

# Opulence

INCLUSIONS



## AN OPULENT LIFESTYLE

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We pride ourselves on providing quality homes, built with the highest standards in design and materials, regardless of budget.

Our Opulence Inclusions feature a range of quality finishes, hand picked by our expert team and trusted suppliers to ensure your home is modern and will stand the test of time.

# KITCHEN INCLUSIONS



B. POLYTEC matt laminate cabinetry

F. Provision for fridge

E. Ceramic tile splashback

C. Double bowl sink with drainer

# KITCHEN INCLUSIONS

- A** Square edge POLYTEC laminate benchtops
- B** POLYTEC matt laminate cabinetry
- C** Double bowl sink with drainer
- D** Alder 'Piatto' hob sink mixer
- E** Ceramic tile splashback
- F** Provisions for fridge, dishwasher and microwave

# APPLIANCES INCLUSIONS

- G** InAlto 600mm retractable rangehood
- H** InAlto 600mm gas cooktop (Subject to availability of natural gas)
- I** InAlto 600mm electric oven

*InAlto appliances come with a 5 year guarantee*

INALTO





## BATHROOM INCLUSIONS

- A** Semi-framed shower screen
- B** Decina Acrylic white bath
- C** Framed chrome mirrors to suit width of vanity
- D** Back to wall toilet suite with soft close seat
- E** Floor mounted vanity with molded acrylic top
- F** Alder 'Piatto' tapware
- G** Alter 'Alto' chrome accessories
- H** Alder shower on rail with removable head
- I** 400mm wall hung acrylic molded vanity to powder/WC
- J** 300mm x 300mm tiling to floors and 2000mm tiling height to showers, 600mm to bath and skirting tile to remaining



## INTERNAL INCLUSIONS

A. 2440mm ceiling height

B. Knauf Classic look cornice

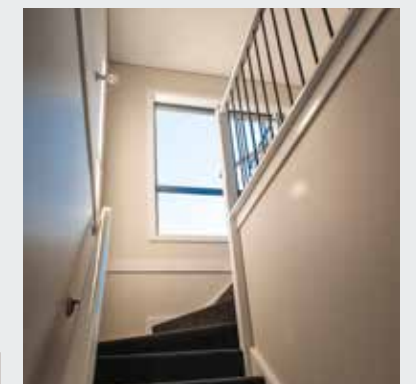
C. Pine pencil round skirting

## INTERNAL INCLUSIONS

- A** 2440mm ceiling height
- B** Knauf 90mm classic cornice throughout
- C** 66mm x 11mm pine pencil round profile skirting and architraves in a paint finish
- D** Humes flush hollowcore doors throughout
- E** Gainsborough Lever style door handles with privacy locks to Bathroom, Ensuite and Powder/WC

## STAIRS INCLUSIONS

- F** Enclosed treads and risers on staircase with MDF stringer, pine post, oval profile handrail and square black metal balustrade (paint finish)





# LAUNDRY & STORAGE INCLUSIONS

- A** 45L stainless steel tub with white cabinet
- B** Alder 'Piatto' Chrome mixer tap
- C** Humes solid core door with 1/3 clear glazing with lever handle and deadbolt
- D** Built in robes to bedrooms with white melamine shelf and chrome hanging rail
- E** 4x white melamine shelves to linen and walk in pantry



A



D

# LAUNDRY & STORAGE INCLUSIONS



# ELECTRICAL & PLUMBING INCLUSIONS



## ELECTRICAL & PLUMBING INCLUSIONS

- A** Clipsal Iconic double power point - 1x to each room and 2x to kitchen
- B** 1x Clipsal Iconic light point with shade to each room
- C** 1x Clipsal Iconic external light point to patio, verandah, laundry, alfresco and balcony (where applicable)
- D** 1x Clipsal Iconic telephone point with underground conduit from boundary
- E** 1x Clipsal Iconic TV point (Aerial not included, provisional wiring where necessary)
- F** 1x Clipsal Iconic data point adjacent to TV point
- G** Clipsal Smoke Detectors wired with battery back up (located as required)
- H** Clipsal exhaust fans to wet area (excluding laundry)
- I** Rheem continuous flow 26L gas hot water system in a recessed box
- J** Garden taps to front and rear (excluding undergully)
- K** Gas package - provision to cooktop, hot water system, 1x internal heating point (subject to availability of natural gas)





## EXTERNAL INCLUSIONS

- A** 90mm timber framing (in accordance with AS1648)
- B** Brick selection from ZAC Opulence range. Off white mortar, ironed finish
- C** James Hardie PrimeLine® chamfer to lightweight clad areas (where applicable)
- D** Concrete roof tiles selection from ZAC Opulence colour range. 22.5° roof pitch
- E** 115mm quad “hi-front” slotted gutters and metal fascia from standard Colorbond® Colours
- F** 90mm painted PVC downpipes
- G** Aluminium sliding windows with keyed locks and nylon mesh fly screens
- H** Aluminium picket powder coated balustrades (HR40 Standard, where applicable)
- I** Designer front entry door with clear glazing, entrance set and deadbolt

## GARAGE INCLUSIONS

- J** 75mm step down to garage
- K** Concrete floor with epoxy finish
- L** Internal access door with passage set and deadbolt (subject to design)
- M** Sectional overhead garage door in standard Colorbond® Colours

## EXTERNAL INCLUSIONS





# APPROVALS & CERTIFICATION



## APPROVALS & CERTIFICATION

- A** Preparation and lodgment of Development Application including architectural drawings and all applicable fees\*
- B** Preparation and lodgment of Construction Certificate including drafting of Construction drawings and all applicable fees\*
- C** Waterboard authority application fees
- D** Structural Engineers certification for foundations and concrete slab
- E** Certification for window and glass, electrical compliance, waterproofing, pest control and final occupation
- F** 6 year structural guarantee as per industry standard
- G** 90 day maintenance period from completion of house

*\* Extra fees may apply due to council requirements and/or for Duplexes*

## OTHER INCLUSIONS

- A** Statement of Environmental Effects and Shadow Diagram
- B** Sarking to the underside of roof tiles
- C** R2.0 Insulation batts to all external walls, R3.0 insulation to ceilings



## PLANNING & FOUNDATIONS

- A** Provide site analysis assessment (subject to council requirements, extra fees may apply)
- B** Survey of site for house peg out
- C** Provide wind classification to timber frames up to 33m per second
- D** Sediment control barriers
- E** Kordon termite barrier installed to Australian Standards (AS3660.1)
- F** Temporary fencing to WHS regulations (up to 30m²)

## CONNECTIONS

- A** Provide external sewer drainage connection to authority's main (up to 10 metres of proposed dwelling)
- B** Provide external stormwater drainage (up to 10 metres of proposed dwelling)
- C** Provide external water connection (up to 10 metres of proposed dwelling)
- D** Provide gas connection subject to availability (up to 10 metres of proposed dwelling)
- E** Provide a telephone authorities lead in conduit, ready for the connection by others (up to 10 metres of proposed dwelling)
- F** Provide 3 phase underground electrical service cables from the supply authority network to the single phase meter box including connection, testing, metering and energising (up to 10 metres of proposed dwelling)

*Please refer to the disclaimer for more information on Planning, Foundations and Connections*

## PLANNING & CONNECTIONS





# ZACHomes

Contact us on **1300 ZAC HOMES** or visit **[www.zachomes.com.au](http://www.zachomes.com.au)**

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