



kurmondhomes

DIAMOND INCLUSIONS

INCLUSIONS THAT CREATE A

Lifestyle

Everyday **DIAMOND** *inclusions*

EVERYDAY DIAMOND *Inclusions*

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UP TO \$46,000 WORTH OF
Luxury inclusions
NO EXTRA COST!





20MM STONE BENCHTOPS

POLYURETHANE CABINETRY

The heart of your home

Kitchen Inclusions

omega



CANOPY RANGE HOOD

900mm wide OMEGA stainless steel canopy range hood.

omega



FREE STANDING COOKTOP/OVEN

900mm wide OMEGA stainless steel upright cooker, fan forced, electric oven with built in 5 burner gas cooktop.

omega



DISHWASHER

600mm wide OMEGA Dishwasher.



POLYURETHANE CABINETRY

Polyurethane kitchen cupboards.



STONE BENCH TOPS

20mm CAESARSTONE or AC STONE pencil round stone bench top.



UNDERMOUNT SINK

CLARK MONACO Stainless steel double bowl undermount kitchen sink.

Internal Inclusions



CLIPSAL LIGHT SWITCHES AND POWERPOINTS

Iconic White streamline lights switches and 2x double powerpoints in each room.



3 COAT PAINT SYSTEM

TAUBMANS 3 COAT PAINT SYSTEM in one colour to all internal walls.



DUCTED HEATING & COOLING

ACTRON - Reverse cycle ducted air conditioning with 2 zones to builders specified layout. Zone 1 - Ducting to all living areas. Zone 2 - Ducting to all bedrooms.



1200MM WIDE FRONT DOOR

Hinged front entry door 2040mm HIGH x 1200mm WIDE with clear glass in clear finish with painted jams.



TILES & FLOORING

Ceramic tiles or laminated timber flooring throughout all ground floor entry, meals, kitchen and open living areas.



LED DOWNLIGHTS & FAN

19 x LED downlights throughout the home. 15 x interior and 4 x exterior. 1 x ceiling fan.

Create your space...

2750MM (9 FOOT) HIGH CEILINGS

CARPETED BEDROOMS





SEMI-FRAMELESS SHOWER SCREENS

20MM STONETOP VANITIES

Soak in the Luxury

Bathroom Inclusions



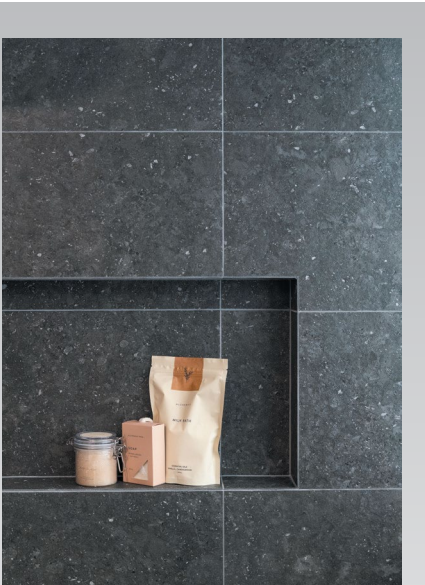
CAROMA BASINS

Upgraded CAROMA semi-inset basins throughout



CAROMA TOILET SUITES

Upgraded CAROMA toilet suites.



TILED NICHES

400mm high x 600mm wide tiled niche to main bathroom, ensuite and one additional shower cubicle(design specific).



VANITIES

20mm STONE TOPS to vanities and POLYURETHANE cupboards.*



EXHAUST FAN, LIGHT, HEATER

3 IN 1 EXHAUST FAN, LIGHT, HEATER to main bathroom and ensuite.



TAPWARE

Stylish tapware throughout to all bathrooms.

External Inclusions



TILED ALFRESCO

Ceramic tiles to front porch, alfresco and balcony (design specific).



FLY SCREENS

Standard mesh FLY SCREENS in matching colour to suit powder coated aluminium frame windows and external sliding doors.



STANDARD BASIX & SITE COSTS

500mm balanced cut and fill, up to 3,000L rainwater tank, insulation, sarking and much more.



GARAGE DOORS

REMOTE OPERATION to sectional garage door with 2 remote handsets.



T2 TERMITE TREATED FRAMES

Specifically designed to protect frames from termites.



MAINTENANCE-FREE GUTTERS

Maintenance free metal fascia and quad gutters in standard Colorbond colour.



Entertain in Style

EVERYDAY DIAMOND INCLUSIONS



UP TO \$46,000 WORTH
OF LUXURY INCLUSIONS

NO EXTRA COST!

PRE CONSTRUCTION

- Site inspection for contour survey (assumed), bore hole report, peg out survey & identification survey.
- 10.7 Planning Certificate
- Complete preliminary & Council DA drawings.
- Basix Certification to State Government requirements and assessment fees (only).
- Standard landscape plan (as per Kurmond's basic landscape design).
- Developer Approvals (where required).
- Standard DA lodgements & Construction Certificate or CDC documentation preparation & application fees. (additional council fees, bonds, RMS & OHS charges may be applicable to your site)
- Structural Engineer fees & Certificates for concrete slab & steel beams.
- Standard M Class slab including alfresco and front porch (design specific & subject to bore hole report).
- Concrete piercing to an allowance of 50 lineal meters in total, and standard Concrete pump.
- Durability classification exterior SL3/R2.
- HIA Contract presentation & colours consultation for exterior & interior.
- Wind classification N2 medium.
- Home Owners Warranty Insurance (HBCF) & Long Service Levy.

SITE ESTABLISHMENT & SERVICES

- All service connections within property boundary up to 8m from the home including storm water, water, gas connections, excludes battle-axe & private handle access lots - (subject to quote).
- Three phase power connection, meter box & Telstra underground provision to be within 8 metres of the home (up to 15 metres of underground mains cable & conduit).
- Earth leakage electrical safety switch in three phase meter box to each circuit.
- Standard excavation for building platform with a standard balanced 500mm cut and fill.

- Temporary construction fencing up to 40 lineal metres
- 1x All-weather access & sediment control barrier 30LM (subject to Council approval)
- Trade waste compound (as required by Council), Onsite builders toilet.
- External scaffolding (to double storey designs) and roof rail protection systems.

BASIX FEATURES

INSULATION

- R2.0 batts to external walls excluding garage.
- R3.0 batts to residence ceiling with roof over excluding garage and alfresco, porch & balcony.
- R2.0 batts to suspended ceiling over garage (Double storey only)
- Sarking - Heavy duty foil to underside of roof tiles.
- 3 external taps (1 rain water (if rainwater tank), 2 town water).

RAINWATER TANK

- Allowance of 3000L above ground rainwater tank, including pump and connections (not applicable for recycled water areas or acreage blocks with tank water supply only).

COOLING AND HEATING SYSTEM

- **ACTRON REVERSED CYCLE DUCTED AIR CONDITIONING** with 2 zones to builders specified layout. Zone 1 Ducting to all living areas. Zone 2 - Ducting to all bedrooms (size of unit varies to suit house size - zones are individual and CANNOT be run together).
- Natural Gas connection where available. (LPG may incur additional costs)
- 1 x gas point to nominated internal area.
- 1 x gas cook top.
- 1 x gas hot water system.
- 1 x gas outlet to alfresco
- 26 litre instantaneous gas hot water system.

EXTERNAL INCLUSIONS

STRUCTURAL AND DESIGN

- Termite protection to the perimeter of the slab and approved collars to the internal pipes.
- **TREATED T2 PINE TIMBER FRAMES** and trusses, structural grade (to manufacturers details in accordance with AS1684).
- Standard bricks from builders nominated supplier's selection, including brick piers to alfresco. Note: one colour with off white mortar joints.
- Standard concrete roof tiles from builder's nominated suppliers
- 22.5-degree roof pitch (design specific).
- 450mm wide eaves to perimeter of your home (subject to design, Developer and Council requirements).
- Standard Hardie Plank lightweight weatherboard cladding in paint grade finish (design specific).
- Maintenance free metal fascia and quad gutters in standard Colorbond colour.
- 300mm high floor joists between levels and 250mm to wet areas.

- 90mm PVC down pipes painted in standard Colorbond colour.
- Fibre cement sheeting to all eave areas.
- Water resistant plasterboard sheeting to alfresco ceilings with 90mm cornice.
- Standard range powder coated balustrade to external balcony (design specific).
- Taubmans paint system to external eaves, porch ceilings and cladding.

DOORS AND WINDOWS

- Standard colour, powder coated aluminium frame windows with standard mesh **FLY SCREENS** in matching colour (windows and sliding doors to be keyed alike).
- Standard range colour, powder coated aluminium frame single sliding door to alfresco with standard mesh sliding flyscreen in matching colour (stacker and hinge doors are P.O.A.).
- Standard range colour, sectional single width garage door/s to front façade (double width garage doors are façade specific or P.O.A.).
- Standard range hinged front entry door up to **2040mm high x 1200mm wide** from builders standard range. - Note: Paint finish only.
- Standard range flush panel solid core external hinged door to garage & laundry in paint grade finish (design specific).
- Standard range Gainsborough Trilock lever set to front entry door in Bright or Satin Chrome.
- Standard range Gainsborough entrance set to all other external hinged doors - keyed alike.
- Standard range timber door with clear glass to balcony in paint grade finish (design specific).
- **REMOTE OPERATION** to sectional **GARAGE DOOR** with 2 remote handsets.

INTERNAL INCLUSIONS

INTERNAL FIXTURES

- Plasterboard linings to all internal areas, 90mm cove cornice throughout all living areas, bedrooms and garage.
- Taubmans **3 COAT PAINT SYSTEM** in one colour to all internal walls.
- 66mm half splay skirting and architraves in Taubmans gloss paint system - one colour.
- 2040mm high standard range flush panel internal hinged doors.
- Standard range Gainsborough passage lever sets to all internal hinged doors, finger pulls to CSD and matching dummy levers to linen and robe doors in Bright or Satin Chrome.
- Privacy locks to WC's/PD room, main bathroom, master ensuite and bedroom 1 (design specific).
- Standard range A or B design staircase - MDF treads & risers with painted pine or stainless-steel balusters (design specific).
- **2750MM (9 FOOT) HIGH CEILINGS** to ground floors or single storeys & 2450mm high ceilings to first floors of double storey.

INTERNAL SHELVING/STORAGE

- 4 x white melamine shelves equally spaced to pantry (custom fit out P.O.A.).
- 1 x white melamine shelf with hanging rail under to each robe/cloak room (design specific).

- 4 x white melamine shelves equally spaced to linen.
- 1 x white melamine shelf to broom / storage cupboards (design specific).

KITCHEN

- Kitchen layout as per standard house design.
- Polyurethane flush doors and drawer fronts to kitchen cabinets (one colour included).
- Standard range 20mm pencil round stone bench top (standard breakfast bar 800mm wide).
- 1 x bank of 4 standard drawers (450mm wide unless design specific).
- 1 x microwave provision with 1 x pot drawer under bench (600mm wide).
- **OMEGA** 600mm wide dishwasher.
- Standard range **CAROMA** double bowl undermount sink with standard range mixer tap.
- Standard range ceramic tiles splashback to kitchen (to underside of rangehood & overhead cupboards).
- **OMEGA** 900mm wide freestanding electric oven and gas cooktop.
- **OMEGA** 900mm wide canopy rangehood (ducted externally) (Bulkheads to be P.O.A.).

TILES AND FLOORING

- Standard range tiles or laminated timber flooring throughout all ground floor entry, meals, kitchen and open living areas.
- Standard range carpet to all bedrooms, study, lounge, home theatre and first floor living areas - Note: one colour only, includes standard range underlay.
- Standard range tiles to front porch, alfresco and balcony (design specific).
- Standard range tiles to powder rooms, separate W/C and additional wet area (standard design specific) - tiling height 1row skirting and splashback tile behind basin.
- Standard range tiles to main bathroom & ensuite up to 2100mm (H) to shower & 1200mm (H) to wall tiles, all other wet areas will have 2100mm (H) to shower compartments with skirting tile to remainder & splashback tile to basin only unless noted otherwise.
- Standard range tiles to laundry as per builder's standard inclusion (1 tile high skirting and splashback behind tub cabinet).

WET AREAS

- Villaboard lining to internal walls of bathrooms.
- Waterproofing to all wet areas (including balconies (design specific).
- Chrome floor waste to shower only.
- Standard range stainless steel 42L laundry tub cabinet with mixer tap (includes washing machine taps).
- Standard **POLYURETHANE** vanities with 20mm **STANDARD RANGE STONE** to all bathrooms Note: one colour to all vanities (sizes design specific).
- Standard range **CAROMA** vanity basins, toilets and bath tubs as per standard house design.
- Standard range **CAROMA** tapware to all bathrooms as per standard house design. (Standard range shower rail to main bathroom and master ensuite only, additional shower to have fixed shower head.)
- Standard range polished edge mirror per vanity (design specific).

- **SEMI-FRAMELESS** shower screens to main ensuite, bathroom and one additional shower cubical. (design specific)
- Standard range **CAROMA** bathroom accessories, Note: 600mm wide double towel rails to main bathroom and master ensuite only, single towel rail to additional wet areas with showers. Hand towel ring only to PD rooms and WC.
- 400mm high x 600mm wide **TILED NICHE** in main ensuite, bathroom and one additional shower recess only. (design specific)

ELECTRICAL

FRONT PATIO AND ALFRESCO

- 1 x **LED downlight** to front patio.
- 4 x **LED downlights** to alfresco.
- 2 x external terminated light points to front façade (fittings and install by owner) - excluding front piers.

GARAGE

- 1 x 1200mm double fluorescent light fitting to garage.
- 1 x white single power point to garage door.
- 1 x white double power point to garage.
- 1 x white double power point for NBN.

BEDROOMS

- 1 x oyster shade light fitting per bedroom.
- 1 x oyster shade light fitting per walk in robe (design specific).
- 2 x white double power points per bedroom.

KITCHEN

- 1 x oyster shade light fitting to kitchen.
- 1 x oyster shade light fitting to walk in pantry.
- 2 x white double power points above kitchen bench.
- 1 x white single power point per dishwasher, microwave and rangehood.
- 1 x white single power point on separate electrical circuit for refrigerator.
- Hard wired electrical connection on separate electrical circuit for oven.
- Smoke detector/s hard wired with battery backup to BCA requirements.

LIVING ROOMS

- 15 x **LED downlights** internally throughout home. (oyster shade fittings to remaining locations).
- 1 x **CEILING FAN** to owners' choice of location (304 grade stainless steel, additional maintenance by owner if used in alfresco).
- 1 x bayonet light fitting per living room and utility area.
- 1 x bayonet light fitting per walk in linen (design specific).
- 2 x white double power points per living room (design specific) excluding dining/meals.
- 2 x TV points to allocated areas.
- 2 x telephone points to allocated areas.

BATHROOM, ENSUITE AND LAUNDRY

- 1 x **3 IN 1 EXHAUST FAN, LIGHT, HEATER** to main

bathroom and main bed ensuite only.

- 1 x oyster shade light fitting to laundry.
- 1 x bayonet light fitting to additional bathrooms, PD room & WC (design specific).
- 1 x bunker light fitting to outside laundry (can be relocated).
- 1 x white double power point above each vanity.
- 1 x white double power point fitting for washing machine & dryer.
- Electrical inclusions are design specific. Modification to standard designs will be addressed at your electrical appointment.
- **HILLS** security alarm system.

COMPLETION OF CONSTRUCTION

- Site cleaned, internal & external house clean
- 6 years structural guarantee & 13-week maintenance period (Starting on date of handover)

Disclaimer: The details and specifications listed in the Tender (Contract) and variations attached to that Tender take precedence over items listed in Packages Inclusions.

Kurmond Homes advises that due to ever increasing cost of materials and services, we cannot guarantee the price of variations between issued date and acceptance of this Tender. Extended periods between issued date and acceptance will be subject to review of variations.



Premium Diamond
Elite Upgrades

SINGLE STOREY - \$12,990

DOUBLE STOREY - \$13,990

ACREAGE - \$14,990



Upgrade your lifestyle

Premium Diamond Elite Upgrades



FREE STANDING COOKTOP/OVEN
SMEG 900mm wide stainless steel upright cooker, fan forced, electric oven with built in 5 burner gas cooktop.



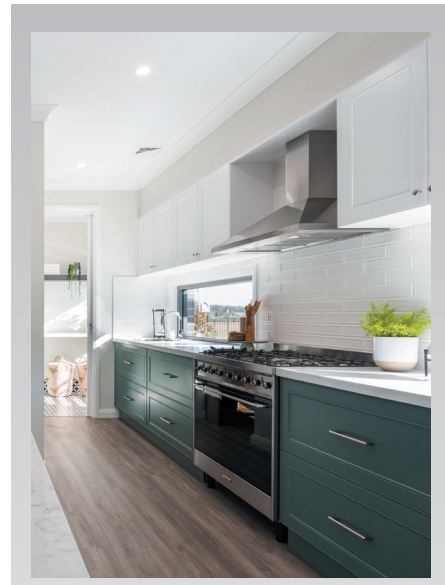
CANOPY RANGE HOOD
Choice between SMEG 900mm glass or fully enclosed stainless steel canopy range hood.



FREESTANDING DISHWASHER & STAINLESS STEEL MICROWAVE
SMEG 600mm freestanding dishwasher and stainless steel microwave 99 minute timer & safety lock (trim kit not included).



STONE BENCH TOPS
40mm stone with bench top edged standard range stone kitchen benchtop with 2 x waterfall ends.



BULKHEAD TO OVERHEAD CABINETRY
Gyprock bulkhead to overhead cabinetry in kitchen to match wall colour.



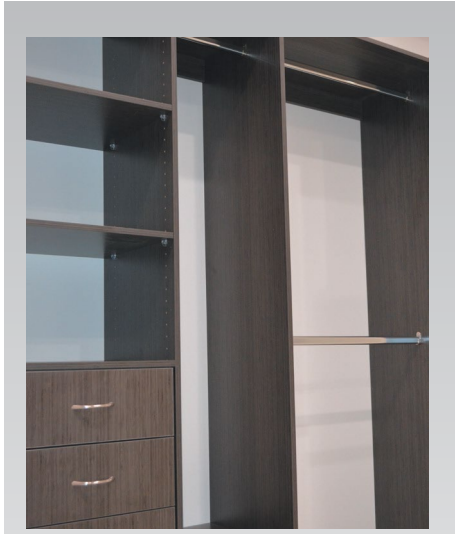
KITCHEN MIXER
Two options available for kitchen mixer taps, 2 Mixer taps. Choose from METHAN Pull Down Mixer or TAQUA Tap

Premium Diamond Elite Upgrades



LAMINATED TIMBER FLOORING (NO SCOTIA)

Laminated timber flooring finished with No Scotia to areas with skirting. All other areas, door thresholds, transitions and kickboard finished with angle.



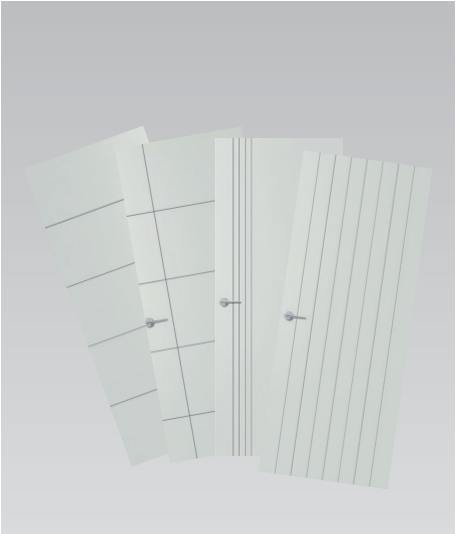
ROBE FITOUT

Master bedroom includes 1 set of 4 drawers, 3 shelves with double and tall hanging to remainder (white melamine only).



PAINT

WASH & WEAR Taubmans Endure paint to entire house (excluding ceilings and woodwork).



INTERNAL DOORS

2340mm high profile doors to ground floor including robes. First floor to be 2040mm high profile doors.



SOFT CLOSE DRAWERS & DOORS

Soft close drawers and doors in the kitchen included, quantity based on design.



DOOR HANDLES & LOCKS

Option of upgraded 2 x door handles. GAINSBOROUGH 'Omni Series' Tri-lock lever or Freestyle Smart Lock to main entrance door.



2340MM HIGH ENTRANCE DOOR

2340mm high x 1200mm wide entry door with clear glass inserts and clear coat finish with painted jamb.





Bathroom Upgrades

Caroma



RAIL SHOWER

CAROMA Round Rail Shower
Matt Black

Caroma



BASIN MIXER

CAROMA Round Pin Basin
Mixer Matt Black

Caroma



WALL MIXER

CAROMA Round Wall Mixer
Matt Black

Caroma



RAIL SHOWER

CAROMA Round Rail Shower
Chrome

Caroma



BASIN MIXER

CAROMA Round Pin Basin
Mixer Chrome

Caroma



WALL MIXER

CAROMA Round Wall Mixer
Chrome

Bathroom Upgrades



WALL HUNG VANITIES

Standard polyurethane wall hung vanities with 20mm standard range stone to main bathroom, ensuite and powder room (design specific)

Note: one colour to all vanities (sizes design specific).

Caroma



FREESTANDING BATH

CAROMA Freestanding bath to main bathroom and ensuite (design specific).

Caroma



CAROMA TOILET SUITE

CLARK soft close toilet suites.



SHOWER SCREENS

FRAMELESS shower screens to main bathroom, ensuite and one additional shower cubicle (design specific). Additional shower cubicle will be fully framed.

Caroma



CHOICE OF CAROMA BASINS

LIANO Vanity Basin OR COSMO Inset Basin



ACREAGE ADDITIONAL DOWNLIGHTS ALLOWANCE

of 10 x LED downlights internally throughout home (total of 25), 2 x LED downlights to Alfresco (total of 6) and 2 x external terminated light points (total of 4)

Your dream home awaits



DISPLAY LOCATIONS

Come and see our award winning display homes for yourself.
In 3 convenient locations.

HOMEWORLD BOX HILL

Gittel Street, Box Hill



HOMEWORLD ORAN PARK

Corner of Allambie Circuit, Brick lane, Oran Park



CROWNLAND LIVING LEPPINGTON

McCarthy Close, Leppington **Coming Soon**







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**HEMWORLD
BOX HILL**
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**HEMWORLD
ORAN PARK**
Corner of Allambie Circuit
Brick lane, Oran Park

Visit our display homes & speak to one of our home consultants

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