



We've taken the time to source the finest fittings and fixtures, which form the very essence of a stunning new home. From construction through to even the smallest internal details, all of our inclusions have been handpicked to offer you only the very best.

SERVICES

Professional services included:

- Initial consultation to listen to what you as the customer wants within your new home
- Architectural plan review to ensure the design meets your requirements
- 180 day fixed price tender
- Contour and detail survey carried out by registered surveyor
- Site inspection and classification carried out by qualified engineer
- House design created by award winning designers
- Professional tender presentation
- HIA contract and building agreement presentation
- Colour consultation carried out by qualified consultants
- Kitchen, floor covering, electrical and air-conditioning consultations carried out at our building partner showrooms by specialists in each respective field

EXTERNAL FEATURES

FRAMES & TRUSSES

- Frames and Trusses to Australian standard AS 1684
- **2590mm floor to ceiling height to ground floor**
- 2440mm high ceilings to the first floor of all double storey designs
- 22.5 degree roof pitch

TERMITE TREATMENT

- **Granitgard Termite treatment to perimeter of slab and PVC collar treatment internal drainage points, installed to Australian Standards AS3660 and BCA**

EXTERNAL WALL FINISHES

- Selection of face bricks within Michaelangelo Designer Homes Essence range from our selected suppliers
- Off White mortar joints with either flush, raked or round iron joint finish
- Painted finish to all timberwork if applicable
- James Hardie "Scyon" Stria Standard 325mm cladding with paint finish applied horizontally to all light weight walls on first floor elevations

ROOF COVERING

- Selection of concrete roof tiles within Michaelangelo Designer Homes Essence range from our selected suppliers
- Heavy duty sarking under roof tiles
- 450mm wide eaves including eaves soffit lining (may exclude minor areas subject to design and estate guidelines)

WINDOWS AND SLIDING DOORS

- Powder coated aluminium sliding doors and windows within Michaelangelo Designer Homes Essence colour range
- Translucent glazing to bathroom, ensuite and powder room
- Keyed locks fitted to all windows and doors
- Brick threshold to sliding doors
- **Fibre mesh fly screens to all opening aluminium windows**
- **Fibre mesh fly doors to all aluminium sliding doors**

FASCIA AND GUTTER

- Maintenance free Colorbond® steel fascia and gutter

GARAGE DOORS

- **Sectional overhead door in standard colour range with automatic opener and two remotes**

INSULATION

- **CSR Bradford insulation to ceiling and external walls, including dividing wall between garage and living walls (excludes garage, porch and alfresco ceiling)**

FRONT PORCH AND ALFRESCO AREA (DESIGN SPECIFIC)

- **Front porch and alfresco area both incorporated as part of main slab**
- Set plasterboard ceiling to porch area with 55mm cove cornice (design specific)
- **Floor tiling from Michaelangelo Designer Homes' Essence range to front porch area. \$27.50 per square metre allowance**

BALCONY HANDRAILS

- Powder coated aluminium handrail with 12 mm vertical balusters to all double storey balconies (design specific)

INTERNAL FEATURES

LININGS

- 10mm plasterboard lining to walls and ceilings
- 90mm cove cornice throughout unless otherwise specified
- Fibre cement lining to bathroom and ensuite walls

SKIRTINGS AND ARCHITRAVES

- 67 x 18mm paint grade finger jointed pine skirting boards and architraves in half splay profile

TIMBER STAIRCASE (DOUBLE STOREY ONLY)

- Timber staircase with closed MDF treads and risers for carpet finish
- Pine balustrade and handrail for paint finish with wrought iron balusters

PAINT WORK

- Semi-gloss paint to interior woodwork and doors
- **Taubmans "Easy Coat" three coat standard colour range low sheen washable finish to all internal walls**
- Flat acrylic to all ceilings
- Paint finish to exterior timber, meter box and downpipes

ROBES / LINEN

- **White melamine shelving to wardrobes and linen cupboards**
- One (1) top shelf and rail in all bedroom wardrobes
- Four (4) shelves spaced equally to linen cupboard and pantry

FLOOR COVERINGS

- **Ceramic tiles from Michaelangelo Designer Homes' Essence range to all ground floor open living areas (excluding garage) \$27.50 per square metre allowance**
- Carpet to the balance of the home from Michaelangelo Designer Homes' Essence range

DOORS

ENTRANCE DOOR

- Hume Newton XN5 (2040 x 820 x 40mm) for paint finish
- Door includes white translucent glazing

EXTERNAL DOOR TO LAUNDRY

- Hume glass opening XF3 Duracote hardboard door (2040 x 820 x 40mm) for paint finish with white translucent glazing or aluminium glazed sliding door (design specific)

INTERNAL HINGED DOORS

- Hume 2040mm high flush panel high density honeycomb core doors to all internal doors
- Internal access door from garage to inside house

DOOR FURNITURE

- **Gainsborough Trilock Contemporary G2 Series entrance set to front door**
- Gainsborough Contractor 100 G4 Series Lever set combined with a double cylinder 1951SM deadbolt to internal garage door and laundry door (if hinged)
- Gainsborough G4 Series - Contractor 100 lever sets to all internal doors
 - Privacy sets to wet areas
 - Dummy sets to wardrobes and linen cupboards
 - Passage sets to all remaining doors
- Gainsborough 395 series circular sliding cavity door sets to cavity sliding doors (where required)
- Gainsborough 6207 wall stops to all doors opening onto walls (where permissible)
- Radius corner hinges on all internal hinged doors
- Gainsborough MC22 magnetic catch to all linen and wardrobe doors with dummy handles

KITCHEN FEATURES

KITCHEN JOINERY

- Laminate under bench cupboards, end panels and cabinet doors with matching PVC edge
- Laminate overhead kitchen cupboards to both sides of range hood including painted bulkhead over (design specific)
- Laminate overhead cupboard above fridge space
- White melamine lined interior
- One bank of four draws up to 450mm wide
- **Soft close runners to drawers and soft close hinges to doors**
- Cutlery tray to drawer
- Metal handles from Michaelangelo Designer Homes' Essence Range
- Painted bulkhead to overhead cupboards
- **Four (4) melamine shelves spaced equally to pantry**
- Dishwasher space provision

BENCH TOP

- **20mm Caesarstone kitchen benchtop from Michaelangelo Designer Homes' Essence range**

SPLASHBACK

- **Decorative colour back glass splashback to kitchen from Michaelangelo Designer Homes' Essence range (excludes mirror glass or metallic paint colours. Area behind range hood not included)**
- Fixed 600mm high feature window to kitchen splashback (design specific)

APPLIANCES & FIXTURES

- **900mm gas upright cooker - Smeg 900mm 6 function freestanding cooker 121L. model number: SA9010X (where natural gas is available)**
- **900mm canopy range hood - Smeg stainless steel canopy range hood. Model number: SA940CXA**
- Sink - Clark Vital double end bowl stainless steel sink with drain to one side - 1129.1
- Tapware - Alder Alto hob mixer tap (gooseneck) - 81290





ENSUITE & BATHROOM FEATURES

VANITY UNIT JOINERY

- **Floating laminate vanity units with white melamine lined interior**
- Drawers to vanity units that are 1200mm wide or larger
- Metal handles from Michaelangelo Designer Homes' Essence Range

BENCH TOP

- **20mm Caesarstone vanity bench top from Michaelangelo Designer Homes' Essence range**

MIRROR

- **6mm frameless polished edge mirrors to the width of vanity unit (up to 1800mm wide x 1000mm high)**

SHOWER SCREEN

- **Semi-frameless shower screens to showers**

FIXTURES & FITTINGS

- Toilet suite - Stylus "Dorado" wall faced toilet suite with soft close seat - back entry - 829620W
- Bath tub - Caroma Vivas 1675 anti-slip island bath - 1675mm (L) x 760mm (W) x 425mm (D) - VI7ISW
- Basins - choice of Caroma Carboni II above counter basin with one tap hole - 865815W or Caroma Carboni II inset basin with one tap hole - 865615W or Caroma Carboni II semi recessed basin with one tap hole - 865915W (semi recessed basin may be needed in some cases dependent upon design constraints)

TAPWARE

- Vanity basin set - Alder Alto basin mixer tap to all vanity basins - 81090
- Shower set - Alder Alto shower set with fresco rail and HS305 hand held shower - 81742
- Bath set - Alder Alto bath set with fixed Nuova 170mm bath spout - 81895

ACCESSORIES

- Alder Alto 750mm single towel rail - 81900 (one per bathroom/ensuite)
- Alder Alto toilet roll holders - 81904 (one per w.c /ensuite)
- Alder Alto towel ring - 81906 (if applicable)
- Chrome pop up wastes to all vanity basins
- Square 100x100mm floor wastes with circular insert - chrome

TILING

- **Ceramic wall and floor tiling from Michaelangelo Designer Homes' Essence range \$27.50 per square metre allowance**
- Bathroom and ensuite - wall tiles to minimum 1800mm high in the shower recess, 1200mm (from floor) high over bath with skirting to remainder
- Vanities - one row of splashback tile to on top of the vanity unit to the underside of the mirror
- Powder room/w.c - skirting tiles to walls (if applicable)

LAUNDRY FEATURES

JOINERY

- **750mm wide laminate under bench cupboard, end panels and cabinet doors with matching PVC edge**

BENCH TOP & TUB

- **Laminate square form bench top from Michaelangelo Designer Homes' Essence range**
- Single 45L Flushline tub standard - with one tap hole - 8500.1R or 8500.1L (design specific)

TAP WARE

- Alder Classico sink mixer with swivel spout - 51093
- Alder mini washing machine tap set concealed under tub within cabinet - 1320

ACCESSORIES

- Alder Alto towel ring - 81906 (if applicable)
- Chrome floor wastes

TILING

- **Ceramic wall and floor tiling from Michaelangelo Designer Homes' Essence range \$27.50 per square metre allowance**
- Tiled splashback to laundry tub 600mm high
- Skirting tiles to remaining walls within laundry

ELECTRICAL

ELECTRICAL METER BOX

- **Recessed electrical meter box**

SAFETY FEATURES

- Earth leakage electrical safety switch protecting all power and light points

LIGHT POINTS

- Light point to all rooms, external light point for entry and external laundry door
- Light point to alfresco
- All light points to be standard bayonet fitting
- Quantity of light points determined by house design

POWER POINTS

- Two double power points to master bedroom
- Two double power points to kitchen
- One double power point to all remaining rooms
- Single power point to all appliances as required (Quantity of power points determined by house design)

SMOKE DETECTORS

- Two smoke detectors complete with backup battery in accordance with statutory requirements

TELEVISION POINT

- Two television points to your preferred location

PHONE POINT

- One phone point to your preferred location

WET AREA EXHAUST FAN, LIGHT AND HEATER

- 3 in 1 - light and 2 lamp heater to bathroom and ensuite

PLUMBING

GARDEN TAPS

- Tank water area - one town water garden tap and one tank water garden tap
- Recycled water area - two town water garden taps and one recycled water Garden tap

HOT WATER

- **Rheem Metro 26L instantaneous gas hot water unit (external unit) for natural gas (where natural gas is available)**
- **Instantaneous gas hot water system recessed into brickwork**

APPLIANCE PROVISIONS

- Cold water dishwasher tap provision
- Cold water fridge tap provision
- Washing machine outlets concealed within laundry cabinet

GAS PACKAGE

- Gas provision to cook top, instantaneous gas hot water unit and one bayonet gas point to family area (where natural gas is available)

RAINWATER TANK

- Slimline 3000L Colorbond © Water tank with Evo MK II pump and accessories to basix requirements

DOWNPIPES

- 90mm painted PVC with rain water run off directed to tank as per basix requirements

DOUBLE STOREY DRAINAGE

- All double storey homes consist of concealed stack work points

AIR CONDITIONING

- Ducted air-conditioning throughout - two zones and up to 8 outlets

CONCRETE DRIVEWAY & PATH

- Concrete driveway and footpath to front porch from Michaelangelo Designer Homes' Essence range Up to 50m² subject to council requirements

SITE COSTS

- Site security fencing
- Sediment control measures to comply with council requirements
- All weather access driveway in accordance with council requirements
- Water connection to near side of road
- Standard services within 12 metres of the dwelling
- Removal of building waste from site
- Scaffolding, void protection and roof safety rail as per Work cover requirements
- Prepare and level site in accordance with design drawings

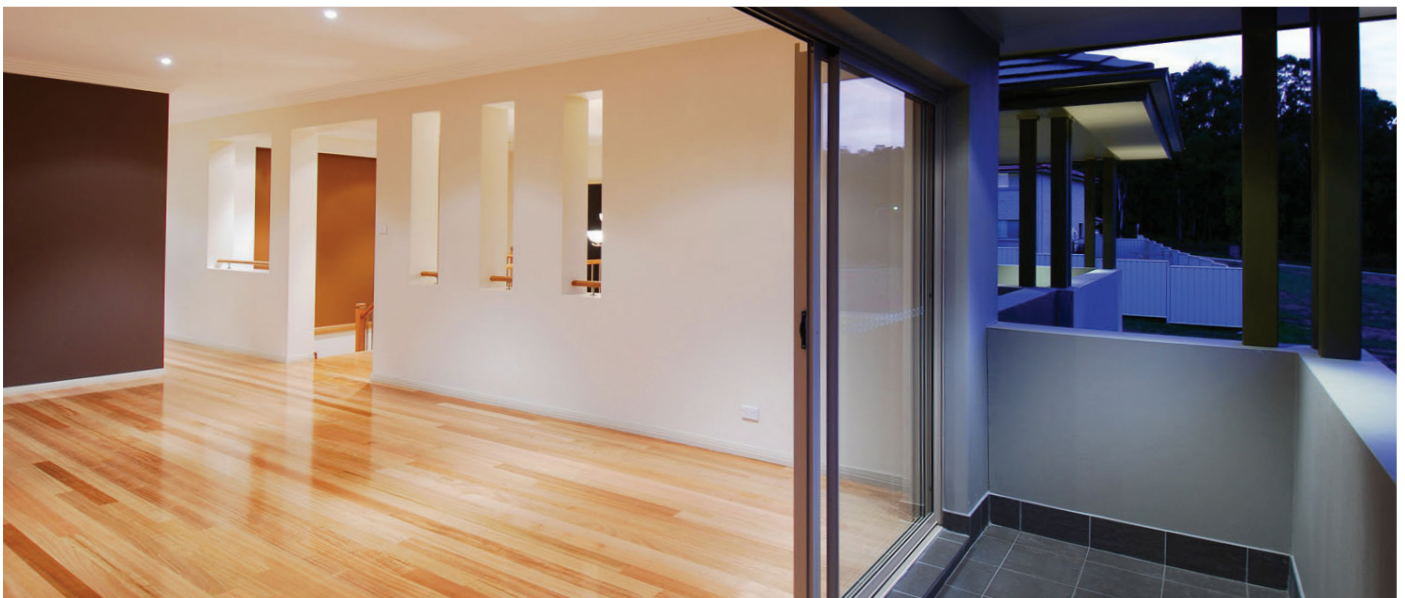
FOUNDATIONS

- M Class waffle pod concrete slab for moderately reactive soil conditions designed by a qualified engineer
- Allowance of up to fifty (50) lineal metres of bored concrete piers
- Allowance of up to one (1) metre of equal cut and fill over the block (excludes drop edge beams and splits / step downs in garage and main house slab)

CONTRACT AND STATUTORY REQUIREMENTS

Fixed price tender which includes:

- Six year structural guarantee
- Thirteen week maintenance period from practical completion
- Site inspection and contour survey conducted by registered surveyor
- Fully detailed construction drawings prepared by award winning design team
- Basix Certificate
- Structural design and documentation carried out by a qualified engineer, including inspections and certification
- Water Board submissions and building standard approvals
- Standard landscape plan as per developer requirements
- Council and developer submissions, approval and standard associated fees
- Home owners warranty insurance
- Construction and public liability insurances
- Waterproofing to wet areas carried out in accordance with Australian standards AS3740 and the BCA
- House set out survey carried out by registered surveyor
- Identification survey confirming the position and heights are correct and in accordance with the design documentation carried out by a registered surveyor
- Occupation certificate or interim occupation certificate dependant on whether further works are to be completed by the home owner



LET YOUR HOME BE OUR MASTERPIECE.

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