



**READY TO
MOVE IN
INCLUSIONS**

STANDARD SITE COSTS INCLUDED

ALL STANDARD SITE COSTS ITEMIZED BELOW ARE INCLUDED IN YOUR NEW HOME

- Full engineered concrete Waffle pod slab certified up to M class or "H1" (20MPA concrete only)
- Wind classification to timber frames up to 33 metres per second
- Allowance for piercing to a depth of 1500mm
- Removal of building materials by Lily Homes
- Temporary fencing
- All weather drive access
- Building envelope cut and fill
- Sediment control barrier
- Zone allowance (if applicable)
- Survey for house peg out
- Connection of water service to a maximum of 11 metres
- Connection of domestic sewer (to a maximum of 1500mm) to existing on site junction - to a maximum distance of 11 metres
- Connection of stormwater / drainage (90mm lines) to a maximum of 11 metres
- Three phase electrical mains only to a maximum distance of 11 metres
- (Three phase board allowed only as standard)
- Slab Cure

ALLOWANCE FOR ADDITIONAL SITE COSTS INCLUDE:

- **\$5000.00 allowance included**
- **Four (4) loads of soil removal**
- **Standard power connection only**



COUNCIL FEES / STANDARD BASIX REQUIREMENTS INCLUDED



ALL COUNCIL FEES ITEMIZED BELOW ARE ALL INCLUSIVE ON YOUR NEW HOME

- Architectural drawings and specifications
- Structural engineering plans and inspections
- Energy efficiency policy report (BASIX) Council
- DA application fees only / Construction Certificate
- Waterboard approval (Sewer not affected only)
- Home Warranty Insurance
- Long service levy calculates at 0.352%
- BASIX Provisional allowance of \$6,000 for all Ivy and Anastasia designs
- BASIX Provisional allowance of \$8,000 for all Horizon designs



FRONT FACADE



1. Timber Frames

- 90mm H2 termite treated pine timber frames
- 2445mm high ceilings throughout

2. External Taps

- Three garden taps fitted as standard including one rainwater tank hose cock
- One garden tap fitted as standard (Granny Flat)

3. Windows

- Aluminum framed windows in a selection of standard range colours
- Keyed window locks to all openable windows
- Obscure glazing to bathroom, powder room, WC and ensuite
- Windows are subject to BASIX assessment

4. Doors

- Front door XV 14 hinged 2040mm high x 820mm wide with Bala entry lock in paint finish
- Raven bottom weather seal to the base of the front door in a stainless steel finish
- External garage access door tempered hardboard in paint finish

5. Cladding / External Features

- Cladding as per plan

6. Roofing

- Concrete roof tiles on timber battens from standard range only (sarking included)

7. Garage Door

- 2100mm high panel-lift garage door
- Remote control system including 2 x handsets included to dwelling

8. Driveway

- Driveway allowance up to 4m setback from kerb to front boundary
- Driveway allowance up to 5.5m setback from front boundary to garage
- Driveway to be width of garage door only

9. Bricks

- Bricks to Lily Homes standard range
- Moroka finish to selected areas to front facade (28m² allowed for)



GENERAL FIX OUT



1. Carpet

- Carpet to bedrooms and theatre or media (if applicable)
- Standard colour range allowed for only
- Carpet to stairs and first floor (if applicable)

2. Air Conditioning

- Actron Classic ducted air conditioning including 2 zones and electric thermostat
- Split system air conditioning unit to granny flat (if applicable)

3. Electrical

- One light point per room (batten holder)
- Two external light points
- Two TV points (aerial not included) + co-axial cable left in roof space for future connection
- One phone point
- Three phase board upgrade allowed for

4. Main Floor Tiling

- Glazed Porcelain tiling to Lily Homes standard range
- All tiles main floor tiling are to be installed with glue and are direct stick.

5. Internal Stairway

- MDF treads and risers
 - Balustrades, top rail, bottom rail, handrails and stringers to be in Standard pine finish or 1050mm high dwarf wall
 - Inserts to be 12mm vertical straight-line steel in Black finish
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GENERAL FIX OUT (CONTINUED)



6. Cornice

- 90mm cove cornice

7. Skirtings

- 67mm x 18mm single bevel skirting / architrave in paint finish

8. Wardrobes

- Robes fitted with one shelf and underneath metal hanging rail
- Linen cupboard/ Walk in pantry fitted with four shelves

9. Paint Finish

- All internal and external woodwork, plasterboard, doors and fibro cement sheeting to be in paint finish with Taubmans paint
- Three (3) internal standard finishes have been allowed for only.
- Three (3) external standard finishes have been allowed for only.

10. Doors

- External laundry door tempered hardboard in paint finish or aluminum sliding door (if applicable)
 - External garage access door tempered hardboard in paint finish
 - Internal 2040mm high flush hollow core doors with Bala internal door handles in paint finish
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WET AREAS

1. Floor Tiling

- Glazed Porcelain to Lily homes standard range
- Bathroom, Ensuite and Laundry
- Standard round PVC floor wastes with stainless steel covers to all main floor wet areas, showers and Balconies

2. Wall Tiling

- Ceramic tiling to Lily homes standard range
- 2100mm high tiling to showers
- 1200mm high tiling around bathtub
- One tile row above the Laundry tub and all Vanity units
- Skirting tiles to the rest of Bathroom, Ensuite, Laundry, WC & Powder room
- All tiles will be laid square and no border tiles have been allowed for

3. Shower Frame

- Aluminum framed showers with clear safety glass shower screens - pivot or sliding doors according to the floor plans

4. Toilet

- Stylus Prima II close coupled toilet suites in white

5. PC Items

- Stylus Venecia Flick Mixer to all vanity units
- Stylus Venecia flick mixer to all showers
- Stylus Venecia single towel rail to each shower
- Clark 45-litre stainless steel laundry tub and cabinet
- Stylus Venecia all directional shower head to all showers
- Stylus Venecia Toilet Roll Holder to each Toilet

6. Bathtub

- Stylus Maxton 1500mm rectangular bath in white
- Stylus Venecia flick mixer to bathtub
- Caroma Elegance Bath Spout to bathtub

7. Vanity

- Elite Joinery wall hung vanity with 20mm stone top including soft close hinges and shark nose finish

8. Mirror

- Framed mirrors to above all vanity units or hand basins





KITCHEN JOINERY

1. Cabinets

- 2100mm high cabinet and drawer fronts to the Kitchen selected from the standard Laminex (Natural finish) range of colours
- D type pull handles or round knob handles in matte silver or chrome to the Kitchen cabinets and drawers
- Cabinets and drawers fully lined with a white melamine finish
- Soft close hinges to all Kitchen cupboard doors and drawers
- Plasterboard bulkhead to overhead Kitchen cupboards

2. Stone Benchtops

- 20mm stone bench top to Kitchen - standard range allowed for only

3. Tiled Splashback

- Tiled splash back up to the underside of the overhead cabinets

4. Rangehood

- Fisher & Paykel 600mm slide out range hood in stainless steel finish.
- External ducting to range hood INCLUDED

5. Cooktop

- Fisher & Paykel 600mm Gas cooktop in stainless steel finish

6. Oven

- Fisher and Paykel 600mm Electric in black finish

7. Double Bowl Sink

- Clark Radiant double bowl sink in a stainless-steel finish (Product Code R175MK2.1)

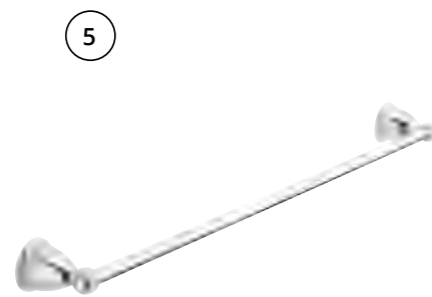
8. Electrical

- One double GPO per room except to the kitchen, family room and bedroom 1 which are allotted two each

9. Sink Mixers

- Stylus Venecia Sink Mixer to kitchen and laundry sinks

TAPWARE & ACCESSORIES



1. Stylus Venecia flick mixers to kitchen & laundry sinks

2. Stylus Venecia flick mixer to all vanity basins

3. Stylus Venecia flick mixer to all showers and bathtub

4. Stylus Venecia all directional shower head to all showers

5. Stylus Venecia single towel rail to each shower

6. Stylus Venecia toilet roll holder to each toilet

7. Caroma Elegance Bath Spout to bathtub



READY TO MOVE IN

The inclusions listed below represent a finished home that you can move into. That means all standard site costs, standard BASIX requirements and all other standard requirements to build your home are included in all prices.

FRAMES

- 90mm H2 termite treated pine timber frames
- 2445mm high ceilings throughout

WINDOWS

- Aluminum framed windows in a selection of standard range colours
- Keyed window locks to all openable windows
- Obscure glazing to bathroom, powder room, WC and ensuite
- Windows are subject to BASIX assessment

EXTERNAL TAPS

- Three garden taps fitted as standard including one rainwater tank hose cock
- One garden tap fitted as standard (Granny Flat)

PLUMBING

- PEX plumbing system to kitchen and all wet areas
- Gas connection, cook top, hot water and two heating points
- Gas connection, cook top, hot water and one heating points (Granny Flat)
- 2000 litre rainwater tank connected to WC's and one garden tap OR recycled water connection

BRICKS

- Bricks to Lily Homes standard range
- Moroka finish to selected areas to front facade (28m² allowed for)

CLADDING / EXTERNAL FEATURES

- Cladding as per plan

ROOFING MATERIAL

- Concrete roof tiles on timber battens (sarking included)

INSULATION

- R2.0 insulation to external walls including internal garage walls
- R3.5 insulation to roof trussed ceilings over living areas (excluding garage)
- Insulation subject to BASIX assessment

ELECTRICAL

- One light point per room
- Two external light points
- One double GPO per room except to the kitchen, family room and bedroom 1 which are

- allotted two each
- Two TV points (aerial not included) + co-axial cable left in roof space for future connection

ELECTRICAL (Continued)

- One phone point
- Three phase board upgrade allowed for
- NBN basic set up (hills home hub not included)

AIR CONDITIONING

- Actron Classic ducted air conditioning including 2 zones and electric thermostat
- Split system air conditioning unit to granny flat (if applicable)

CORNICE

- 90mm cove cornice

DOORS

- Front door XV 14 hinged 2040mm high x 820mm wide with Bala entry lock in paint finish
- Raven bottom weather seal to the base of the front door in a stainless steel finish
- External laundry door tempered hardboard in paint finish or aluminum sliding door (if applicable)
- External garage access door tempered hardboard in paint finish
- Internal 2040mm high flush hollow core doors with Bala internal door handles in paint finish

SKIRTING AND ARCHITRAVES

- 67mm x 18mm single bevel skirting / architrave in paint finish

WARDROBES

- Robes fitted with one shelf and underneath metal hanging rail
- Linen cupboard/ Walk in pantry fitted with four shelves

GARAGE DOORS

- 2100mm high panel-lift garage door
- Remote control system including 2 x handsets included to dwelling

KITCHEN

- 2100mm high cabinet and drawer fronts to the Kitchen selected from the standard Laminex (Natural finish) range of colours
- D type pull handles or round knob handles in matte silver or chrome to the Kitchen cabinets and drawers
- 20mm stone bench top to Kitchen - standard range allowed for only
- Cabinets and drawers fully lined with a white melamine finish
- Soft close hinges to all Kitchen cupboard doors and drawers
- Clark Radiant double bowl sink in a stainless-steel finish

- Tiled splash back up to the underside of the overhead cabinets
- Plasterboard bulkhead to overhead kitchen cupboards

KITCHEN (Continued)

- Appliances to dwelling are the following:
- Fisher & Paykel 600mm slide out range hood in stainless steel finish.
- External ducting to range hood INCLUDED
- Fisher & Paykel 600mm Gas cooktop in stainless steel finish
- Fisher and Paykel 600mm Electric oven in blackfinish

FLOOR TILING

Wet Area:

- Glazed Porcelain to Lily homes standard range
- Bathroom, Ensuite and Laundry
- Standard round PVC floor wastes with stainless steel covers to all main floor wet areas, showers and Balconies

Main:

- Glazed Porcelain tiling to Lily Homes standard range
- All tile main floor tiling are to be installed with glue and are direct stick.

Outdoor:

- Glazed Porcelain tiling to Lily Homes standard range
- Patio, Alfresco and Balcony
- All tiles will be laid square and no border tiles have been allowed for

WALL TILING

- Ceramic tiling to Lily homes standard range
- 2100mm high tiling to showers
- 1200mm high tiling around bathtub
- One tile row above the Laundry tub and all Vanity units
- Skirting tiles to the rest of Bathroom, Ensuite, Laundry, WC & Powder room
- All tiles will be laid square and no border tiles have been allowed for

PC ITEMS

- Stylus Prima II close coupled toilet suites in white
- Clark 45-litre stainless steel laundry tub and cabinet
- Stylus Maxton 1500mm rectangular bath in white
- Stylus Venecia flick mixers to kitchen & laundry sinks
- Stylus Venecia flick mixer to all vanity basins
- Stylus Venecia flick mixer to bathtub
- Caroma Elegance Bath Spout to bathtub
- Stylus Venecia flick mixer to all showers
- Alder MODA directional shower head to all showers (WS205)
- Stylus Venecia single towel rail to each shower
- Stylus Venecia toilet roll holder to each toilet -

- Aluminum framed showers with clear safety glass shower screens - pivot or sliding doors according to the floor plans
- Framed mirrors to above all vanity units or hand basins
- Shower soap holder/s tiled fixed.

VANITY UNITS

- Elite Joinery wall hung vanity with 20mm stone top including soft close hinges and shark nose finish

HOT WATER SYSTEM

- B26N50 26LTR hot water system (provided gas is available to site)

PAINT FINISH

- All internal and external woodwork, plasterboard, doors and fibro cement sheeting to be in paint finish with Taubmans paint
- Three (3) internal standard finishes have been allowed for only.
- Three (3) external standard finishes have been allowed for only.

FLY SCREENS

- Fly screens to all opening windows (aluminum sliding doors not included)

OTHER FLOOR COVERINGS

- Carpet to bedrooms and theatre or media (if applicable) with standard underlay and colour range allowed for only
- Carpet to stairs and first floor (if applicable)

INTERNAL STAIRWAY (IF APPLICABLE)

- MDF treads and risers
- Balustrades, top rail, bottom rail, handrails and stringers to be in Standard pine finish or 1050mm high dwarf plasterboard wall
- Inserts to be 12mm vertical straight-line steel in Black finish

SLAB

- Full engineered concrete waffle pod slab certified up to 'M' or 'H1' class (salinity slab not included, 20 MPA only) (subject to soil testing)

DRIVEWAY

- Driveway allowance is from road kerb to front boundary and 5.5m setback from front boundary to garage

SITE COSTS

- \$5000.00 allowance included
- Four (4) loads of soil removal
- Standard new area power connection only (old area not included)
- Separate gas, water and electrical metering to Granny Flat if applicable



ITEMS NOT INCLUDED

PLEASE READ THE BELOW INFORMATION CAREFULLY. SHOULD YOU REQUIRE FURTHER INFORMATION REGARDING ANY OF THE BELOW, PLEASE DO NOT HESITATE TO ASK ONE OF OUR FRIENDLY SALES CONSULTANTS.

PLEASE NOTE:

1. Lily Homes provide fixed price Tenders for new areas ONLY (excluding duplexes) for a fee of \$2,490.
2. Fixed Tenders DO NOT include rock breaking, contribution fees, and are subject to the Lily Homes Timeline.
3. Render / applied finishes, stackstone, and / or feature brickwork have not been allowed for in the standard prices provided.
4. All facade images are a visual representation only and do not necessarily represent the final product. Any of the above mentioned items depicted within the images are not included as standard.
5. The prices provided in this booklet DO NOT include the following items:
 - Landscaping
 - Fencing
 - Window Furnishings
 - Additional Site Costs
 - Demolition
 - Section 73 Fees
 - Section 94 Contributions





OUR PLANS, YOUR PLANS OR LET'S DESIGN TOGETHER

Contact our team at info@lilyhomes.com.au or visit us at one of our display home locations or online lilyhomes.com.au

Terms and conditions apply