

SAW | DESIGN

Built for better living

STANDARD INCLUSIONS

Project:

PRELIMINARIES

Plans, fees & building permit(s) (excluding planning permits & \or dispensations)

Site investigation reports (soil, survey & property service information)

Minimum 6-star energy rating

SITE COSTS & CONNECTIONS

Site costs & connections are based on an allotment size of up to 300 sqm with a maximum of 4m setback to house.

Connection to sewer & stormwater points are included within the allotment up to a depth of 1.5m

Single phase underground power up to 8m from the pit & same side dry water tapping.

Temporary fencing to allotment to be in accordance with council & OHS requirements.

Crushed rock to enable heavy vehicle access to site

Includes termite treatment (project specific)

Recycled water connected to toilet cisterns, including two external recycled water taps (Project specific)

FOUNDATIONS & FOOTINGS

Concrete waffle slab up to 385mm overall height, H1 engineered with up to 300mm of fall across the building platform

FRAMING

100% recyclable steel precision engineered frame & trusses

or 90mm pine wall frames with stabilised pine roof trusses

GARAGE

Brick veneer garage with Colorbond® sectional overhead door & two remote controls

Timber garage pedestrian access door frame with solid core external door (where applicable)

10mm plasterboard to ceilings & walls

75mm scotia cove cornice throughout

EXTERNAL FEATURES

Bricks from SAW | DESIGN category 1 range of bricks (ground floor only) with natural coloured rolled joints

Front & rear elevations with part render finish where applicable (product specific)

Colorbond® metal roof including sarking

Colorbond® fascia, gutters, rainheads & downpipes

Coloured concrete paving to driveways, paths & porch\portico (as nominated on drawings) up to 25m²

Wall mounted fold down clothesline (location as per site plan / landscaping plan)

Timber paling fence to internal boundary between each townhouse (as nominated on drawings)

Hard & soft landscaping where specified (excluding concrete paving & decking)

WINDOWS

Aluminium feature windows to front façade with powder coat finish to achieve a minimum 6-star energy rating

Aluminium windows to remainder of house with powder coat finish to achieve a minimum 6-star energy rating

Blinds throughout

ENERGY EFFICIENCY

Ceiling batts to roof areas (excluding garage, porch\portico) to achieve a minimum 6-star energy rating

Wall batts to external walls of house (including garage\house common wall) excludes garage external walls) to achieve a minimum 6-star energy rating

Reflective foil wrap to external walls including garage (excludes garage/ house common wall)

Weather seals to all external doors & aluminium windows

Self-sealing exhaust fans

Solar hot water system with one flat plate solar collector, 150L storage tank & 20L natural gas boosted continuous flow assistance

DOORS

Front entry door(s) 820mm wide x 2040 high with timber entry frame (façade dependant)

Internal door(s) 2040mm high flush panel doors with 75mm white cushion door stops (as required)

External aluminium sliding door(s) with clear glazing (house design specific)

DOOR FURNITURE

Front entry door with lever set & deadbolt from SAW | DESIGN range

External garage pedestrian door & house garage access door, with lever set & deadbolt from SAW | DESIGN range

Internal doors with SAW | DESIGN range chrome door hardware

Chrome hinges, latches & striker plates throughout the home

CEILINGS, CORNICES, ARCHITRAVES & SKIRTING

2550mm nominal ceiling height to single storey homes, & ground floor of double storey homes

2400mm nominal ceiling height to first & second floors of triple storey homes

2550mm nominal ceiling height to reverse living designs (kitchen/living on second floor) with 2400mm nominal ceilings to ground & second floors (house design specific)

10mm plasterboard to ceilings & walls throughout

67mm x 18mm square DAR architraves & skirting

75mm scotia cove cornice throughout

PAINT (two coats)

Haymes elite matt acrylic washable paint to all internal walls

Haymes newlife low sheen acrylic washable paint to ceiling

Haymes high gloss enamel paint to all interior timberwork

Haymes exterior solashield paint to all exterior timberwork

Haymes newlife exterior varnish stains to facade timber features (facade specific)



Designer kitchen with laminate base cupboard(s) including 20mm 'aris' edge Caesarstone benchtop with 20mm overhang (no shadow line)

16mm laminate end panels with 20mm 'aris' edge Caesarstone benchtop & 20mm overhang to island bench (no shadow line) (design specific)

Laminate microwave space with power point & pot draw below

Laminate overhead cupboards including shelf either side of rangehood. (design specific)

Cabinetry door hardware from SAW | DESIGN range

Laminate pantry with 4 No white melamine shelves

1 & ¼ bowl stainless steel undermount sink

Tiled splashback from SAW | DESIGN range

KITCHEN APPLIANCES

600mm European stainless steel gas cooktop & 600mm under-bench oven

600mm European stainless-steel canopy rangehood

600mm European stainless-steel dishwasher including single power point

LAUNDRY

800mm wide laminate base cupboard(s) including square-edge laminate benchtop with 20mm overhang incl single power point inside cupboard

Stainless-steel 45L insert trough

Tiled splashback from SAW | DESIGN range

BATHROOM & ENSUITE(s)

Laminate base cupboard(s) including 20mm 'aris' edge Caesarstone benchtop with 20mm overhang (no shadow line)

Above counter basin from SAW | DESIGN range (white) incl. wall mounted chrome basin mixer

2000mm high nominal designer semi frameless shower screen with pivot door & clear glass

Shower recess with tiled shower base & tiled waste outlet

Polished edge mirror(s) above all vanities & wall hung basins

Feature acrylic rectangular inset bath (white) (where applicable)

Chrome shower rail with shower wall mixer

600mm single towel rail to bathroom(s) & ensuite(s) or towel hooks where applicable

POWDER ROOM (House design specific)

Wall mounted basin from SAW | DESIGN range (white) incl. chrome bottle trap

Polished edge mirror(s) above wall hung basin(s)

TOILET

Closed couple back to wall toilet suite with soft close lid from SAW | DESIGN range (white)

Chrome toilet roll holder to all wc's



TAPWARE

Single lever chrome basin mixer to all basins from SAW | DESIGN range

Single lever chrome laundry mixer from SAW | DESIGN range

Single lever chrome kitchen sink mixer from SAW | DESIGN range

Concealed washing machine connections inside laundry base cupboards

Two garden taps, one inside the front boundary & one attached to the townhouse

ROBES & LINEN

Single white melamine shelf with chrome hanging rail to robes (including walk in robes)

Four white melamine shelves to pantry\linen & storage cupboard(s)

White vinyl sliding doors to robes (where nominated)

FLOOR COVERINGS

8mm laminated flooring to entry, hallway, meals, kitchen & living as specified from SAW | DESIGN range

300x600 ceramic floor tiles to laundry, powder(s), bathroom & ensuite(s)

100mm Tiled skirting to wet areas

Carpet with underlay to all bedrooms & remaining areas (excluding wet areas) from SAW | DESIGN range

HEATING\COOLING

2 No. reverse cycle split system to Living area & Bed 1 including single power point

Wall panel heaters to remainder of bedrooms including single power point

WALL TILES

Ceramic wall tiles to bathroom, ensuite(s), laundry & powder room(s) (house specific) from SAW | DESIGN range

100 x 300mm ceramic tile splashback to kitchen, above laundry trough, vanities & bath hob as nominated on the drawings (tile layout house design specific) from SAW | DESIGN range

Wall tiles to shower up to 2100mm high nominal

STAIRS (Double & Triple storey only)

Carpet grade MDF treads & risers with closed pine\MDF stringer with painted timber handrail (staircase layout & configuration is product specific)

ELECTRICAL

Double power points throughout (locations as per detailed electrical plans)

Single power points to microwave & dishwasher provisions

Self-sealing exhaust fans above all showers & where required (white)

Hard wired smoke detectors with battery backup (locations as per detailed electrical plans)

Round LED ceiling downlights to entry & main living areas

Ceiling batten lights to remainder (locations as per detailed electrical plans)

Single 1200mm LED tube light to single garage

One twin 1200mm LED tube light to double garage

Two external LED single flood lights with sensor

Two TV points including connection to antenna

One telephone & data point (white)

Single NBN provision to garage (with draw string) for connection by client after handover

Client Signature: _____

Builder Signature: _____

SAW | DESIGN

Built for better living

OPTIONS LIST

Project:

INTERNAL COLOUR SCHEME



LIGHT



DARK

UPGRADE OPTIONS

PRICE

QTY

SUB TOTAL

GARAGE

ADDITION: Provide 1No. manual opening roller door to garage (opposite wall to vehicle entry) - 2400 (w) x 2150 (h)

Rear Loaded House Types ONLY and Site specific.

ADDITION: Provide WiFi and PE Beam to Vehicle Garage Door.
Available to Sectional Door ONLY.

\$2,235.00

\$1,180.00

KITCHEN

UPGRADE: Provide 600mm Ilve Appliances (oven, cooktop, rangehood and dishwasher) in lieu of Builders Range 600mm Appliances.

UPGRADE: Provide 900mm Ilve Appliances (oven, cooktop, rangehood and 600mm dishwasher) in lieu of Builders Range 600mm Appliances.

UPGRADE: Provide 40mm Builders Range reconstituted stone benchtop in lieu of 20mm Builders Range reconstituted stone benchtops to Kitchen Base and Island Benchtops.

UPGRADE: Provide 40mm Builders Range reconstituted stone waterfall ends in lieu of Builder Range laminate ends to Kitchen Island Bench.

Option only available if 40mm stone benchtop option selected.

ADDITION: Provide 1No. capped waterpoint for future fridge connection.

UPGRADE: Provide 1No. Bank of 3No. Pot Drawers in lieu of Builders Range Base Cabinets.
Location: design specific.

\$1,715.00

\$3,965.00

\$1,550.00

\$890.00

\$365.00

\$410.00

BEDROOMS

UPGRADE: Provide framed mirrored sliding robe doors in lieu of Builders Range vinyl sliding robe doors to Master Bedroom (*design specific*).

UPGRADE: Provide framed mirrored sliding robe doors in lieu of Builders Range vinyl sliding robe doors to Secondary Bedroom (*design specific*).

\$175.00

\$120.00

BATH | ENSUITE

UPGRADE: Provide full height wall tiles in lieu of standard to Ensuite.

UPGRADE: Provide full height wall tiles in lieu of standard to Bathroom.

UPGRADE: Provide 1No. 3in1 Unit (2 heat lamp) in lieu of Builders Range 1No. exhaust fan and 1No. batten oyster light.

Location:

UPGRADE: Provide 1No. 3in1 Unit (4 heat lamp) in lieu of Builders Range 1No. exhaust fan and 1No. batten oyster light.

Location:

\$3,275.00

\$3,525.00

\$315.00

\$410.00

INTERNAL

UPGRADE: Provide Square Set Cornice in lieu of 75mm Cove Cornice to Main Living areas.

UPGRADE: Provide Timber (Solid KDHW) Stairs in lieu of Builders Range Carpeted Stairs.

UPGRADE: Provide 2340mm Internal Doors in lieu of 2040mm Internal Doors throughout.
ONLY available to 2590mm ceiling height or above.

UPGRADE: Provide 2340mm Front Entry Door and Frame in lieu of 2040mm Front Entry Door and Frame.

Builders Range Door (XN1) to remain. Design specific.

\$845.00

\$5,900.00

\$1,475.00

\$575.00

EXTERNAL

ADDITION: Provide 1No. Capped Gas Point to Builders nominated location.	\$635.00		
ADDITION: Provide 1No. External Double Weatherproof Power point to Builders nominated location.	\$199.00		
ADDITION: Provide 1No. Double External Spotlight with Sensor to Builders nominated location.	\$310.00		
ADDITION: Provide Fibreglass Mesh Flyscreens to all openable windows.	\$805.00		
ADDITION: Provide Fibreglass Mesh Flyscreen Door/s to openable sliding door – Living, Meals or Dining ONLY.	\$605.00		

ELECTRICAL

UPGRADE: Provide 1No. Ceiling fan with light in lieu of 1No. Builders Range batten oyster light <i>Location: centred of room</i>	\$375.00		
UPGRADE: Provide Multi-head Split System in lieu of 2.5kW (Master Bedroom) and 5.0kW (Living/Meals/Dining) Split Systems and Heater Panels to Secondary Bedrooms.			
- 2 Bedroom and Living	\$2,190.00		
- 3 Bedroom and Living	\$2,990.00		
- 4 Bedroom and Living	\$3,790.00		
UPGRADE: Provide Electrical Pack Option in lieu of standard electrical layout. <i>As documented in Sales Pack.</i>	\$3,250.00		
ADDITION: Provide Builders Range Alarm System to House only. <i>System: sensors to be located at builders' discretion.</i>	\$1,390.00		
UPGRADE OPTIONS TOTAL			

Builder Signature: _____

Client Signature: _____

Current as of and applies to **SAW | DESIGN** homes only. Images are for illustrative purposes and are to be used as a guide only. Images may depict features not included in the base house price and may depict upgrade options available. Images may include features not supplied by **SAW | DESIGN** including but not limited to landscaping, water features, window furnishings, fireplaces, wall furnishes and finishes, decorative lighting, decor and furniture. SAW Constructions reserves the right to withdraw or change pricing, inclusions or promotion without notice. Speak to a sales agent for further details. © 2021 SAW Constructions Pty Ltd. ABN 66 123 221 652. Registered Building Practitioner DBU-26835.

SAW | DESIGN

