, microwave, fridge and dishwasher provision)
- LED down lights to entry, halls, living, kitchen, meals, hallways, porch and alfresco
- LED down lights to bedrooms, study, bathroom, ensuite, WC and laundry
- In Line Exhaust fans to bathroom, ensuite and WC
- 2 television points and a combination of 3 data or telephone points
- Smoke detectors provided (direct wired with battery backup)

Air Conditioning

- Daikin Standard Inverter reverse cycle ducted air conditioning

Gas Package (if available)

- 26 litre gas instantaneous OR electric heat pump should gas not be available
- Gas provision to cooktop
- Gas bayonet fitting to living & alfresco



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Kitchen

- 20mm Caesarstone bench tops from the standard Caesarstone range
- Kitchen cabinetry in 2 pack polyurethane finish to doors and panels
- 4 drawers plus 1 bank of pot drawers
- Glass splashback from 2000/3000 series
- Afa Flow undermount double bowl stainless steel sink
- Mizu Drift goose neck sink mixer with pull-out spray
- Fisher & Paykel black reflective glass and stainless steel 600mm 7 Function Oven
- Fisher & Paykel gas on glass 600mm cooktop with wok burner
- Fisher & Paykel 600mm concealed powerpack rangehood
- Fisher & Paykel 600mm stainless steel dishwasher

Bathroom & Ensuite Features

- ADP Medina door and drawer wall hung vanities
- Mizu Stream tapware
- Nikles Pearl Single Rail Shower OR Mizu Drift 200mm Shower Head with Arm
- Mizu Drift bathroom accessories
- Posh Domaine Inset Bath 1690mm OR Posh Solus Freestanding Bath 1780mm (size included may depend on space). Tender plans will indicate which specific option has been included in the Tender.
- Kado Lux BTW Toilet with Soft Close Seat
- Semi frameless shower screens with pivot door
- Polished edge mirrors
- Wasteland Bermuda tile insert floor wastes

Laundry Features

- Laminated bench and cupboards
- Posh Solus 45 litre stainless steel drop in tub
- Posh Bristol Mk11 sink mixer
- Hot and cold washing machine connections
- 600mm tiled splash back behind laundry cabinetry

Special Features

- Consultation with our qualified interior designer to assist with all colour selections
- 90 day maintenance period
- 2 year non-structural guarantee
- 6 year structural guarantee
- All homes can be modified with ease to suit a particular site, client requirements and/or budget
- Yarrum Designer Homes also specialise in the design and construction of custom designed homes

Note

- Yarrum may substitute inclusions with an equivalent or improved product should the standard inclusion not be available
- Please note: this Gold Package Product and Supplier Guide is to provide an overview of the inclusions offered at the Gold level, however your Tender will be customised to your specific design and inclusions desired, and the Tender inclusions will take precedence over this document