

# Vogue Duplex Inclusions





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## Your lifestyle. Your choice, Your Vogue Home.

Move into your new duplex with peace of mind that you will have fully finished, quality homes. Whether you are building for investment, to live in or to share with family, you can have certainty that you won't just get what is needed in a house but quality inclusions that will make it feel like a home. With so many options and plenty of design flexibility, you can modify your new duplex to suit your personal needs, investment needs or both.

- Floor plan and façade flexibility
- Completed homes without spending a cent more
- Work with experienced people



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All items listed as an inclusion is assumed to be per unit unless otherwise specified.



# Inclusions

## PLANNING & APPROVALS

- Site inspection & comprehensive Site Report
- All detailed plans for approval, including landscape plans for compliance
- Detailed contour plan
- Site specific soil classification report
- BASIX Certificate
- Certifier and/or Council application fees, including inspection fees.
- Statutory Water Authority approval fee
- Sydney Water Section 73 approvals
- Home Owners Warranty Insurances
- Preparation and lodgement of building plans and requirements for Council DA and Certifier CC approval
- Applications for power, water and gas connections

## SITE COSTS

- Reinforced environmentally friendly plastic pod slab to engineering details
- Piering and site cost allowances, plus grading and levelling of site as per plans
- 'H' Class concrete slab
- Site security temporary fence

We understand that building a duplex can be a challenge. We want to give you peace of mind, so we make sure we do our due diligence before we start onsite to provide you with as much information and associated costs involved upfront. We endeavour to provide you with a Right! Price, that considers the costs that will be involved for your new duplex and site, not just "standard cost".

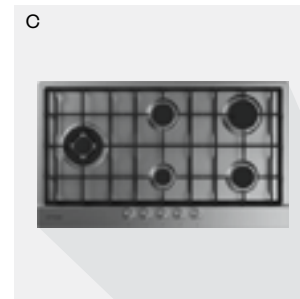
## SERVICES TO EACH UNIT

- Storm water drains connection to discharge point
- Sewer drain connection to discharge point
- Water connection, including tapping
- Natural gas connect (where available)
- Electrical metering to street mains

# Kitchen

## CABINETRY

- Polyurethane Kitchen cabinetry
- Soft-close doors and drawers
- Finger pull doors and drawers or a selection of handles
- Four white shelves to pantry/ walk-in-pantry (subject to design)
- Bulkhead above overhead cabinets



## BENCHTOPS

- 20mm Caesarstone benchtop
- 900mm wide island bench, including 300mm breakfast bar overhang (subject to design)



## SINK & TAPWARE

- Double bowl inset stainless steel sink
- Phoenix Arlo or Teva Mixer Ranges available in Chrome or Matt Black

## APPLIANCES

### EUROPEAN STAINLESS STEEL APPLIANCES BY OMEGA

- 900mm built-in oven
- 900mm gas cooktop
- Concealed rangehood
- Freestanding dishwasher



## ACCESSORIES

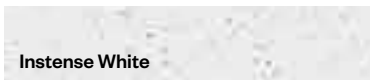
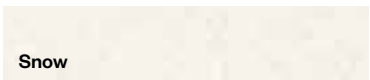















- Internal finish microwave space, including power point (subject to design)
- Tiled or window splashback (subject to design)
- Water point to fridge space
- Kitchen design consultation and plans

**A** Omega Concealed Rangehood **B** Omega 900mm Built In Oven **C** Omega 900mm Gas Cooktop **D** Omega 600mm Dishwasher  
**E** Phoenix Teva Sink Mixer Chrome **F** Phoenix Teva Sink Mixer Matte Black **G** Phoenix Arlo Sink Mixer Chrome **H** Phoenix Arlo Sink Mixer Black  
**I** Soul Double Bowl Sink

# Laundry



## CAESARSTONE

 Instense White	 Snow	 Osprey
 Shimmer	 Ocean Foam	 Ice Snow
 Nougat	 Buttermilk	 Nordic Loft
 Linen	 Ginger	 Wild Rice
 Urban	 Atlantic Salt	 Oyster
 Raven	 Jet Black	

- INCLUSIONS**
- Everhard 45Ltr Tub and Cabinet
  - Phoenix Chrome sink mixer
  - Tiled floor, skirting and sink splashback
  - Water and powerpoint provisions for future washing machine and dryer
  - Tiled insert floor wastes to match floor tiles

# Bathrooms & Ensuites

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## TAPWARE

- Phoenix Arlo or Teva sink mixer in chrome or matt black
  - Phoenix Teva hand held shower with matching mixers in chrome or matt black
  - Phoenix Arlo or Teva bath mixer sets in chrome or matt black
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## TILES

- Recessed flooring to all ground floor wet areas
  - Ceramic Floor tiles to all wet areas
  - Floor to ceiling tiles to bathrooms and ensuites
  - Ceramic floor tiles and 1 row perimeter skirting to walls to powder room and separate WC
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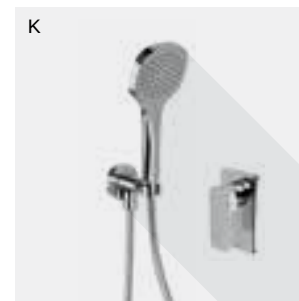
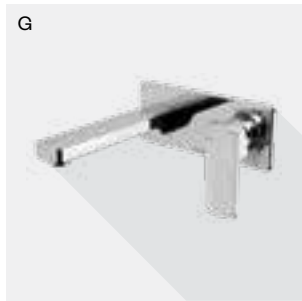
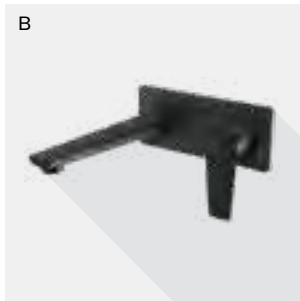
## TOILETS

- Forme Soul back to wall toilet suite with soft close seat
- 

## ACCESSORIES

- Semi-frameless toughened glass shower screens with frameless pivot door
  - Frameless mirror with polished edge to suit vanity
  - 1500 freestanding bath or tiled in hob bath
  - Phoenix Ralii single towel rails, towel rings and toilet roll holders in chrome or matt black
  - Recessed Tiled floor wastes to all wet areas
  - Waterproofing to all wet areas, not just the shower
- 



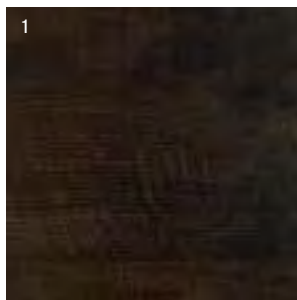


**A** Phoenix Arlo Bath Mixer Set Chrome **B** Phoenix Arlo Bath Mixer Set Matte Black **C** Phoenix Arlo Basin Mixer Chrome **D** Phoenix Arlo Basin Mixer Matte Black **E** Phoenix Arlo Shower Mixer + Teva Hand Shower Chrome **F** Phoenix Arlo Shower Mixer + Teva Hand Shower Matte Black **G** Phoenix Teva Bath Mixer Set Chrome **H** Phoenix Teva Bath Mixer Set Matte Black **I** Phoenix Teva Basin Mixer Chrome **J** Phoenix Teva Basin Mixer Matte Black **K** Phoenix Teva Shower Mixer + Teva Hand Shower Chrome **L** Phoenix Teva Shower Mixer + Teva Hand Shower Matte Black **M** Forme Vancouver Freestanding Bath **N** Forme Oval Freestanding Bath **O** Forme Soul BTW Toilet Suite

# Bathrooms & Ensuites

## VANITIES

- Forme wall hung customisable vanities, available in 4 different colour options (size of vanity is subject to design and size of bathroom)



**A** Mount Albert customisable wall-hung white gloss vanity with polymarble top **B** Mount Albert customisable wall-hung white gloss vanity with porcelain top  
**1** Dark Chocolate - Textured **2** Walnut - Textured **3** Light Ash - Textured **4** White Gloss Polyurethane



We understand that having options to personalise your new home is important. That's why we have teamed up with Forme to offer customisable vanities.

# External Living

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- ROOF**
- Monier tiled roof available in Elabana or Atura profiles with A-Line or Lapped ridging
  - Sarking to roof
  - Colorbond gutter and quad fascia

- EXTERNAL FINISHES**
- Brickwork from Vogue's Austral Brick ranges
  - Cement render in painted finish (subject to design)
  - James Hardie Horizontal cladding (subject to design) painted with Taubmans All Weather Exterior
  - Colour through and sealed driveway
  - Tiled porch, alfresco and balcony (subject to design) under main roof

- WINDOWS & SLIDING DOORS**
- Powder coated aluminium 2400mm high sliding/stacker doors to ground floor, as per plan
  - Available in Colorbond colours plus more
  - Translucent or privacy glass to bathroom/WC/Ensuite windows (subject to design)
  - Flyscreens to all operable windows

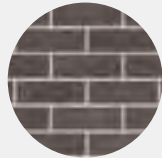
- GARAGE**
- Automatic Panelift garage doors
  - 2 automatic garage remote controls plus wall mounted
  - Woodgrain finish, with four design profile options
  - Available in Colorbond Colours
  - Garage internally finished with plasterboard, skirting and cornice
  - Brickwork above garage door for better finish

- THE FINER DETAILS**
- 90mm timber wall frames
  - H2F termite resistant treated timber frame and roof trusses
  - 450mm wide eaves (subject to design)
  - 1 garden tap point plus 1 rainwater tank tap
  - 1 external gas point to under main roof alfresco

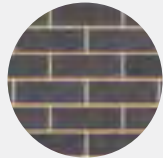




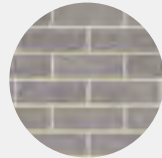
WILDERNESS DESIGN



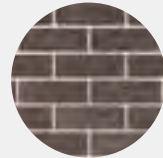
Blackbutt



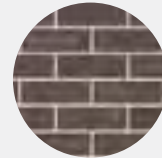
Blue Gum



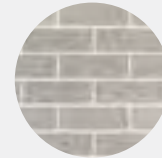
Grey Gum



Mahogany

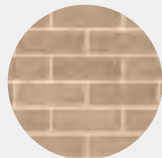


Rosewood

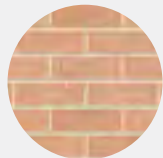


Silver Birch

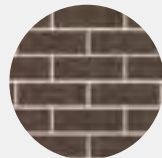
EVERYDAY LIFE



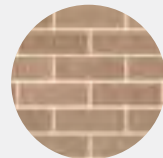
Engage



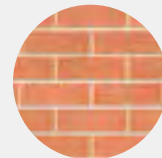
Escape



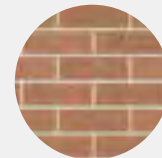
Freedom



Leisure

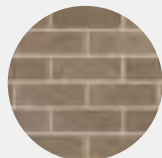


Stimulate

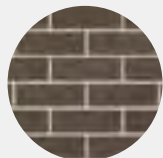


Unwind

WHITSUNDAY

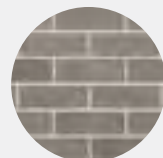


Brampton

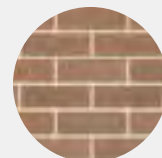


Orpheus

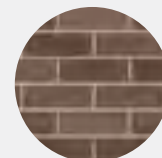
URBAN ONE



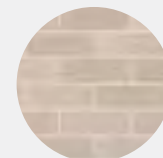
Chiffon



Latte



Pepper



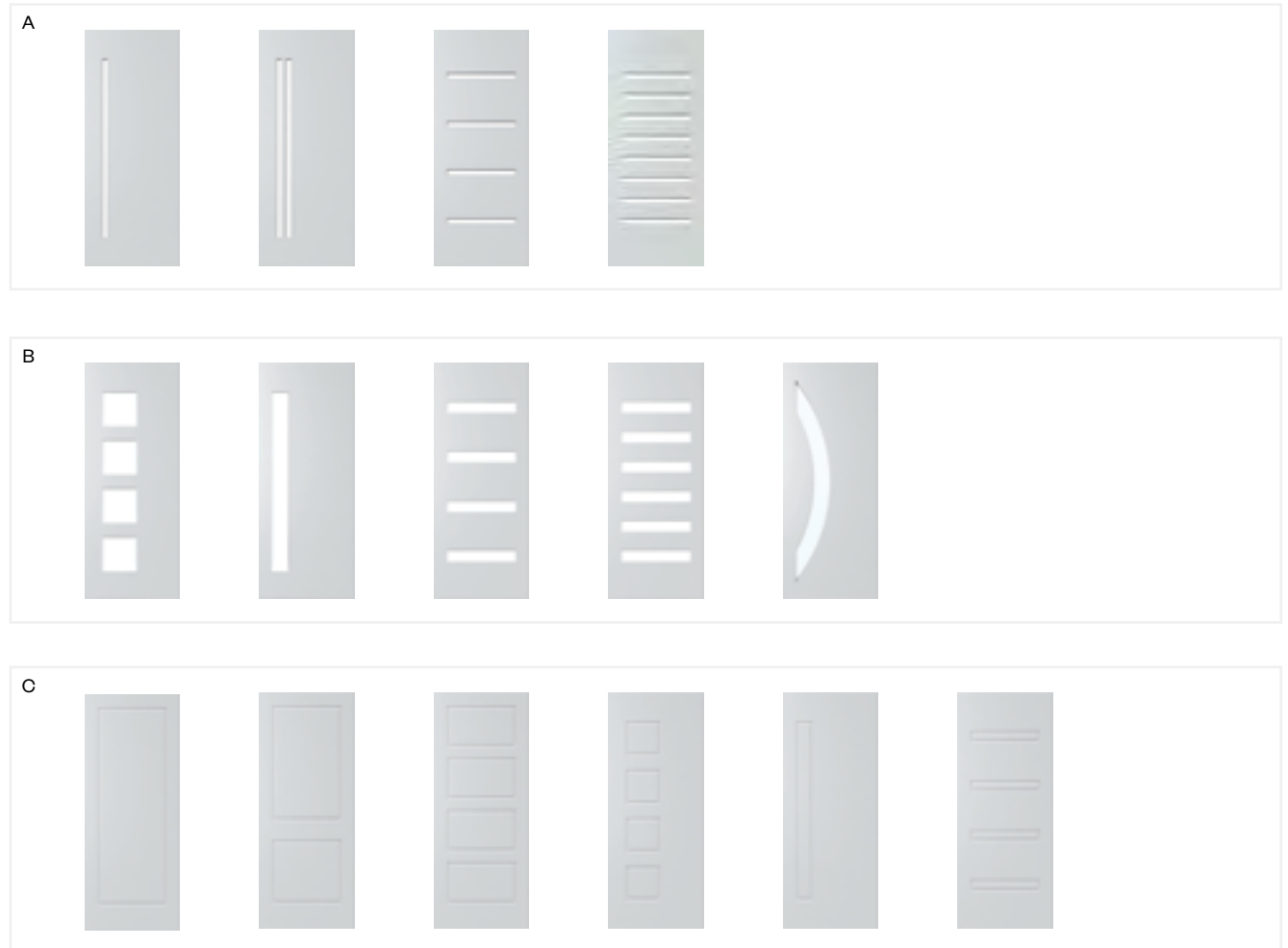
Silver

# External Living - Entry Doors

## ENTRY DOORS

- Available from our Vogue range with Corinthian Doors; Slimlite, Madison and Urban
- 1200mm x 2340mm front entry door

Our Vogue range with Corinthian Doors will allow you to personalise your façade. With three design ranges and your choice of paint colour, you will be able to stand out from your neighbours.

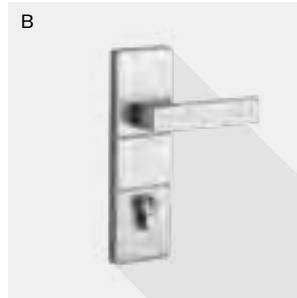
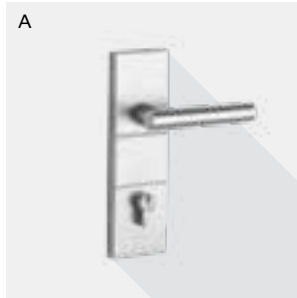


- A** Corinthian Doors Slimlite Hinged Entry Door Range
- B** Corinthian Doors Madison Hinged Entry Door Range
- C** Corinthian Doors Urban Hinged Entry Door Range

# External & Internal Door Handles and Locks

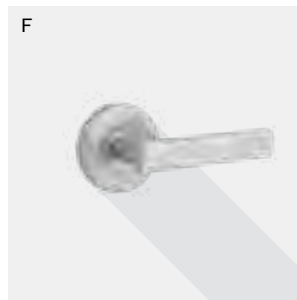
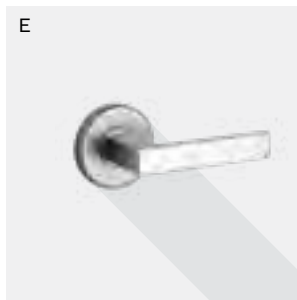
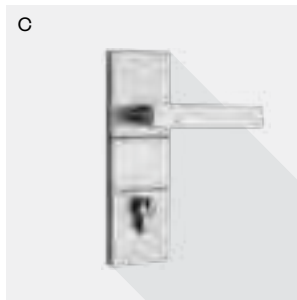
## EXTERNAL

- Lane single or double cylinder front door lock from the Vogue range: Buckingham, Cambridge and Tovetto finished in brushed satin or polished



## INTERNAL

- Lane passage sets from the Vogue range: Buckingham, Cambridge and Tovetto finished in brushed satin or polished



**A** Corvan Buckingham in Brushed Satin **B** Corvan Cambridge in Brushed Satin **C** Corvan Tovetto in Brushed Satin  
**D** Buckingham Passage Polished **E** Cambridge Passage in Brushed Satin **F** Tovetto Passage in Brushed Satin

# Internal Living

## INTERNAL FINISHES

- 2700mm ceiling height to ground level and 2400mm to first floor (subject to design)
- Boral Cove 90mm cornices throughout the home
- 67mm x 18mm half splayed pine skirting and architraves

## INTERNAL DOORS

- Choice of internal doors from Vogue's Corinthian door ranges: Deco, Impressions and Motive
- 2340mm high internal doors to ground floor.
- 2040mm high internal doors to first floor, where applicable
- Metal and rubber door stops to all doors

## STAIRCASES AND VOIDS

- MDF treads and risers to staircase, finished with carpet (subject to design)
- Stainless steel or wrought iron balustrades with painted pine handrail, stringers and posts (subject to design)

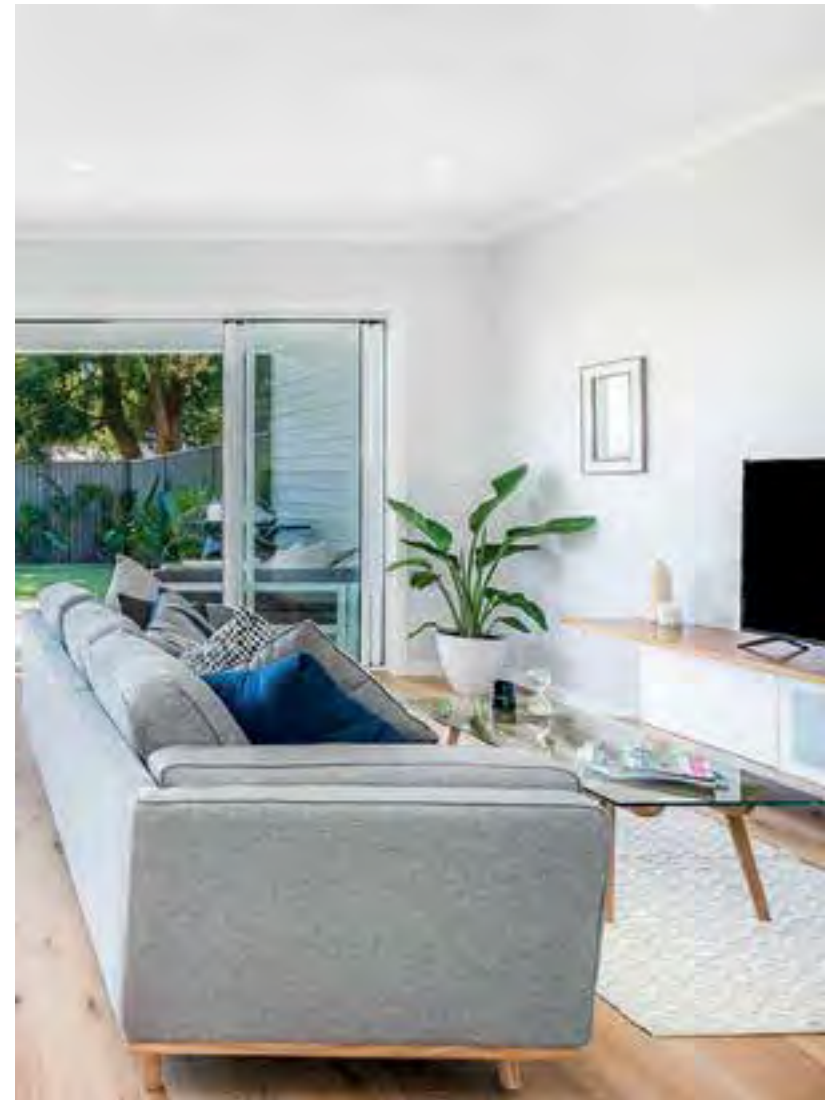
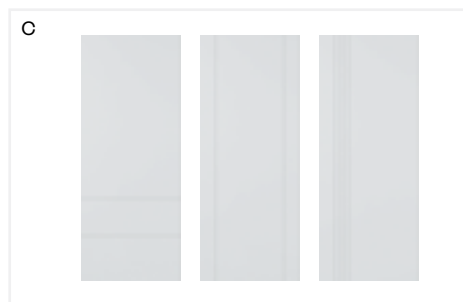
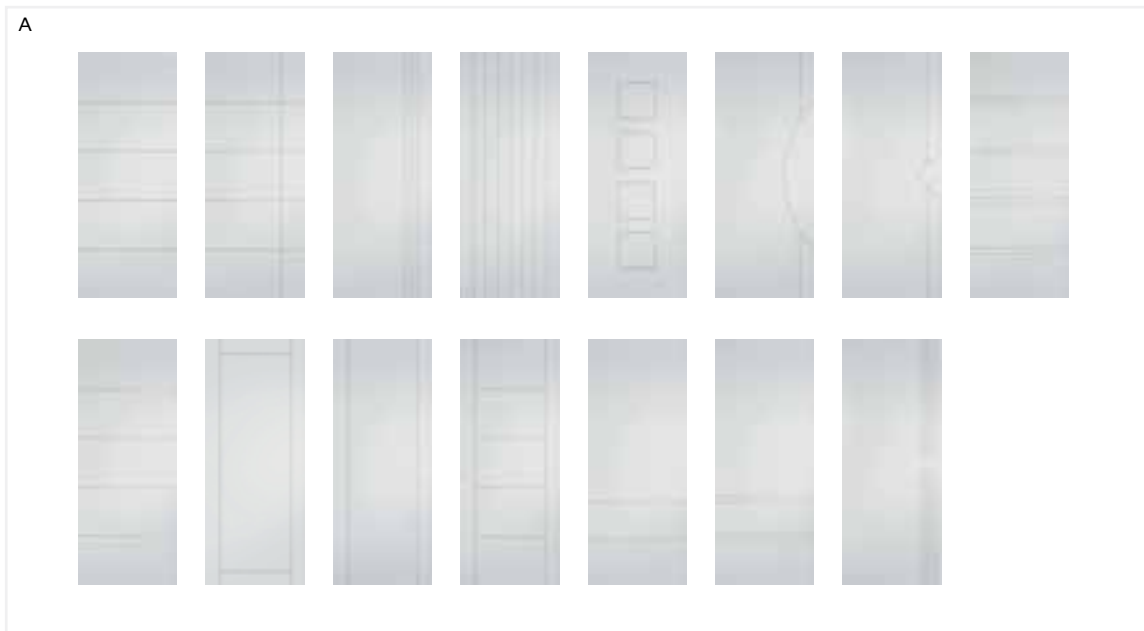
## STORAGE

- Built-in bedroom wardrobes includes a fixed shelf with 1 hanging-rail
- Framed sliding mirror doors to all built in wardrobes
- 4 fixed shelves to built-in linen
- Cloak cupboards include one fixed shelf and hanging-rail (subject to design)

## FLOOR COVERINGS

- Carpet to all bedrooms, stairs, first floor living and separate living/media (subject to design)
- Floor tiles to all ground floor living, bathrooms, ensuite, powder rooms and WC
- Over 40 standard floor tiles available for selection
- 600x600mm floor tile available





- A** Corinthian Doors Deco Internal Door Range
- B** Corinthian Doors Impressions Internal Door Range
- C** Corinthian Doors Motive Internal Door Range



# Vogue's Favourite Colours

- Taubmans Endure Quality system to internal walls
- Taubmans Endure water-based enamel to woodwork

Alongside Taubmans, we are happy to offer our customers their Endure Interior Paint. Taubmans Endure range is one of the best performing premium paints on the market, scientifically proven to deliver superior paint protection. Taubmans Endure is Asthma Council Approved, wash resistant, stain resistant, scrub resistant and inhibits mould and mildew.



**A** Calico Beige **B** Marble Mist **C** Stonebridge **D** Winter Ice  
**E** Storm Front **F** June Fog **G** Gemini Silver **H** Ageless  
**I** Silver Pendant **J** White Spirit **K** Smooth Pebble **L** Phantom Dream

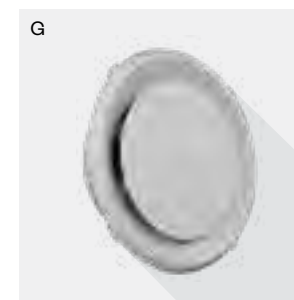
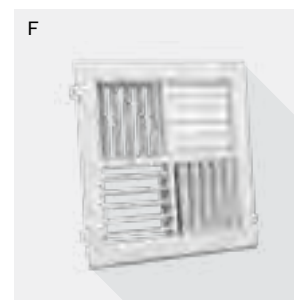
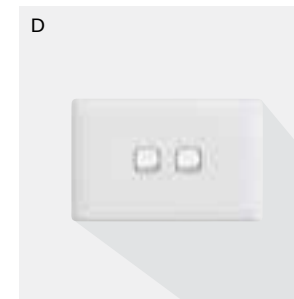
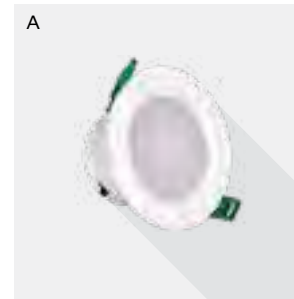
# Electrical

## CONNECTION

- LED downlights to suit the entire home, excluding bathrooms/ensuites and garage
- 2-in-1 exhaust fan heater and light combination to bathroom and ensuite
- One single downlight to separate WC or powder room. Plus one single exhaust fan where no natural ventilation is available
- NBN ready home with smart wiring hub<sup>#</sup>
- 2 free to air TV points, 1 paid TV points and 1 data point<sup>#</sup>
- External antenna to roof
- Double power points throughout
- Single power points to dishwasher, fridge, washing machine, microwave, cooktop
- Alarm with 2 keypads and 3 sensors for single storey homes and 3 keypads and 4 sensors for double storey (subject to design)<sup>#</sup>
- Intercom doorbell with an internal visual panel<sup>+</sup>
- 1 external weatherproof double power points<sup>#</sup>
- 2 external double spotlight with sensors<sup>+</sup>
- 1 fluorescent linear light to each car space in garage<sup>+</sup>
- Externally recessed electrical meter box
- Allowance for underground connection

## AIR-CONDITIONING

- Actron Classic Series 2 fully ducted air conditioning unit, including Actron control panel



**A** White LED Downlight **B** Video intercom visual panel **C** Double Power Point  
**D** Single Light Switch **E** Alarm Keypad **F** Square Multi-directional Ducted Air-conditioning Outlet  
**G** Round Ducted Air-conditioning Outlet **H** Actron Air White Control Panel  
 If no natural ventilation is present, an exhaust plus light will be installed<sup>^</sup>



# Sustainability

At Vogue Homes we believe in looking after our environment. On every home we obtain a BASIX Certificate to ensure we are building sustainably. The BASIX considers measures to reduce household electricity and water and overall household running costs by meeting sustainability targets.

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- CONNECTIONS**
- New gas and electrical connections will be provided with an energy retailer on your behalf so hot water and power is available as soon as you move in. You will have the option to move to an energy provider of your choice after handover

- 
- GAS/  
PLUMBING**
- Natural Gas provision to kitchen cooktop
  - Natural Gas Instantaneous Hot Water unit 26litre, 50 degrees
  - 1 gas bayonet installed in your preferred locations, ground floor only
  - 1 gas bayonet installed in your preferred location externally
  - 2x External Garden Taps
  - 3000 litre Slimline Rainwater tank to each unit (subject to hydraulic design and requirements)

- 
- INSULATION**
- Included to reduce heat transfer through the roof and exterior walls of your home, improving your home's comfort and energy efficiency
  - Bradford R2.5 thermal insulation batts to external cavity walls of all living rooms including wall between garage and living space, excluding external garage wall
  - Bradford R4.1 thermal ceiling insulation batts; excluding garage, porch and alfresco

- 
- RECYCLING**
- Where possible, Vogue Homes takes all precautions to recycle and dispose of waste in the most environmentally friendly way possible
  - All gyprock off cuts are collected and recycled
  - Waste onsite is collected in a designated area. These areas are caged off to restrict the spread of waste to surrounding areas and to ensure all rubbish is collected.

# Essentials

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## ESSENTIALS

- Smoke detectors installed to meet Australian Standards.
- 180 day maintenance period
- Statement of Environmental Effects
- Certified Hydraulic Plans (subject to design and requirements)
- Certified Structural Engineers
- WAEX plan and report
- Surveyor peg out and identification surveys
- All weather access driveway
- Termite barrier protection
- Scaffolding and fall protection
- Safe Site preparation and WHS compliance
- Regular WHS site inspections
- Compliance to BCA requirements
- Quality workmanship from start to finish
- Over 30 years building experience

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## OUR SERVICES

- Initial site inspection, including a full report
- Tailored services to suit individual customer needs including in-house consultations
- Meet with our qualified interior designer
- Support and reliability throughout the build process
- Direct contact with your own supervisor for personalised service and regular updates, including site meetings.
- Full priced upfront Right! Price Tender.

# Your Vogue Duplex Inclusions

## SERVICES & SITE COSTS p.3

- Free site inspection including a comprehensive Site Inspection Report
- Detailed plans, including compliant landscape plans, shadow diagrams and all other required plans
- Detailed contour plans
- Site specific soil classification report
- Detailed engineer plans for concrete slab and associated costs
- BASIX Certificate & requirements (including rainwater tank)
- Certifier and Council application fees
- Preparation and lodgement of building plans and requirement for Council DA and Certifier CC development
- Statutory water authority approval fees
- Sydney Water Section 73 approvals
- Home Owners Warranty
- Workplace, health and safety requirements and environmental requirements
- Scaffolding and fall protection as required
- Surveyor peg out and identification surveys
- Applications for power, water and gas connections
- Reinforced environmentally friendly plastic pod slab to engineering details to whole site
- Piering and site cost allowances, plus grading and levelling of site as per plans to whole site
- 'H' class concrete slab to whole duplex
- Site Security temporary fence and onsite chemical toilet to whole site
- Sediment control barriers to whole site (as required)
- All weather access driveway (as required)
- Storm Water drains connected to discharge point per unit
- Sewer Drain Connected to discharge point per unit
- Water Connection including water tapping per unit
- Natural gas connection per unit (if available)
- Electrical metering to street mains per unit

## KITCHEN p.4

- Polyurethane cabinets with soft close drawers and doors
- Finger pull or a selection of handles to doors and drawers
- 4 melamine shelves to pantry/walk-in pantry (subject to design)

- Door to walk-in pantry from Vogue's range with Corinthian Doors: Motive, Impressions and Deco
- Bulkhead above overhead cabinets
- Internal finish microwave space, including power point (subject to design)
- Caesarstone 20mm benchtop available in a wide range of colours
- 900mm wide island bench, including 300mm breakfast bar overhang (subject to design)
- Double bowl inset stainless steel sink
- Phoenix Arlo or Teva sink mixer tap in chrome or matt black
- Water point to fridge space
- OMEGA 900mm built-in oven, OMEGA 900mm gas cooktop, OMEGA concealed rangehood and OMEGA freestanding dishwasher
- Tiled or window splashback (subject to design)
- Kitchen design consultation and plans

## LAUNDRY p.5

- Everhard stainless steel 45 litre tub and cabinet
- Phoenix chrome sink mixer
- Water and power point to future washing machine
- Ceramic floor tiles and 1 row perimeter skirting to walls
- Tiled insert floor wastes to match floor tiles
- Corinthian flush panel external Laundry Doors
- External Lane door furniture from the Calletta or Montebello range

## BATHROOM p.6

- Forme wall hung customisable vanities, available in 4 different colour options (subject to bathroom design and size)
- Phoenix Arlo or Teva sink mixer in chrome or matt black to all basins
- Phoenix Teva hand held shower with matching mixers in chrome or matt black to showers
- Phoenix Arlo or Teva bath mixer sets in chrome or matt black
- Forme Soul back to wall toilet suite with soft close seat and lid to bathrooms, ensuite, powder rooms and WC
- Semi-frameless toughened glass shower screens with frameless pivot door
- Freestanding bath or in hob bath to main bathroom (subject to design)
- Chrome pop-up plug to bathtub and all vanities

- Frameless polished edge mirror to match width of vanity
- Phoenix Radii single towel rail in chrome or matt black to bathroom and ensuite
- Phoenix Radii towel rings in chrome or matt black to all bathrooms, ensuite, powder rooms and WC
- Phoenix Radii toilet roll holder to bathrooms, ensuite, powder room and WC
- Recessed flooring to all ground floor wet areas
- Floor to ceiling tiles to bathrooms and ensuite
- Ceramic floor tiles and 1 row perimeter skirting to walls to powder room and separate WC
- Tiled insert floor wastes to match floor tiles
- Waterproofing to the entire of wet area (not just the shower)

## EXTERNAL LIVING p.10

- 'H' class concrete slab
- Reticulated termite protection system (Australian Standard AS3660114)
- H2F termite resistant treated timber frame and roof trusses
- 90mm timber wall frame
- 450mm wide eaves (subject to design)
- Monier tiled roof available in Elabana or Atura profile with A-line or lapped ridging
- Sarking to the entire roof
- Colorbond gutter and quad fascia
- Brickwork from Vogue's Austral Brick ranges: Wilderness Design, Whitsunday, Everyday Life and Urban One.
- Cement render in painted finish (subject to design)
- James Hardie Horizontal cladding (subject to design) in a wide range of colour choices
- Automatic Panelift garage door available in Colorbond colours with a woodgrain finish and four different profile options.
- 2 automatic garage remote controls plus wall mounted panel
- Brickwork above garage door
- Garage internally finished with plasterboard, skirting and cornice.
- Colour through and sealed driveway
- Tiled porch, alfresco and balcony (subject to design) under main roof
- Powder coated aluminium window and sliding stacker door frames, available in Colorbond colours plus 2400mm high sliding/stacker doors to ground floor, as per plan

- Privacy glass to bathroom, ensuite, WC and powder room windows (subject to design)
- Flyscreens to all operable windows
- 1200mm x 2340mm front entry door from Vogue's Corinthian door ranges: Madison, Urban and Slimlite (subject to design)
- Lane single or double cylinder front door lock from the Vogue range: Buckingham, Cambridge, Murano and Tovetto finished in brushed satin or polished.
- 1 garden tap point plus 1 rainwater tank tap.
- 1 external gas point to under main roof alfresco.

## INTERNAL LIVING p.14

- 2700mm ceiling height to ground level and 2400mm to first floor (subject to design)
- Boral Cove 90mm cornices throughout, including garage
- 67mmx18mm half splayed pine skirting and architraves with painted finish
- Choice of internal doors from Vogue's Corinthian door ranges: Deco, Impressions and Motive
- 2340mm high internal doors to ground floor
- 2040mm high internal doors to first floor, where applicable
- Choice of Lane passage sets from the Vogue range: Buckingham, Cambridge, Murano and Tovetto finished in brushed satin or polished
- Metal and rubber door stops to all doors
- MDF treads and risers to staircase, finished with carpet (subject to design)
- Stainless steel or wrought iron balustrades with painted pine handrail, stringers and posts. (subject to design)
- Framed sliding mirror doors to all built in wardrobes
- Built-in wardrobes includes a fixed shelf with 1 hanging-rail
- 4 fixed shelves to built-in linen
- Clock cupboards include one fixed shelf and hanging-rail (subject to design)
- Carpet to all bedrooms, stairs, first floor living and separate living/media (subject to design)
- Tiled porch, alfresco and balcony (subject to design) under main roof
- Tiled porch, alfresco and balcony (subject to design) under main roof
- Powder coated aluminium window and sliding stacker door frames, available in Colorbond colours plus 2400mm high sliding/stacker doors to ground floor, as per plan

- Taubmans Endure 2 coat paint system to internal walls
- Taubmans Endure water-based enamel to woodwork

## ELECTRICAL p.18

- Downlights to suit the home excluding bathrooms, ensuite and garage. The following allowance has been made.
  - Up to 70 downlights to 50sqm+
  - Up to 60 downlights to 40-50sqm
  - Up to 45 downlights to 30-40sqm
  - Up to 35 downlights to 30sqm and under
- 2-in-1 exhaust fan heater and light combination to bathroom and ensuite
- One single downlight to separate WC or powder room. Plus one single exhaust fan where no natural ventilation is available
- NBN ready home with smart wiring hub
- 2 free to air TV points, 2 paid TV points and 1 data point
- External antenna to roof
- Double power points throughout
- Single power points to dishwasher, fridge, washing machine, microwave, cooktop
- Alarm with 2 keypads and 3 sensors for single storey homes and 3 keypads and 4 sensors for double storey (subject to design)
- Intercom doorbell with an internal visual panel
- 1 external weatherproof double power points
- 2 external double spotlight with sensors
- 1 fluorescent linear light to each car space in garage
- Externally recessed electrical meter box
- Allowance for underground connection
- Actron fully ducted Air Conditioning Day/Night zoning system to suit size of home\*. Includes an Actron white control panel.

## SUSTAINABILITY p.20

- New gas and electrical connections will be provided with an energy retailer on your behalf so hot water and power is available as soon as you move in. You will have the option to move to an energy provider of your choice after handover.
- Natural gas provision to kitchen cooktop
- Natural Gas Instantaneous Hot Water unit 26litre, 50 degrees
- 1 gas bayonet installed in your preferred locations, ground floor only

- 1 gas bayonet installed in your preferred location externally+
- Bradford R2.5 thermal insulation batts to external cavity walls of all living rooms including wall between garage and living space, excluding external garage wall
- Bradford R4.1 thermal ceiling insulation batts; excluding garage, porch and alfresco
- 3000 litre Slimline Rainwater tank to each unit (subject to hydraulic design and requirements)

## ESSENTIALS p.20

- Smoke detectors installed to meet Australian Standards.
- 180 day maintenance period
- Statement of Environmental Effects
- Certified Hydraulic Plans (subject to design and requirements)
- Certified Structural Engineers
- WAEX plan and report
- Surveyor peg out and identification surveys
- All weather access driveway
- Termite barrier protection
- Scaffolding and fall protection
- Safe Site preparation and WHS compliance
- Regular WHS site inspections
- Compliance to BCA requirements
- Quality workmanship from start to finish
- Over 30 years building experience

## OUR SERVICES p.20

- Initial site inspection, including a full report
- Tailored services to suit individual customer needs including in-house consultations
- Meet with our qualified interior designer
- Support and reliability throughout the build process
- Direct contact with your own supervisor for personalised service and regular updates, including site meetings.
- Full priced upfront Right! Price Tender.

- \* Air-conditioning has been based on a standard house type only. Should you choose to extend or remodel the home, the capacity of the Day/ Night air-conditioning may have to be adjusted to suit and may incur a cost to the customer.

## TERM & CONDITIONS:

Excludes single, double, house and granny flat homes, refer to current Vogue Inclusions for a complete list of inclusions. All site allowances, including but not limited to, piercing, drop edge beams, levelling and excavation are per site. All other inclusions are assumed for both dwellings and are subject to design. Speak to a Vogue representative to consult on how your inclusions will work with your new home floor plan. There may be additional charges should you choose a flat roof façade due to the constraints with installation, speak to your new home consultant for more information. Where an item is required to be upgraded or substituted due to site specific requirements of an Authority, including but not limited to compliance with matters such as hydraulics, acoustics and/or window glazing, additional costs may apply. A standard rainwater tank of 3000 litres in provide for all standard homes, where BASIX requires and/or hydraulic plans and calculations, changes may be needed and will be considered at the time of receiving BASIX certificate and/or detailed plans. Images in Vogue Homes brochures may depict finished and fixtures that are not supplied by Vogue Homes or included in the home pricing, including but not limited to, retaining walls, landscaping, barbecues, decks, furnishing, chandeliers/lighting, decorative features and fixtures, pools and water features. Any item not listed in the inclusions will be an additional cost to the client. Vogue Homes reserves the right to amend or substitute items and/or suppliers without notice at any time. Speak to a Vogue Homes consultant for further information.

**The Vogue Difference**

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