



**Dominium**  
HOMES

*Custom homes for you*

# Inclusions



- ★ Ducted Air-conditioning
- ★ 2700mm high ceilings
- ★ 40mm Essa Stone bench tops

- ★ European kitchen appliances
- ★ Porcelain tiling throughout
- ★ Stencilled Driveway



## PRELIMINARIES

- Contour Survey & Set-out by licensed surveyor
- Architectural & Engineering drawings
- Basix certificate
- Council or Private certifier fees
- Professional Tender & Building Contract
- Standard Sydney Water Approval Fees
- Surveyor Final Site Inspection
- Long service Levy
- All risk, Public liability, Construction insurance
- Home Owners Warranty Insurance premiums
- Full Site and Internal Builders Clean on Completion
- 7 Year Structural Warranty
- 3 Month Maintenance Period

## SITE WORKS

- Service connection of electricity, water, gas and telephone (excludes any connection fees).
- Sediment control to local authority regulations
- Slab and footings to engineers specifications
- Termite Treatment
- Footings and slab inspection by designing engineer prior to pouring
- Connection of domestic Sewer & Storm water

## INTERNAL FINISHES

- 2750mm High Ceiling to Ground Floor
- 2600mm High Ceiling to First Floor (Double Storey Homes)
- Ceiling Insulation as per Basix
- Wall Insulation as per Basix
- Quality Porcelain Tiles (60x60cm) throughout to ground floor
- 12mm Quality Floating Floors to bedrooms & all first floor areas (Two storey home)
- Hume Accent range internal doors
- Nidus Door Furniture with chrome finish
- Stainless Steel doorstops to all internal doors.
- Paint finish to Doors & Window Architraves
- 67mm half splay skirting
- 3 stepped cornices throughout
- Waterproofing to all wet areas
- Dulux Paint to walls & ceiling (3 coats - two colours only)
- Built-in robes with mirrored or laminated sliding doors, set of drawers, bank of shelves and rail.
- Built in Linen cupboards
- Melamine shelving to all robes & linen
- Mono stringer Internal Staircase with timber treads
- Glass balustrades to Staircase

## DOMINIUM HOMES

### Inclusions



## EXTERNAL FINISHES

- Extensive choice of Austral bricks from builders range
- Colorbond metal roof or Boral concrete roof tiles (as per facade)
- Paint to all rendered walls as per colour schedule
- Timber framing with onsite erection
- Colorbond Fascia, Gutter & Downpipes
- Aluminium powder coated windows & Sliding Doors
- Flyscreens to all Windows & Sliding Doors
- Hume XS26 Front door or equivalent
- Nidus Door Furniture – Front & Rear Doors
- TV Antenna
- Garden taps to Front & Rear
- Tiles to Porch & Alfresco
- Concrete Driveway to 6 metre maximum house setback



## KITCHEN

- ✔ 40mm Caesar Stone Bench Top
- ✔ Polytec/Polyurethane Cabinets from builders selection
- ✔ Glass Splashback
- ✔ ABEY Lucia undermount double bowl sink
- ✔ Vito Bertoni Qaad sink mixer
- ✔ Walk-in pantry as per plan
- ✔ Melamine Shelving to Pantry
- ✔ Cabinets over Fridge Space
- ✔ Bank of 4 Soft close drawers with cutlery insert to top draw
- ✔ Cabinets handles from builders selection
- ✔ Stainless steel kick boards

## APPLIANCES

- ✔ Smeg 90cm Gas Cooktop
- ✔ Smeg 90cm Classic Electric Oven
- ✔ Smeg 90cm Chimney rangehood
- ✔ Smeg 60cm stainless steel dishwasher

## LAUNDRY

- ✔ Stone benchtop with laminate underbench cabinet
- ✔ 45 litre single stainless steel inset bowl
- ✔ Single lever sink mixer, with hot and cold washing machine stop taps
- ✔ Porcelain floor tiles with skirting
- ✔ Solid timber external laundry door in paint finish

## BATHROOMS

- ✔ Quality Porcelain tiles from floor to ceiling (30x30cm)
- ✔ Custom made Wall hung vanities from builders selection
- ✔ Fixed polished edge mirrors to vanity (Size varies)
- ✔ Frameless glass shower screens
- ✔ Decina Carina Bath Tubs
- ✔ Vito Bertoni Qaad tapware
- ✔ Stylus BTW toilet suites with soft close seat
- ✔ Recessed niches to bathroom & ensuite
- ✔ Vito Bertoni Taya bathroom accessories
- ✔ Mercator lava Quattro Heating, Fan & lamp

## ELECTRICAL & APPLIANCES

- ✔ 90mm LED downlights throughout
- ✔ External Up & Down Lights
- ✔ Double power points throughout
- ✔ Slimline switches with chrome switch plates
- ✔ Clipsal Impress push-button to light switches
- ✔ Temperzone Ducted Air Conditioning
- ✔ Rinnai 26 Instantaneous Hot Water System
- ✔ Futuro 7.2 inch coloured screen Video Intercom
- ✔ Hills VoiceNav Code Pad Alarm System
- ✔ 2 x TV Outlets supplied & installed
- ✔ 2 x Phone / Ethernet Outlet supplied & installed
- ✔ 2 x Smoke Detectors hardwired with battery backup.
- ✔ 2 x Gas Heating Points (where natural gas is available)
- ✔ Circuit breakers to all circuits
- ✔ RCD power safety cut-out to all power points

## GARAGE

- ✔ Colorbond sectional overhead garage door with 2x Remote Controls
- ✔ Garage finished with plasterboard and fully painted
- ✔ Flooring with concrete slab
- ✔ 2 x 36 watt fluorescent lights to garage

## BALCONY *(If applicable)*

- ✔ Frameless glass balustrades to balcony
- ✔ Porcelain tiling (30x30cm)
- ✔ Chrome Floor waste

## EXCLUSIONS

- ✔ Landscaping
- ✔ Window furnishings
- ✔ Perimeter fencing

*Dominium Homes Pty Ltd reserves the right to amend any fixtures & fittings on this Inclusion List without notice and reserves the right to substitute any specified inclusions with that of equal or higher quality in the event of unavailability. All items on this Inclusion List are to be read in conjunction with the approved plans only.*

*Due to construction factors such as plumbing and ducted service requirements, Dominion Homes Pty Ltd reserves the right to make minor changes and adjustments to the plans to ensure satisfactory completion of the project with all the specified inclusions.*

**THE PLANS OR INCLUSIONS LIST CANNOT BE VARIED OR CHANGED WITHOUT PRIOR WRITTEN APPROVAL AND AGREEMENT BY AND WITH THE BUILDER.**