

 2022

Premium Inclusions

From tapware to appliances, benchtops, tiles, aircons and everything in between, our homes are packed with Premium inclusions.

Considering our 30 years experience in the industry, we know what is important to include in every home we build, so you won't feel the need of spending more money on upgrades.

We have helped many Territorians achieve their dream of Building their new home and we like to help you too and make

#yournewhomejourney

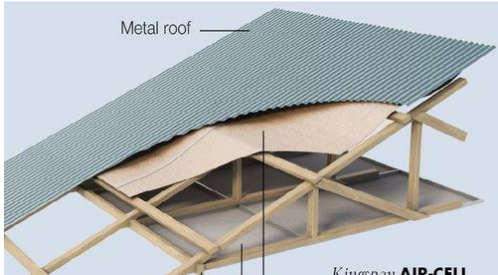


stress-free and enjoyable.





★ CELEBRATING 10 YEARS IN BUSINESS ★

ABOUT
HOMES NT 
SINCE 2012

CONTRACT	HIA Fixed-price Building Contract
BUILDING CODE	Construction works in accordance with building codes and Standards
PLANS	Draft, Preliminary, Construction, Engineering, Electrical, Plumbing
ENERGY EFFICIENCY	Energy Efficiency Rating as required.
APPROVAL	Statutory authority inspections and approvals
CERTIFIER	Certifier to inspect progress and completion
DESIGN APPROVAL BY DEVELOPERS	As per latest version of Development Design Guidelines at time of submission.
ENGINEERING	Allowance is made for terrain category 2.5 only. Allowance is made for an "S" class site classification only.
APPLICATION FEES	Engineering/Soil test/Energy efficiency Assessment/Building Permit/Inspections/Occupancy Permit.
INSURANCE	Fidelity Fund Residential Building Cover by Master Builders NT All Risk Insurance and Builders insurance
STRUCTURAL WARRANTY	6-year Builder's structural warranty
GENERAL WARRANTY	Manufacturer and/or installer warranty on applicable appliances and products
MAINTENANCE	12 months maintenance period from completion
SITE WORKS	
SITE SURVEY	If original set out pegs are missing and a site survey is required by a private surveyor, this will be at an additional cost to the owners
SITE PREPARATION	If Site Preparation Works and Building Pad are required, this will be at an additional cost to the owners
HARD ROCK	If a Rock Breaker/Hammer is required, this will be at an additional cost to the owners
MAIN FLOOR SLAB	Main Floor Slab to suit "S" Class site included. 100mm thick reinforced concrete slab with edge beam (not including piers and beams) or as per certified Engineering plans
TERMITE TREATMENT	Hand spray with Collars under main slab, Part B reticulation pipe. As per AS 3660.

RUBBISH REMOVAL	Construction waste removed from site on completion
CLEANING	Cleaning of residence on completion
GENERAL INCLUSIONS	
WATER, SEWERAGE, POWER	Underground connections up to 10lm
WATER	19mm standard residential connection
SEWERAGE	Residential connection
HOT WATER	Solar Hot Water System – tank attached to collector panel on roof.
TAPS	2 Standard garden taps on walls of home, as noted on the plan Cold water tap to dishwasher space Cold water tap to fridge space Hot and cold water taps to washing machine space
POWER	Single phase
COOLING	Split system air conditioning systems. Location and sizes as noted on the electrical plan
PAINT	1 coat primer or sealer, 2 coats acrylic paint applied to manufacturer's specifications. Up to 3 solid colors external, 1 same solid color for walls, door frames and doors. Entrance door painted or clear varnish.
TILES	Ceramic or Porcelain tiles throughout. Up to \$35 per m2. Tile size allowance: main floor areas, skirting: 600X600, Bathroom floors: 300x300, bathroom walls and splash backs: 300x600

EXTERIOR	
ROOF STYLE	Hip or Skillion
ROOF INSULATION	Kingspan Air-Cell Insulbreak 
WHIRLY BIRDS	2 included same color as roof sheeting color selected
ROOF / FASCIA	Colorbond steel 
FRONT FAÇADE GABBLES	Colorbond Steel or Hardiplank
SIDE AND BACK GABBLES	Colorbond steel
GARAGE DOOR	Remote controlled Colorbond roll-a-door 
MANHOLE	600 x 600 in garage area
MAILBOX	Free standing pillar, from Builders standard range, painted if applicable
CLOTHESLINE	Wall mounted, as noted on the floor plan
EXTERNAL WALLS & COLUMNS	200 series reinforced concrete core filled block work, rendered
EXTERNAL CEILINGS AND EAVES	6mm cement fiber sheeting with PVC joiners painted standard white
EXTERNAL CONCRETE	As noted on the site plan, exposed aggregate finished concrete and 2 coats of floor sealant
GARAGE FLOOR FINISH	exposed or plain brushed
COUNCIL CROSSOVER	Plain brush finished concrete if included

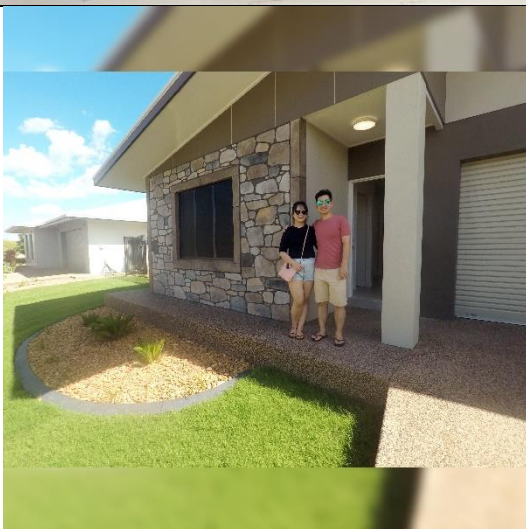
INTERIOR	
INTERNAL CEILINGS & CORNICE	Ceiling height 2700mm, flush finish Plasterboard, cornices included all internal and garage painted standard white
INTERNAL WALLS	100 and 200 series concrete block work, Smooth Cement Render, painted
SLIDING DOORS	Aluminium frames, clear grey glass (tinted), lockable from both sides,
WINDOWS AND SECURITY SCREENS	Aluminium frames, Alu-Gard aluminium grille 
DOORS AND HARDWARE	Steel door frames, Solid core type to entrance, hollow core type to all interior, solid core flat style to other exterior doors if applicable, all hardware, door stops, weather seal. All frames and internal doors painted same color as internal wall color selected 
BENCHTOP	20mm Stone, 20mm profiles, kitchen island side falls with stone if applicable. 1 same bench top color for all bench tops throughout
JOINERY	Polytec Melamine range matt or sheen. 
WARDROBES	Standard layout, 1800mm long, 2500mm height, aluminium framed sliding mirrors, standard white Lamiwood
WALK-IN-ROBE	Open shelving, 1800mm cabinetry height, standard white Lamiwood
APPLIANCES	60cm oven, 60cm ceramic cooktop, 60cm slide out rangehood To choose from our Premium Inclusions guide 
KITCHEN SPLASHBACK	60cm high tiles, size allowance 600x600 or 300x600

PLUMBING FITTINGS AND ACCESSORIES	Large variety to choose from our Premium Inclusions guide
ELECTRICAL INCLUSIONS	As noted on detailed electrical plan C2000 all switches and cover plates
Exterior	1 x LED down light to porch 16w 1 x door bell 1 x fluoro single tube near clothes line
Veranda	1 x standard white fan 2 x fluoro single tubes 1 x weatherproof double gpo
Kids bedrooms	1 x standard white fan 2 x LED downlights 16w 1 x double gpo
Master bedroom	1 x standard white fan 3 x LED downlights 16w 3 x double gpo 1 x TV point
Hallway	LED downlights 16w and smoke alarms as required
Laundry	1 x double gpo (WM, DR) 1 x LED downlight 16w
Kitchen	1 x standard white fan 2 x LED downlights 16w 1 x double gpo (FR, MW) 1 x double gpo (DW) 2 x double gpos to kitchen splashback 1 x oven switch to splashback
Dinning	1 x standard white fan 2 x LED downlights 16w 1 x double gpo
Living	1 x standard white fan 4 x LED downlights 16w 2 x double gpo 1 x TV point 1 x data point
Garage	1 x fluoro single tube 1 x double gpo (rollerdoor) 1 x double gpo (NBN, irrigation controller) 1 x double gpo 1 x sensor point connected to the fluoro inside garage

Happy Handovers

We know
you had the world
full of choices,
Thank you
for selecting us!





George and his team (especially Fatima) was very friendly and punctual. They have finished the work in time and maintained the expected quality in every means. Their after sales service also is superb.

