



FIXED PRICE
TURNKEY
INCLUSIONS



Rivervue

www.rivervuehomes.com.au

Our Story

We are Melbourne based boutique construction company, who focus on providing tailored building solution to our customers. our services include Design, Finance, conveyancing, and town planning. we specialise in building Family Homes, investment homes, multi dwellings Townhouses/units, Knockdown rebuild. Our goal is to provide customers with stress free home building journey.



FIXED PRICE TURNKEY INCLUSIONS

Kitchen Appliances

- Stainless steel double bowl countertop sink
- Stainless steel chrome mixer tap
- Dishwasher (including water connections & water disposal point)



**Technika
Stainless steel
900mm gas
cooktop**



**Technika
Stainless steel
900mm canopy
rangehood**



**Technika
Stainless steel
900mm gas
oven**

Cabinetry/ Benchtops (as per plan)

- Cupboards: Fully lined melamine modular cabinets to kitchen
- Doors/Drawers: Laminate from builder's range
- 20mm stone bench to kitchen and island bench

Porcelain Tiles

- Wall tiles to bathroom, ensuite and laundry (as shown on plans)
- Tiled splashback to kitchen

Floor Coverings

- Choice of floor tiles and/or timber laminate floorboards to kitchen, meals, entry and rear hallway (as shown on plans)
- Floor tiles to wet areas (ensuite, bathroom, laundry & WC)
- Carpet to non-tiled areas

Note: In double storey designs, stairs will be carpeted

Paint Work

- Ceilings: Flat acrylic to ceilings
- Entry Door: Low sheen acrylic to front entry door
- Internal Walls: Washable low sheen acrylic to internal walls
- Timberworks: Semi-gloss enamel to internal doors, jams & mouldings

Note: Two coat application with your choice of colour from our range.

Insulation

- Glasswool batts to ceiling of roof space (excludes garage ceiling)
- External Walls: Glasswool wall batts including sisalflon to external brick veneer walls (excluding garage) and wall between garage and house

Internal Features

- Doors: Flush panel 2040mm high doors
- Architraves and Skirting: 67x18 mm single bevel MDF
- Door stops: Plastic white door stops to hinged doors
- Door seals: Door seal to nominated internal doors in accordance with energy ratings report
- 75mm cove cornices throughout, 90mm in garage
- Lever door handles in polished chrome finish to all rooms

Heating & Cooling

- Gas ducted heating to bedrooms and living areas (excluding wet areas), total number of 6 points, unit size is product specific
- Split system air conditioning (design specific) x 1/5kw

Framing

- MGP10 wall frame and roof trusses

Bathroom & Ensuite

- Mirrors: Polished edge mirrors, full length of vanity
- Bath: White acrylic bath in tiled podium
- Shower Base: Tiled
- Shower Screen: Semi-framed with clear glazed pivot door
- Exhaust fans including self-sealing airflow draft stoppers



**Soft-close white
toilet suite**



**Square white vanity
basin with chrome
basin mixer tap**



**Chrome bath
mixer tap**



**Chrome 600mm
double towel rail**



**Chrome toilet
roll holder**

**Chrome shower
rail and slider**

Storage

- Robes: 1 Melamine shelf and hanging rail
- Walk in Robe: 1 Melamine shelf and hanging rail
- Pantry/Linen: 4 White melamine shelves
- Broom: 1 white melamine shelf (design specific)
- Robe Doors: 2040mm high readicote flush panel hinged or sliding doors as per plan
- Pantry/Linen/Broom Doors: 2040mm readicote panel hinged doors
- Handles: Flush pull-in polished chrome

Plaster

- Plasterwork: 10mm plasterboard to ceiling and wall, water resistant plasterboard to ensuite and bathroom

Solar Hot Water System

- Solar hot water system with gas instantaneous back up booster and associated electrical and plumbing connections, solar panel and storage tank positioned at builder's discretion

Plumbing

- 2 external taps (1 to front & 1 to rear)

Roofing

- Pitch: Roof pitch 22.5 degrees
- Material: Coloured concrete roof tiles
- Colorbond fascia, guttering and downpipes

Laundry

- Through: 45L stainless steel tub into stand-alone laminate cabinet
- Chrome washing machine stops/grubs
- Chrome Laundry mixer tap

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Blinds & Flyscreen

- Holland blinds (up to 12 windows & 2 sliding doors)
- Flyscreens to all opening windows (up to 11 windows)

Electrical

- Supply/install light globes to all fittings
- 2 TV points including 5m of coaxial cable to roof space, as per roof plans
- Telephone point: 2 pre-wired telephone points, 1 to lounge and 1 to master bedroom with wall plate as per electrical drawings
- White wall mounted switch plates
- Smoke Detectors: Hardwired with battery backup
- RCD safety switches and circuit breakers to meter box
- TV antenna and connection



External Lights:
White LED Batten
holder lights throughout
(as per electrical layout)

Internal Lights:
White LED
downlight throughout
(as per electrical layout)

Double powerpoints
throughout

Garage

- Sectional overhead door with remote control
- Plaster ceiling and concrete floor
- External Walls: Brick veneer (on boundary wall product specific, if required)
- Pedestrian Door: Weatherproof flush panel, low sheen acrylic paint
- Door Frame: Aluminium or timber door (job specific) with entrance lookset

External Features

- Brickwork: Clay bricks
- Mortar Joints: Natural colour rolled joints
- Front Elevation: As per working drawings
- Windows: Awning aluminium windows to front elevation
- Sliding Aluminium windows to sides and rear
- Front entry door from builder's range
- Door Furniture: Stainless steel trilock entrance lockset with deadbolt
- Door Seal: Door and weather seal to all external hinged doors (excluding garage)

Note: In double storey designs, first floor exterior will involve 75mm polystyrene finish

Driveway/ Concrete

- Driveway and porch plain concrete

Ceilings

- Single Storey: 2590mm (nominal) height throughout
- Double Storey: 2590mm to ground floor, 2440mm to first floor

Connection costs

- Connection of services (water, gas, electricity, sewer, stormwater and telephone conduit)- does not include electricity, gas and telephone consumer account opening fees
- Up to 500m² lot size

Site conditions/ Foundations

- Foundation class: Up to Class H concrete slab with a maximum of 300mm fall over allotment up to 500m² with a maximum setback of 5m to the house rock allowance; if rock excavation and removal is required an extra charge will apply
- Termite Treatment: Termite spray system where required by relevant authority
- Note: Home to be sited to a minimum of 3 metres off easement (if sited closer, additional charges will apply)

Alfresco (where applicable)

- Plain concrete base with plaster ceiling and brick pillar

Landscaping (low maintenance, drought resistant)

- Landscaping to front (includes letterbox)
- Landscaping to rear (includes clothesline)

Maintenance and Warranty

- 3 month maintenance period
- 7 year structural guarantee

Note: If double glazing or low E glazing is required extra costs may apply (requirements, window configurations and inclusions for energy ratings may change due to energy rating reports)
Subject to house orientation



**6 star energy
rating included**

OH&S Inclusions

- Site toilet
- Site fence
- Site bin
- Crossover protection
- Roof guard rail



**Temporary fence
included**

Site Address: _____

Client 1 Name: _____ Client 1 Signature: _____ Date: _____

Client 2 Name: _____ Client 2 Signature: _____ Date: _____

Consultant: _____

PLEASE NOTE: The builder reserves the right to substitute the make, model or type of any of the above products to maintain the quality and product development of its homes. Images are for illustrative purposes ONLY.