

2019 Urban Series

Urban Series offers a level of inclusion specifically tailored to the knock down rebuild market. The Urban Series of Inclusions cover all the essential pre-construction tests, surveys, services and permit requirements as well as allowing for more robust footings, a requirement in inner urban construction. By including these key items, there will be no nasty shocks after your second survey.

Urban Series Inclusions also include luxury fittings and fixtures such as European appliances, dishwasher, quality floor covering, double glazed windows, upgraded brick selection, frameless shower screen doors and reconstituted stone to the kitchen and bathroom benchtops, just to name a few.

Urban Series Inclusions gives you variety and choice with an extensive range of included options to select from as well as the ability to customise your design to suit your lifestyle.

General Allowances

Pre-Construction Services

Preliminary and second Soil test (if required), preliminary and second feature contour survey to AHD (if required), footing design, building permit application (if using Sienna Homes nominated surveyor). Re-establishment survey if required.

Foundations

Concrete slab construction up to class 'H' classification and up to 3m deep concrete piling if required. Includes Concrete slab to Alfresco and porch

Site Fall Allowance

Fall of land up to 300mm over building area

Service Allowance

Connection to existing services within boundary including fresh water, natural gas, sewer, storm water and single phase underground power provisions based on a maximum building setback of 5 metres and a maximum allotment size of 650m²

Includes:

Single phase underground power up to 12m from underground power pit to meter box location.
Water tapping fee (dry tapped only) 2 water taps - 1 adjacent to water meter in front yard, 1 on wall attached to house as per contract drawings. Note: Water meter will be located directly in line with existing water tapping & at distance into front yard as installed by developer & water authority requirements.

Sewer tie connection up to 1500mm deep

Connection to stormwater assuming stormwater discharge point depth meets plumbing code requirements for fall

Client is responsible for connection, account opening fees & service usage costs during the construction process

Contract

Master Builders Association of Victoria Home Builders Contract.

Client Services

Colour Browse Appointment

The start of your colour selection journey. This optional appointment is an opportunity to review the range of included fixtures and fittings before your formal Colour Selection Appointment,

Colour Selection Appointment

A consultation with our Interior Designer to select your fittings, fixtures and colour scheme for your new home.

Design Tailoring Service

An opportunity to review your requirements with your New Home Consultant and modify your chosen design to best suit your requirements. Please note some additional charges may apply.

Design Review

An optional service, where you can meet with our Senior Design Consultant to review and discuss your revised tender drawings. Please note some charges may apply for additional changes after this point.

An appointed New Build Assistant

One of our Client Liaison Executive will be assigned to your home build and will be your point of contact from contract through to handover

External Features

Facade

A choice of 4 included contemporary single storey or 5 double storey facades that includes a mix of face brickwork and render.

Unless an alternative is selected the default inclusion is the 'Sencillo' facade

Brick Selection

Upgraded brick selection from up to the Urban Series Category 3 Range of colours and styles

Mortar Joints

Natural colour with rolled joints

Structural

Stabilised pine frame and trusses to manufacturers specification

Roof Cover

A choice of Boral Slimline or Macquarie concrete colour on roof tiles (excluding sarking).

Unless an alternative is selected the default inclusion is the 'Slimline' profile

Roof Plumbing

Colorbond fascia, guttering and downpipes.

Infills

Brickwork over ground floor front, side, rear elevation to windows and doors with light weight infills over front garage door (unless indicated otherwise on drawings). Excludes corner windows and corner sliding doors. Applicable to standard plans only.

Entry Door

A choice of double 2040mm high entry doors (if design allows for double entry doors) either solicore or with clear glass inserts (paint finish).

Unless an alternative is selected the default inclusion is the 'Solicore flush panel' profile

Aluminium powder coated door frame with sidelight (where applicable)

Entry Door Hardware

Gainsborough Align Trilock Lever to Front Entry lever set, keyed alike to all external hinged timber doors.

Windows

Aluminium double glazed Awning windows with powdercoat finish and keyed locks.

'Boutique' and custom windows to be single glazed.

Clear glazing to bathroom, ensuite and WC windows (if applicable).

Sliding Doors

Aluminium single glazed sliding doors with powdercoat finish and keyed locks.

Alfresco (design specific)

Includes plaster ceiling

Garage

Front Garage Door

Colorbond Sectional overhead garage door with automatic motorised garage door opener (2 remotes)

Garage Pedestrian doors

2040mm Solicore flush panel door with paint finish and Gainsborough Ambassador Contractor 500 Series lever set.

Kitchen

Benchtops

Reconstituted stone with 40mm edge to kitchen benchtop's selected from the Urban Series Category 1 range of colours

Cabinetry

Laminated finish to kitchen base cupboard panels, doors & drawers selected from the Velour or Natural finish range of colours

6 No. Pot draws with soft closer hardware to kitchen

Laminated finish to overhead cupboard panels and doors selected from the Velour or Natural finish range of colours

Soft close hardware to drawers and doors (excludes corner cupboards)

Finger pull to overhead cupboards and cupboard handles to remainder from the Urban Series Category 1 range

Appliances

A choice of 600 or 900mm gas cooktops (if upright cooker is not selected)

Unless an alternative is selected the default inclusion is the 'Ariston PC640TX 600mm Gas Cooktop Stainless Steel - 5 year warranty'

A choice of 600mm under bench ovens or 900mm upright cooker

Unless an alternative is selected the default inclusion is the 'Ariston FA3834HIXA 600mm Under bench Oven Stainless Steel - 5-year warranty.'

A choice of 600mm or 900mm range hoods ducted into roof space (single storey only)

Unless an alternative is selected the default inclusion is the 'Ariston ARH60X 600mm Slide out Rangehood Stainless Steel - 5 Year Warranty.'

Ariston LFB5M019XAUS 600mm freestanding Dishwasher Stainless Steel - 5 year warranty

Kitchen Sink

A choice of Franke stainless steel kitchen sinks

Unless an alternative is selected the default inclusion is the 'Spark double bowl inset stainless steel sink.'

Tapware

A choice of designer kitchen sink mixer tapware

Unless an alternative is selected the default inclusion is the 'Alder Soho Gooseneck.'

Provisions

Dishwasher provision and connections.

Under-bench microwave space with pot drawer below

Bathrooms, Ensuites & Powder Rooms

Benchtops

Reconstituted stone vanity benchtops with 40mm thick square edge or apron fronts, selected from the Urban Series Category 1 range

Cabinetry

Laminate finish to panels and doors selected from the Velour or Natural finish range of colours

Soft close hardware to doors

Cabinet handles from the Urban Series Category 1 range

Basins

A choice of Vitreous china basins with chrome waste and plug
 Unless an alternative is selected the default inclusion is the 'Stylus Venecia basins'
 Vitreous china Caroma Liano hand wall hung basin with chrome waste (if applicable as per contract drawings)

Tapware

A choice of designer mixer tapware to basins, showers and baths
 Unless an alternative is selected the default inclusion is the 'Alder Soho mixers'
 Alder Designer shower rails with HS205 hand piece and plastic soap dish

Shower

Raised Tiled shower bases
 2000mm high clear glazed semi-framed shower screen with silver trims & frameless pivot door.

Mirror

Polished edge mirrors above all vanity units positioned on vanity top

Bath

White acrylic bath in tiled hob

Toilet Suite

Stylus Venecia Vitreous china toilet suite with soft close acrylic seat.

Laundry

Trough

Laminated finish laundry base cabinet up to 900mm wide with laminated benchtop selected from the Velour or Natural finish range of colours.

Tap & Outlet

A choice of designer mixer tapware to Laundry trough
 Unless an alternative is selected the default inclusion is the 'Alder Classico straight mixer'
 Chrome washing machine stop taps

Internal Features

Ceiling Heights

2550mm nominal ceiling height in single storey homes & ground floor of double storey homes
 2400mm nominal ceiling height to the first floor of double storey homes

Internal Doors

2040mm high flush panel internal hinged doors
 2100mm high vinyl sliding robe doors to bedrooms
 Hinged flush panel doors to linen cupboards in passage ways

Internal Door Hardware

A Choice of Designer internal hinged passage door sets and dummy sets to hinged cupboard doors.
 Unless an alternative is selected the default inclusion is the 'Gainsborough Lianna'
 Gainsborough rectangular corner flush pulls to internal passage sliding doors (if applicable).
 PVC cushion door stops to all hinged passage doors

Paint

Internal walls – 3 coat Watty Professional Choice washable low sheen paint system
 Woodwork and doors – Watty Professional Choice gloss enamel paint system

Mouldings

Single bevelled 65 x 18mm PMDF architraves and skirtings
 75mm cove cornice throughout

Wall Tiling

Wall tiling to wet areas & kitchen splashback as per contract drawings
 Skirting tiles to wet areas and laundry as per contract drawings
 All tiles from the Urban Series Category 1 range of tiles in standard laying patterns

Floor coverings

Flooring Tiling

Floor tiling to entry, front hallway, main living & dining, kitchen, wet areas and laundry as per contract drawings

All tiles from the Urban Series Category 1 range of tiles in standard laying patterns

Laminate floorboards

A choice of Urban Series Category 1 range Clix laminate timber look floorboards to entry, front hallway, main living & dining, kitchen in lieu of tiles.

Unless an alternative is selected the default inclusion is the 'floor tiles as above.'

Carpet & Underlay

Stain resistant solution dyed nylon carpet to the remainder of home on Dunlop Foam Underlay from the Urban Series Category 2 range of carpets.

Stairs

Stairs (double storey home)

Custom MDF wood treads and risers with painted pine stringers

Paint finish handrail

Plaster dwarf wall balustrading

Robes & Storage

Bedroom Robes & Coat Cupboards

White melamine fixed shelf and a single hanging rod

Linen, Broom & Pantry Cupboards

Four white melamine shelves to Linen and pantry

One white melamine shelf to broom cupboard

Electrical

Power Points

Double power points throughout, single power points to microwave, dishwasher & refrigerator provisions

Internal Light points

Fixed batten holder with cowl shades to all light points

External light points

Fixed batten holders with cowl shades to entry & alfresco (if applicable)

Fixed batten holder with weatherproof adapter to outside laundry

Switch Plates

Clipsal classic series light switches as identified on electrical plan

Exhaust Fans

Sealed exhaust fans above showers

Combination light / exhaust fan to water closets without external ventilation

TV points

2 Free-to-Air TV points (cable left in roof space for future antenna)

Smoke detectors

Hard wired smoke detectors with battery backup

Safety Switch

RCD Safety switch and circuit breakers to meter box

Insulation, Hot Water & Heating / Cooling

Insulation

R2.0 bulk Insulation and sarking to all external house walls (including garage/house wall).
R4.0 bulk insulation to roof cavity above living zones

Hot Water

Rinnai solar hot water service with 175lt storage tank & 26L gas mains pressure booster system

Heating

Brivis 3 Star Gas ducted heating to living areas and bedrooms (refer to detailed drawings for locations).

Draft Exclusions

Sealed exhaust fans above showers
Draft seals to external hinged doors (excludes garage external pedestrian door)

Post Construction

Post Construction

90-day maintenance period
7-year structural guarantee
Inspection before handover

Conditions:

Please review all documentation thoroughly and seek independent advice prior to executing a contract.

Concrete footings inclusions do not include screw anchors if required due engineer's recommendations, excavation / removal of rock, contaminated soil. Does not include additional fall of land over 300mm, retaining walls, underpinning due to neighboring property's.

No upgrades of property services are included (i.e. Gas service, NBN, water supply, sewer, stormwater, power upgrades, underground power pits etc). Surcharges may apply to certain build areas – speak to your new homes consultant for more information. Sienna Homes reserves the right to substitute product with an equivalent product due to supply issues, agreements or availability. The products proposed to be incorporated in future building contracts may differ from the items listed in this inclusion list for a range of reasons including product availability and changes in manufacturer's specifications. You should review any quotation and contract carefully to ensure that all products specified meet your requirements.