



COLLECTION 22



INCLUSIONS

Artech Homes has brought a blend of Architecture, Artistry and Advancement to home designs.

Our team continuously explore new ways to craft high-quality homes, that address the changing lifestyles of homeowners, which can be enjoyed and cherished today and for years to come.

We provide upfront genuine luxury inclusions. Best of all, we do this for our customers with No More to Pay.



1200 Entry Door



Insulation



Taubmans 3 Coat Paint System



Full Height Tiling in Ensuite and bathroom



Floating Vanity



Aluminium Stacker Door



Classic Facade



Timber Look Garage Door



40mm Stone Bench with Waterfall



Double Bowl Sink with Drainers



2700 GF with 2100 Internal Doors



Smeg Dishwasher



Smeg Freestanding Cooktop & Oven



Smeg Built-in Rangehood



Feature Kitchen Splashback Window



Soft Close Kitchen Doors with 2 sets of Pot Drawers



Cold Water Point To Fridge



Mizu Soothe Sink Mixer



Mizu Bliss Mixer



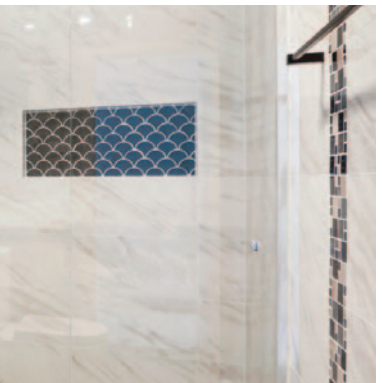
Insert Bath Tub



Heat Fan Lights to Ensuite & Bathroom



Phoenix Genx Bathroom Accessories



Niches in Ensuite and Bathroom



Semi Insert Basins



Posh Bristol Shower Rail



Daikin Fully Ducted Air-Conditioning



Downlights



Framing System



Alarm System



2x TV and 2x Data Points



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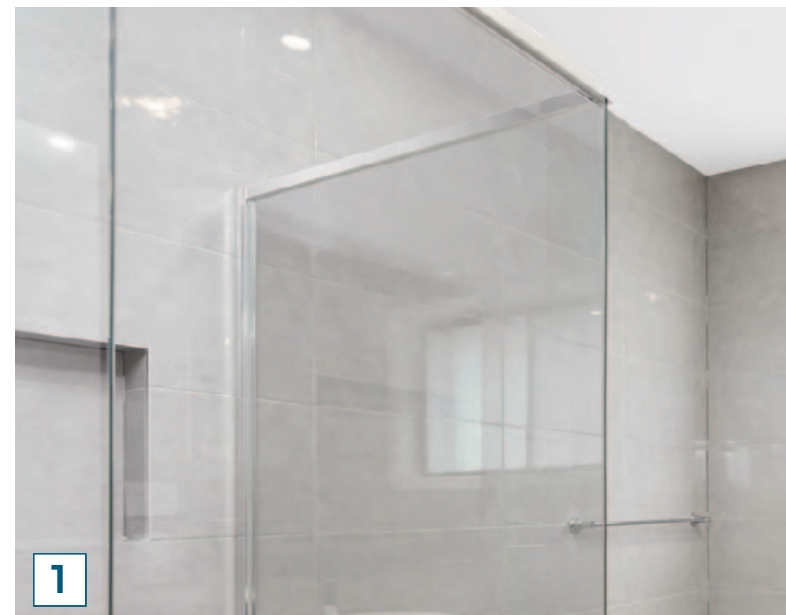
KITCHEN

- 1 Laminex Doors & Panels available in over 25 colours to all breakfast bar & islands.
- 2 40mm Stone Benchtops for a thicker more luxurious look, available in 8 colours.
- 3 900mm SMEG Multifunction Freestanding Cooker for professional style and reliable cooking with lots of space.
- 4 Tile Splashback to kitchen benchtop for a modern and easy to clean luxury look.
- 5 900mm SMEG Built-in Rangehood externally ducted for cleaner internal air and built into Laminex cabinetry flyover.
- 6 Finished Bulkheads over all overhead cupboards and fridge space (no large gap).
- 7 Soft Close Doors & Drawers for a luxury feel and operation, no more slamming.



BATHROOM, ENSUITE & POWDER

- 1 Semi-Frameless Luxury Shower Screens that look amazing. Toughened 10mm Glass.
- 2 Full height tiles to all walls with tiled niche, genuine luxury.
- 3 Wall hung Laminex vanity with 20m stone tops. Insert back to wall bathtub for a luxury look (where bath fits).
- 4 Full ceramic toilet suite with wall to back pan & soft close seat.
- 5 Mizu tapware package for all showers, basins & baths.
- 6 Smart tile drain with tile insert for a genuine luxury floor.



INTERIOR DESIGN & FINISHES

- 1 Glass balustrades to stairs with Maple finish handrails for a luxury staircase (double storey).
- 2 600mm Polished Porcelain Tiles for that genuine luxury look & feel.
- 3 Stain resistant, anti-shock carpets, (not builder's range or polypropylene).
- 4 Internal feature doors from Hume Doors for an elegant look & feel.
- 5 Triad Mace Privacy feature internal door levers for architectural look & feel.
- 6 Internal mirror robe slide doors in Modern Chrome finish.
- 7 Trilock feature front entry lock for a modern looking & secure entrance.
- 8 Taubmans Endure Nanoguard technology stain resistant paint for much better wear and tear resistance.



COMFORT LIVING

- 1 Wide access sliding door to main yard for easy access.
- 2 Fully fitted robe internals drawers & adjustable shelves to comfortably store your clothes.
- 3 Brickwork to top floor walls for better insulation and zero maintenance.
- 4 Sarking to underside of roof tiles to keep you better insulated from weather conditions.
- 5 R3.0 high grade insulation to ceilings and R2.2 high grade insulation to walls for much better internal temperature comfort.
- 6 BASIX Compliance with No More to Pay Guarantee.
- 7 Daikin ducted air conditioning built for Australian conditions to keep you comfortable in summer and winter.



BASIX
Building Sustainability Index

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ELECTRICAL & SECURITY

- 1 Remote control garage door opener for easy access.
- 2 Fan light heater to all showers to reduce moisture and shower steam and provide warmth in winter.
- 3 NBN ready wiring & conduit from front boundary to your home to save you money later.
- 4 LED Downlights throughout the ENTIRE home, YES every room.
- 5 2 x Double Clipsal power points to all bedrooms and living rooms for more furnishing layout options.
- 6 Modern alarm system for security and peace of mind.



SUPER STRUCTURE

- 1 2.7m high ceilings to the ground floor for a luxury grand look.
- 2 H1 concrete slab for stronger resistance to ground movement.
- 3 Full perimeter piercing for stronger structural support (whole of home).
- 4 90 x 35mm super-size timber frame studs for genuine structural strength (no sheet metal folded frames) and 300mm floor joist depths for double storey.
- 5 Real 25mpa strength concrete for piercing.
- 6 Perimeter termite control system.
- 7 Double protection waterproofing to bathrooms and laundry. For much longer term protection.



PROFESSIONAL COMMITMENTS

- 1 6 years Structural Guarantee for your peace of mind.
- 2 100% Australian Built.
- 3 Development and construction certificate application fees.
- 4 Basix and Nathers energy assessment report.
- 5 Homeowner's warranty (construction insurance premium).
- 6 Water authority application fees.
- 7 Structural engineers' certification for concrete slab and steel.
- 8 Initial surveyors and engineers' fees.
- 9 Site contour survey by registered surveyor.
- 10 All weather access as required by local Council.
- 11 Sediment control as required by local Council.





LUXURY INCLUSIONS

A comprehensive list of all our inclusions.

1. SITE SPECIFIC COST -VARIATIONS MAY APPLY

- Depending on Section 10.7 below items may be applicable on your land which may incur variation charges.
 - 👑 Bushfire Zone
 - 👑 Flood Zone
 - 👑 Mine Subsidence
 - 👑 Acoustic
- Developer Approval may be required depending on specific design guidelines.
- if required by authorized Sydney water coordinator Sydney water Inspection/ encasement will be charged to the client as variation

2. EXCAVATION AND SITE PREPARATION

- Excavation and levelling of building platform areas up to 500mm around building footprint
- Removal of soil from site after excavation of building platform at no extra cost for the site with cut and fill up to 500mm
- Removal of all soil after concrete pier drilling at no extra cost
- Removal of soil after internal drainage and underground electrical services
- All weather temporary driveway as per council requirements
- Temporary toilet as per SafeWork requirements
- Temporary fencing as per SafeWork requirements

3. CONCRETE SLAB

- H1 Concrete slab to all homes
- Concrete drilled piers with 25MPA concrete to entire homes certified by structural engineer

4. FRAME

- Provide T2 treated (90mmX35mm) prefabricated frame and trusses as per AS 1684 Residential Timber Framed Construction & also adhere to engineer's specification where applicable.

5. TERMITE MANAGEMENT

- Home Guard Flexi Collars to slab penetration area
- Granitgaud or Termgaud Termite 50-year Guarantee Management System to the perimeter of the building as required for the type of construction

6. PLUMBING

- Storm water drainage connection plumbing as per The Plumbing Code of Australia (PCA) which is Volume 3 of the National Construction Code. Provide storm water drainage connection to the side only where the

concrete slab is lower than natural ground level. Maximum of three (3) outlets are allowed as standard.

- Two external taps to the garden as per client's choice. Connected to RWT to front and back of the house.
- Provide 90mm PVC downpipe to match gutter colour for a balanced look
- Provide up to 3000L slimline rainwater including water pump, main water diverter, connections as per BASIX requirements.

7. BRICKWORK

- PGH Bricks from Townhouse Range, Elements Range, Summer Villa Range, Desert Range, Dark & Stormy Range, Hampton, and Botanical Range
- No cladding used by Artech Homes to any homes unless a client chooses for aesthetic purposes.

8. ROOF TILES

- Quality concrete roof tiles from Bristle Classic Range & Designer Range or provide colorbond metal roof as required.

9. DOORS AND WINDOWS

- Windows & Sliding Doors: Provide powder coated aluminum frame windows and sliding doors with 2100mm high from builder's nominated range for easy access.
- Front door lock: Provide Gainsborough Allure Omi Trilock to the front door for architectural look & feel
- Privacy Locks & Stoppers: Provide the privacy locks and cushioned stopper to the internal doors.
- Garage & Laundry Doors: Provide Flush Panel solid core external hinged doors to garage and laundry (design specific)
- Entry Door: Provide Hume Decorative entry door solid door from Builders Range for elegant look & feel
- Internal Doors: Provide 2040 high door from Accent Range.

10. GARAGE DOOR

- Provide auto garage door opener with 3 garage remotes from sectional overhead colour bond garage door range. Four choices for timber look colours are available as standard choice

11. ELECTRICAL & SECURITY

- Provide 40 LED downlights throughout the home.
- Provide 2 x double power point to each area
- Provide 2x external column lights.
- Provide 2x data & 2x TV points.
- Provide 4x external lights

- Provide Burglar alarm & video intercom system
- & Much more.....

12. INSULATION

- Wall Insulation: Provide R2.2 CSR Bradford's Gold Walls Batts to the external's walls including the walls between house and garage for better temperature comfort.
- Ceiling Insulation: Provide R3.0 Bradford's Gold Ceiling Batts to the ceiling joists excluding garage for better temperature comfort.

13. PLASTERBOARD

- 10MM CSR Gyprock Sheeting to Walls and Ceiling, 10mm resistance plasterboard to main house alfresco and front portico and 6mm villa board to bathroom and Ensuite, all ceiling to be square set finishes. No cornice will be used.

14. CLIMATE CONTROL

- Provide reverse cycle Daikin air-condition system with 4 zones
- Wi-Fi Controller for your convenience.

15. KITCHEN

- Kitchen Cabinets & Drawers: Provide Quality Laminex doors to kitchen cabinets and drawers to builder nominated colour range
- Overhead cupboards: Provide overhead cupboards (design specific)
- Provide Double bowl sink with drainer
- Provide pull out sink mixer
- Provide 40mm stone bench top in the kitchen only. Island with 40mm water fall and 200mm overhang from nominated builder's range
- Soft close runners: Provide soft close metal runner for a luxury feel and operation
- Kickboard: Provide brushed aluminum kickboard
- Splash back: Provide tiled splashback for a modern and easy to clean luxury look Pantry: Provide pantry with 4 x melamine shelving

16. APPLIANCES

- Kitchen Appliances: SMEG Appliances Package including Rangehood Built in 90cm (PUM901X), Cooktop Oven 90cm (FS9608XS 90cm), Dish washer 60cm (DWA6314X) for professional style and reliable cooking with lots of space.

17. BATHROOMS, ENSUITES & POWDER ROOMS

- Polished edge mirrors to vanities (design specific)
- Toilet Suite (Back Inlet): Caroma® Luna Vitreous China 4.5/3 Litre Dual Flush Wall Faced Close-Coupled Toilet Suite
- Provide the basins from nominated Builders Range with floating vanity

and 20mm bench top for a modern look and feel

- Semi-framed shower screens to the main bathroom and ensuite to builders nominated range
- Shower niches to each bathroom for luxury feel
- Mizu tape ware to all bathrooms from builders nominated range
- Smart Floor Waste for luxury floor look
- Insert bathtub for your convenience
- Rail shower in all bathrooms
- 3 in 1 Exhaust, Heat and Light point in each bathroom.

18. LAUNDRY

- POSH Kensington 45 litre Standard Trough & Cabinet with Bypass including Posh Bristol MK2 Sink Mixer Tap Chrome
- Laundry External Door (subject to floor plan)
- Floor & skirting tiles (one row) laundry and splash back wall tiles (One Row) above laundry bench. (Design specific)

19. MAIN FLOOR FINISHES

- Provide a choice of 600mmx600mm of tiles throughout all ground floor living areas for luxury floor look. Note: Only from Silver/Gold Range.

20. WET AREA & EXTERIOR TILING

- Provide floor tiles to alfresco and porch from Silver/Gold Range
- Provide tiles to bathroom floor & entire bathroom perimeter from Gold range to wet areas.
- If powder room provide only 1.5 high tiles

21. CARPET/LAMINATE FLOORING

- Carpet Floor: Provide carpet floor to all bedrooms from builders nominated range.
- If the laminate floor is to be selected, please review the special terms and conditions

22. STAIRS (DOUBLE STOREY DESIGNS ONLY)

- Staircase Style: 6.38mm clear toughened glass, handrail -80x42mm Maple ellipse, post- round 50mm Dia stainless steel tube w/pin top, baseplate- Maple 115/90mm for luxurious feel

23. BALCONY (DOUBLE STOREY DESIGNS ONLY IF APPLICABLE)

- Provide full frameless 12mm clear toughed glass 1000mm high with stainless steel spigots and stainless-steel top channel 20x25mm

24. DRIVEWAY (COULD BE INCLUDED AS WITH AN ADDITIONAL COST)

- Provide Driveway as per site plan driveway is charge
- Footpath restoration, Layback, Turf Laying, Tree Preservation and Retaining walls as required by council/assessor to be the client's responsibility

25. PAINTING

- Provide Taubman's paint system, one colour throughout the home.
- Provide Taubman's gloss paint system to internal timber works.
- Provide Taubman's paint system to external eaves and porches.

26. WARDROBES & BUILT-IN ROBES

- Provide 1 x white melamine shelf with hanging rail to each robe as per supplied designs.
- Provide 1X Draws System with three separating white melamine sheets.
- Provide 4 x white melamine shelves in linen closets.
- Provide Mirror Doors to all bedroom robes (except Walk in robe) - Design specific (PS Note: Defaults selection for the Robes is Glass)
- Provided Frosted Doors to all linens- Defaults selection for the Linen is Frost.





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