



# **OBERON HOMES**

*Luxury Inclusions*

## ***Our Luxury Inclusions***

- > ***Tender***  
90 Day tender period.
- > ***Warranties***  
90 Days maintenance warranty period. Compulsory 6 year structural warranty.
- > ***Plans***  
Standard architectural plans. Standard engineering plans.
- > ***Insurances***  
Home warranties insurance and other relevant insurances.
- > ***Approvals***  
Standard DA/CDC approval. Standard Sydney water Approval.
- > ***Fees***  
Application fees, long service levy, inspections.

## ***Preliminaries***

- > ***Surveyor***  
Contour survey plan, set out pegs and final identification survey.
- > ***Environment***  
Sediment control, all weather access.
- > ***Safety***  
Site temporary fence and portaloo.
- > ***Cleaning***  
Remove construction waste and final clean.
- > ***WorkCover***  
Scaffold (double story only) and safety rails.
- > ***Basix***  
Standard basix package.
- > ***Excavations***  
500mm fall over the perimeter of the house as standard site inclusions.

## ***External Finishes***

### **> *Frames***

Frames and roof cut on site built to AS1684.

### **> *Bricks***

A choice from the standard Oberon Homes brick range.

### **> *Mortar***

Off white with flush mortar joint.

### **> *Render***

Sand & cement finish to front facades only.

### **> *Pest control***

Termite treatment system to BCA requirements.

### **> *Roof plumbing***

Colourbond fascia and quad gutters.

### **> *Roof sheets***

Colorbond corrugated and/or trimdeck metal roof sheet depending on roof pitch. PVC pipes required for charged stormwater.

> **Roof Tiles**

Monier designer concrete roof tile.

> **Windows**

Residential aluminium windows with standard powder coating colours. Fly screens to windows and sliding doors. Obscure glass to bathroom and WC.

> **Front Door**

2340mm x 1200mm solid front door from Hume Savoy.

> **Front Door Security**

Oberon Homes smart lock range.

> **External Doors**

2340mm x 820 mm flush solid door to other external doors with a dead bolt.

> **Insulation**

Ceiling insulation as per basix external walls insulation as per basix.

> **Garage Door**

Colorbond sectional door with motor and X2 remote controls.

## ***Internal Finishes***

### **> *Single Storey***

2700mm standard ceiling heights to ground floor.

### **> *Double Storey***

2700mm standard ceiling height to ground floors.  
2700mm standard ceiling height to first floors.

### **> *Internal linings***

13mm plasterboard to walls and 13mm to ceilings. water resistant plasterboard to all wet areas.

### **> *Cornice***

Square set cornice throughout.

### **> *Doors***

Hume or Corinthian HA4 internal doors 2340mm high paint finish with door stops.

### **> *Internal Locks***

Nidus Lonsdale series or equivalent privacy locks to bathrooms and all bedrooms. Garage to have a deadbolt. lockable aluminium windows and doors.

> ***Timber Trims***

90mm x 18mm pine half splay profile to skirting and architrave.

> ***Access***

One Manhole.

> ***Staircase***

Mono stringer staircase with timber treads and frameless glass balustrades.

> ***Floorboards***

12mm floating floorboards to first floors bedrooms from the Oberon Homes standard range.

> ***Floor Coverings***

Porcelain floor tiles to all living, kitchen, bathroom, laundry, WC, front porch and alfresco.

> ***Wet Areas***

Floor to ceilings floor tiles to all bathrooms and WC. Laundry to have tiled splashback above laundry tub and skirting tile everywhere else.

> **Tapeware**

Caroma Quatro tapeware or equivalent throughout from Oberon Homes standard range. Contemporary bathroom accessories.

> **Mirror**

Full width mirror with polished edges to vanities.

> **Shower Screen**

Frameless glass shower screens with hinged doors.

> **Laundry**

Stone benchtop with laminate under bench cabinet 45 liter single stainless-steel inset bowl.

> **Bath**

Freestanding 1600mm x 700mm acrylic bath.

> **Niche**

Recessed niches to bathrooms.

> **Vanity**

Custom made wall hung vanities from Oberon Homes range.

> **Toilet**

Caroma Dorado or equivalent toilet suites.



- > **Floor Wastes**  
Bermuda smart floor waste.

## **Plumbing**

- > **Service Mains**  
Water, gas, sewer and stormwater 12m from house
- > **Water Tank**  
Supply & Install slimline water tank with pump as per basix.
- > **Hot Water System**  
Rinnai 26L gas instantaneous HWS.
- > **External Water**  
One tap at the front and one at the rear.
- > **Gas**  
One gas point internal and one external.

## **Electrical**

- > **Switches**  
Clipsal iconic 3000 series switches and GPOs.

- > **Lights**  
90mm LED downlights throughout.
- > **External Lights**  
4 up/down external lights.
- > **Power Points**  
Two double power points to each room, single to appliances, living areas and one external power point
- > **Phone Points**  
Two telephone point.
- > **Tv Points**  
Three tv points.
- > **Data Points**  
Three data points.
- > **Exhaust Fan**  
Heater/fan/light combination in bathrooms.
- > **Safety Switch**  
RCD to all circuits.

> ***Smoke Detectors***

Hardwired.

> ***Alarm System and Video Intercom***

Hills VoiceNav codepad or equivalent alarm system.  
7 inch dual screen video intercom unit.

> ***Air Conditioner***

Supply and install Daikin/Actron Air ducted air conditioning.

## ***Kitchen***

> ***Benchtop***

40mm stone benchtop from Oberon Homes standard stone range.

> ***Cupboards***

Polytec/Polyurethane soft close cabinet doors and drawers from Oberon Homes standard range.

> ***Cooktop***

SMEG/BOSCH Stainless steel 900mm cooktop.

> ***Oven***

SMEG/BOSCH Stainless steel 900mm oven.

- > **Range Hood**  
SMEG/BOSCH 900mm canopy rangehood.
- > **Dishwasher**  
SMEG/BOSCH Stainless steel 600mm dishwasher.
- > **Kitchen Sink**  
Everhard stainless steel double bowl.
- > **Tap**  
Caroma Quatro or equivalent sink mixer.
- > **Splashback**  
Glass splashback from benchtop to underside of wall cupboards from Oberon Homes standard range.

## **Painting**

- > **Wood Work**  
Skirting, Architraves and internal and external door are to have sealer and two enamel top coats. one colour throughout.
- > **Walls**  
Two coat system low sheen acrylic (one colour throughout)

> ***Ceilings***

Two coat system flat acrylic (One colour throughout)

***Smart Home (Optional)***

Please contact our sales staff for more details on the smart homes package.



# **OBERON HOMES**

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