



**LANDTURNER**

TURN YOUR DREAMS INTO REALITY



# Introduction

At LandTurner, we are passionate about constructing luxurious homes that surpass expectations in terms of quality, features, and personalized service.

We recognize that each client has unique needs, stemming from their diverse family backgrounds, lifestyles, and cultures. Our commitment is to provide a flexible and customized experience for building top-notch custom homes, ensuring that our customers would be eager to work with us again.





# Luxury Inclusions & Specifications



# Inclusions and Specifications – Key highlights

- ❖ Bathroom vanities with 100 MM stone benchtop
- ❖ Kitchen Island with 80 MM stone benchtop, including waterfall
- ❖ 2.7-meter-high ceiling on both ground and first floors
- ❖ 2.4 meter high and 1.2 m wide Luxurious Solid Timber Entrance door
- ❖ 600 \* 1200 mm tiles throughout the ground floor
- ❖ Floor to ceiling tiles in bathrooms
- ❖ Pull out Kitchen mixer
- ❖ LED Downlights
- ❖ Pendent lights in kitchen island
- ❖ Square set cornices in open areas
- ❖ Clipsal iconic switches
- ❖ 13 MM Plasterboard (Gyprock)

# PLANS AND APPROVALS

- ❖ Architectural plans
- ❖ Structural engineer plans
- ❖ Compliant Development application fees
- ❖ Site soil report by a geotechnical engineer
- ❖ Site contour survey by a registered surveyor
- ❖ Standard Water Authority fees
- ❖ Long Service Levy fee
- ❖ Certifier inspection fee
- ❖ Waste management report
- ❖ BASIX or Nathers Certificate



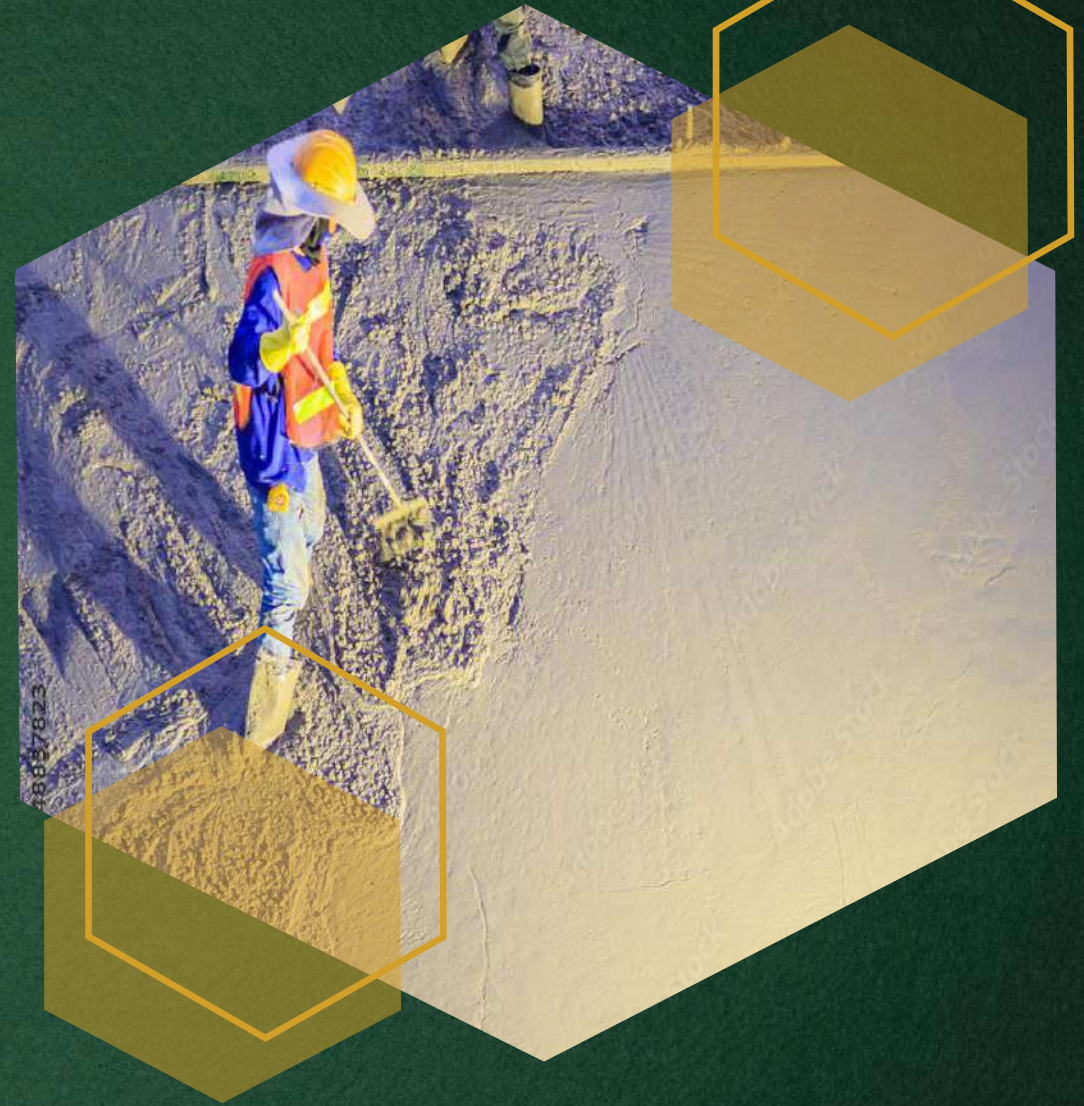
# SITE PREPARATION

- ❖ Pego-out Survey
- ❖ Standard site preparation and levelling including machine hire for cut and for concrete slab on ground construction
- ❖ Service Connection – power, phone, water, sewer, gas & stormwater
- ❖ Conduit for NBN connection



# CONCRETE SLAB

- ❖ Structural engineer designed M class concrete slab
- ❖ All peering up to 1 m (\$98 plm extra)
- ❖ Superior TERMITE BARRIER to all slab penetrations
- ❖ Termite barrier to perimeter of the home
- ❖ Drop edge beams charged at \$590 psqm
- ❖ Coloured concrete driveway (up to 50sqm)



# ELECTRICAL

- ❖ Three phase underground power connection as per requirements.
- ❖ Metering connected to street up to 10 meters allowed.
- ❖ Safety circuit breakers to sub-board.
- ❖ Double power points, as required.
- ❖ Downlights, as required to the following areas:
  - ❖ All internal areas
  - ❖ Porch
  - ❖ Alfresco
  - ❖ Garage
  - ❖ Balcony





# ELECTRICAL

- ❖ 3 TV points
- ❖ 3 Data point
- ❖ Front Door Camera/Voice Intercom with 1 monitor (2 monitors for two storey house)
- ❖ 2 External light points – fitting to be provided by the owner.
- ❖ Supply and install 1 x IXL unit in each bathroom and ensuite
- ❖ Smoke detectors (hardwired with battery back-up as required)
- ❖ Clipsal iconic White switches – Wiring, supply & install.
- ❖ Security Alarm – Wiring, supply & install.
- ❖ 2 Chandelier wiring & install only, Chandelier to be provided by client
- ❖ Kitchen pendant, wiring & install only, Kitchen pendant lights to be provided by client
- ❖ 4 Fans wiring & install only, Fans to be provided by client
- ❖ Security Camera – Install & wiring only, Security Camera to be provided by client

# PLUMBING AND DRAINAGE

- ❖ All plumbing and drainage as per the plan
- ❖ All taps and showers to satisfy the energy star rating
- ❖ 2 x garden taps
- ❖ Supply and install 1 x above ground poly rainwater tank as per BASIX (If required)
- ❖ Standard round PVC down pipes
- ❖ The sewer connection to the main within 6 meters from the boundary
- ❖ 1 x gas point
- ❖ Provision for BBQ in Alfresco
- ❖ Plumbing provision to fridge



# ROOFING, GUTTERS, AND FASCIA

- ❖ Tiled roof from standard range Monier Atura
- ❖ ColorBond roof
- ❖ Roof sarking
- ❖ ColorBond metal fascia and gutter from a selection of colours



# WINDOWS

- ❖ Powder coated Aluminum windows doors from a nominated builder's range
- ❖ Keyed windows locks fitted to windows and sliding doors.



# FRAME AND WALL LINING

- ❖ Up to 2700mm high ceilings to the ground floor and first floor
- ❖ T2 termite treated frames
- ❖ 450mm eaves or as noted on architectural plans
- ❖ 300mm engineered joist system
- ❖ 13 mm plasterboard linings to walls and ceilings
- ❖ 6mm villa-board to wet areas
- ❖ Niches to entry with lights
- ❖ Drop ceiling or bulkhead to kitchen



# INSULATION

- ❖ R3.06 Insulation to external walls (Brick veneer)
- ❖ R3.5 Insulation to ceilings with roof over
- ❖ Excluding Porch and alfresco

# FIX OUT

- ❖ 90mm profile architrave with paint finish
- ❖ 90mm three step cornice or square set

Note: Insulation is Subject to BASIX requirements



# WARDROBES AND LINEN

- ❖ Walk-in robes in master bedroom with Melamine and 1 sets of drawers (3m max and 2400mm high)
- ❖ 2400 high mirror wardrobes with one set of drawers & shelves
- ❖ White melamine shelves to linen cupboards

# STAIRCASE

- ❖ Timber staircase with treads
- ❖ Glass balustrade as needed



# BRICKWORK & RENDER

## Selection of bricks from PGH

- ❖ Townhouse, Desert
- ❖ Summerville
- ❖ Dark & Stormy
- ❖ Foundations
- ❖ Elements, OR

## Austral range:

- ❖ Townhouse, Desert
- ❖ Summerville
- ❖ Dark & Stormy
- ❖ Foundations
- ❖ Elements, OR





# DOORS

- ❖ 2400mm x 1200 mm front entrance door with clear glass in painted or stained finish
- ❖ 2340mm high laundry door (SOLID TIMBER) in painted or stained finish
- ❖ 2340mm high Internal doors
- ❖ Lock to Laundry door
- ❖ Lever handles with privacy sets to all bathrooms & WC's
- ❖ Wall / door stops to all doors



# GARAGE DOORS

- ❖ Remote controlled colorbond sectional overhead door. Choice of standard colors (Doorworks)

# AIR CONDITION

- ❖ Samsung or Actron Ducted aircon builders' standard range and round diffusers
- ❖ 2 zones in single storey and 4 Zones in two storey houses included



# PAINTING

- ❖ Gloss paint to doors and internal woodwork
- ❖ 3 coats of Taubman's paint finish to internal walls including 2 internal wall colours
- ❖ 1 ceiling colour and gloss paint to doors, architraves, and skirting
- ❖ Colour from standard range



# FLOOR COVERINGS

- ❖ Floor tiles (600x600 or 800x800 or 1200mmx600mm) to ground floor, choose from a nominated range
- ❖ Laminate flooring to first floor
- ❖ Woolen carpet to media (nominated builder range)



# KITCHEN

- ❖ 2400 MM high with overhead cupboards, under bench cupboards including sink, cooktop, and dishwasher space, and fridge space.
- ❖ Kitchen island bench with 2 x water fall edges
- ❖ Polyurethane or Laminex kitchen cupboards as per owners' choice of color
- ❖ Door profile: Pencil edge
- ❖ Door finish: Satin Polyurethane and soft close
- ❖ 1 x Double bowl, stainless steel sink in main kitchen
- ❖ Sink tap from builder's nominated premium range tap ware
- ❖ Up to 5 power points in kitchen
- ❖ Vent pipe for range hood
- ❖ Open shelving in Walk in Pantry included



# STONE

- ❖ 80 mm engineered Bench top for island area within standard range
- ❖ 40MM engineered Bench top for kitchen and pantry area within standard range



# APPLIANCES

- ❖ Bosch Serie 6 Gas cooktop 90 cm.
- ❖ Bosch 60cm cm Serie 4 electric built-In Oven.
- ❖ Robinhood RPD3CL9BK rangehood.
- ❖ Bosch SMP66MX03A Serie 6 Under Bench Dishwasher



# BATHROOMS

## VANITIES

- ❖ 100mm stone benchtops to vanities
- ❖ Laminated doors with PVC edges in a wide range of colors
- ❖ Top-mount basins

## TAPWARE

- ❖ Chrome lever mixer to all basins
- ❖ Chrome lever mixer and outlet to bath
- ❖ Overhead square showerhead to all bathrooms





# BATHROOMS

## ACCERSSORIES

- ❖ Floor-to-ceiling tiles in bathrooms
- ❖ 600mm double towel rail
- ❖ Toilet roll holder to bathrooms, ensuite and powder room
- ❖ White free-standing bath 1700mm
- ❖ LED mirrors to bathrooms
- ❖ Shower screens as required
- ❖ Niches to all bathrooms and bathtub.
- ❖ Shower grates.



# BATHROOMS

## TOILET SUITES

- ❖ Close coupled toilet suite with soft close seat

## LAUNDRY

- ❖ Single bowl with pull out kitchen mixer
- ❖ Melamine cabinets and overhead cabinets (2400mm)
- ❖ 40 mm benchtop
- ❖ Tiled splash back
- ❖ Pull out kitchen mixer



# BATHROOMS

## ALFRESCO

- ❖ Non-slip ceramic floor tiles to front porch and rear alfresco - Colour from standard range
- ❖ Downlights
- ❖ Fan provision to alfresco
- ❖ BBQ provision

## HOT WATER SYSTEM

- ❖ Rinnai B26 6 star instantaneous 26 litre gas recessed hot water system



# WARRANTY

- ❖ Home Building Compensation Fund (HBCF) policy
- ❖ 6 years structural
- ❖ 3 months defects
- ❖ Appliances and fittings as per manufacturer's warranty



NOTE : LandTurner reserves the right to change suppliers at any time and reserves the right to alter designs and specifications without notice in whole or part.



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