



YOUR
PERFECT
START.

### STANDARD INCLUSIONS

At Marella Homes, our inclusions are chosen to make your home genuinely liveable from the start. Every selection is considered for how today's buyers use their spaces, from durable finishes to practical features that add real value.





# Fresh Design, Everyday Ease

Our Standard Inclusions set out everything that comes with your home.

This defined collection has been carefully considered to balance practicality with a modern finish. Each item is thoughtfully selected to deliver everyday reliability while keeping the overall look fresh and contemporary. From fixtures and finishes to the finer details, it's all included as part of one complete package.

By providing a clear and consistent standard, you can feel confident knowing exactly what's built into your home from the very beginning.





As per plan. Includes Polytec finish doors, drawers and overhead cupboards in selected colour scheme. MDF painted

bulkhead to ceiling above overhead cupboards.

- Handles in selected colour scheme
- Polytec kickboards
- Dishwasher and microwave space (excludes trim kit)
- Soft close doors and drawers throughout
- 1x set of standard drawers
- 1x pot drawer under microwave provision



Scheme

to laundry cabinet, and skirting tile.

### Bathroom Inclusions Polished edge mirrors to bathroom and ensuite vanities to width of vanity unit. 1520mm or 1675mm drop in bath (white) with plug and waste to suit scheme. Back to wall toilet suites (white) with soft close seat. Alder Soho Tapware package in selected scheme colour. Basin Mixers, Shower/Bath Mixers, Bath Spout, Kasi bracket Shower outlets Over-lap Semi Frameless clear glass shower screens to bathroom and ensuite with chrome fixings. ADP Wall Hung Vanity with cabinet in selected scheme colour with white ceramic basin top including plug and waste. Vanity size nominated in standard design. Everhard 45 Ltr stainless steel tub and metal cabinet Standard Range mixer tap, washing machine Create a sleek, provision including mini cock taps inside contemporary cupboard. bathroom with quality tapware, Alder Wish accessories in selected scheme basins, and your colours. chosen scheme tiles **Tiles to Suit Your** Double towel rail to bathroom and ensuite, for a timeless look. Toilet roll holders, Towel ring to vanities, Robe Hooks Wall handbasin in white with chrome bottle • Standard height tiles to bathroom, ensuite trap to wc/powder room (as marked on plan) and powder room (if applicable). Includes 2100mm high tiling to showers, 1200mm high tiling to bath, splashback tile to vanities and skirting tile. • Laundry includes floors, 400mm splashback







### **Site works**, connections and sustainability

### Council Requirements & Preliminaries

Lump sum construction contract

Architectural plans

Structural engineering design & inspections during construction

Contour survey and Geotech bore hole report

Building approval application and approval fees during construction

Landscape plan for approval purposes

Sydney Water fees and sewer inspections

Sydney Water contribution fee

BASIX assessment and certificate

Interior Designer internal and external colour scheme selection options

### Connection Services

Sewer connection from home to sewer junction at front of property (standard blocks within property boundaries)

Connection of stormwater system to existing stormwater / easement

Three phase underground main power connection from boundary to meter box (up to 8m)

Water service connection from the house to water meter. Includes two main garden water taps and one water tap connected to water tapk – up to 8m

Natural gas connection to home including connection to cooktop, hot water heater and heating point (If applicable)

Telephone lead in line (up to 10m) from the street to the home

26L continuous gas hot water system

### Site Works

Site establisment including all-weather access, temporary site fencing, sediment fencing, builder's toilet, power, water, and signage to comply with OH&S requirements

Excavation and benching of site up to 1000mm site fall over the building area. No allowance for Import/Export

'H1' Class Slab construction to comply with AS2870 designed and certified by a structural engineer.

400mm diameter concrete or steel screw piers to suit slab design up to 1.5m (subject to engineers)

Concrete pump for slab and concrete piering

Termite management system installed in accordance with BCA and Australian Standards

Crane hire and hoists

Site clean and removal of all waste from site including tipping fees

Internal and external builder's house clean

Scaffolding and void protection as required

No allowance for retaining walls

### Structural

90mm Treated timber frames and trusses to suit N 2 Wind classification with 50-year guarantee

Structural steel as per engineering details

300mm timber floor joist system (240mm stepped joists to recessed wet areas)

Recessed wet areas to ground/first floor

### Energy Efficiency & BASIX

R2.0 insulation batts to external framed walls including inernal Living/Garage wall

R3.0 insulation batts to Living area roof space

Provide 3AAA rated shower outlets throughout

Provide 4AAA rated dual flush toilet suites throughout

5AAA rated tapware throughout

Provide up to 3,000L rainwater tank with pump (not applicable in recycled water areas)

Connections to washing machine point, toilets and two external taps located at the side of the home

### Electrical Inclusions

Standard lights including closed oyster light fitting with Standard wall light point under Stairs (where applicable)

1x twin fluoro light fitting to Garage, 2x TV points, 2x data points, 2x phone points, 1x 2-way switch to Stairs

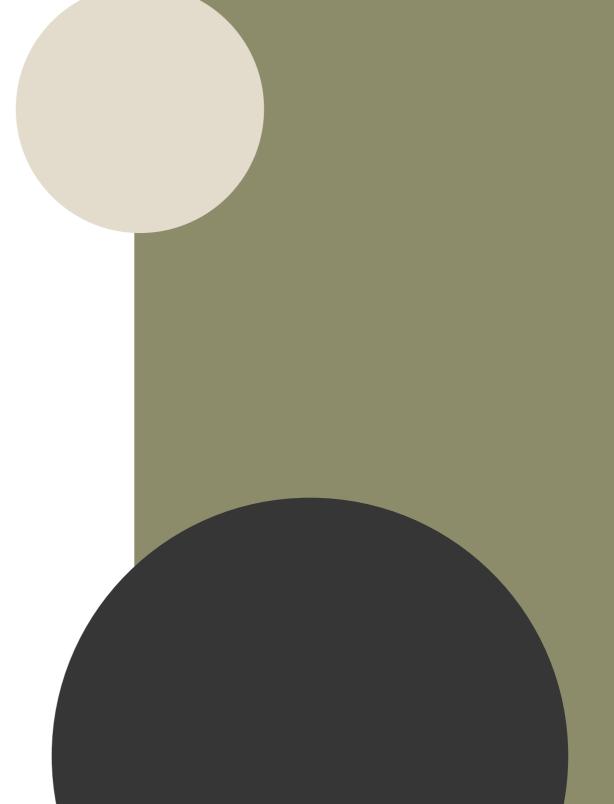
Double power points throughout

Smoke alarms

Ducted exhaust fan to Main Bathroom, Bedroom 1 Ensuite, Powder Room, WC, Laundry and additional Ensuite (where applicable as per standard design)

Appliance wiring, connection and installation

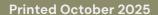






### **TERMS AND CONDITIONS**

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## Unlock Serenity, *and*Stability Today.

Contact us on 1300 30 11 38

Or Email at info@marellahomes.com.au

To visit us online, head to www.marellahomes.com.au