

TEMPO LIVING

ELITE ESSENTIAL INCLUSIONS

Your Home, Your Life

TEMPO
LIVING

COMPARE THE TEMPO LIVING VALUE	It's Included at Tempo Living	Other Builder	Other Builder
KITCHEN			
20mm stone benchtops	✓		
Matte or sheen finish kitchen cupboard doors and drawers	✓		
Soft close mechanism to all kitchen doors and drawers	✓		
Metal drawer runners	✓		
Cutlery Tray to Kitchen Drawer	✓		
Microwave space including power point	✓		
Dishwasher space including power and water connection	✓		
Extra height cabinets to your overhead cupboards	✓		
Bulkhead above kitchen cupboards	✓		
Ceramic tile splash back	✓		
Chrome swivel spout pin lever mixer	✓		
KITCHEN APPLIANCES – with a 5 year Manufacturer's warranty			
Stainless steel finish 60cm electric oven.	✓		
Stainless steel finish 60cm 4 burner gas cooktop OR 60cm ceramic 4 burner electric cooktop (if Natural Gas is unavailable).	✓		
Stainless steel finish 60cm retractable externally ducted rangehood.	✓		
Stainless steel dishwasher.	✓		
BATHROOMS			
20mm stone benchtops	✓		
Matte or sheen finish vanity cupboard and doors	✓		
Soft close mechanism to vanity doors	✓		
White gloss ceramic basin with chrome overflow	✓		
Chrome pin lever mixer to basin and bath	✓		
Multi-function handheld shower with slider rail and soap dish	✓		
Contemporary design chrome towel rail and toilet roll holder	✓		
Freestanding or hob mounted bath	✓		
Semi-frameless shower screen	✓		
Frameless polished edge mirror to width of vanity	✓		
Wall faced full china toilet suite with soft close seat and lid	✓		
Extensive range of wall and floor tiles	✓		
COOLING & HEATING - with a 5 year Manufacturer's warranty			
Reverse cycle split system air conditioning unit	✓		
FLOOR COVERINGS			
Floor tiles or laminated timber floor	✓		
Carpet	✓		
INTERNAL ESSENTIALS			
3-coat paint system	✓		
Solid Front Entry door with clear glass	✓		
67mm x 18mm profile architraves and skirting in paint finish	✓		
Double cylinder Lever Trilock to Front Entry door	✓		
Lever handles with privacy sets to all Bathrooms & WC's	✓		
Deadlock to door between house and Garage.	✓		
2300mm high white glass OR mirror sliding doors to robes	✓		
White melamine shelf & hanging rail to robes and four shelves to linens	✓		
Wall/door stops to bedrooms, wet areas and living area hinged doors	✓		

TECHNOLOGY and ELECTRICAL			
NBN connection ready incl. 2 x CAT6 data points, phone & power points	✓		
Three phase underground mains to meter box	✓		
Double power points to all rooms including Garage	✓		
2-way switch to stairs on 2 storey designs	✓		
Light point to each room	✓		
BASIX ESSENTIALS			
BASIX and NatHERS Assessment and Certificate	✓		
3000 litre above ground water rainwater tank	✓		
450mm Eaves or as noted on architectural plans	✓		
60mm Anticon blanket to underside of Colorbond® roofing	✓		
R2.0/2.5 (single/double storey) thermal batts to external walls of living area	✓		
R3.5/4.1 (single/double storey) thermal batts to ceilings with roof over	✓		
26 litre 6-star gas instantaneous hot water system	✓		
EXTERNAL ESSENTIALS			
Concrete driveway and crossover (from boundary to kerb)	✓		
Aluminium windows and sliding doors including security keyed windows and door locks.	✓		
Obscure glazing to bathroom, ensuite and powder room	✓		
Flyscreens with nylon mesh to all opening windows and sliding doors	✓		
Colorbond® roofing	✓		
Colorbond® fascia and gutter with painted PVC downpipes	✓		
Colorbond® sectional overhead garage door with remote auto opening	✓		
STRUCTURAL PEACE OF MIND			
GUARANTEED FIXED PRICE Engineer certified piling to your home	✓		
Engineer certified concrete slab to your home, porch and alfresco (design specific)	✓		
Termite resistant Truecore® Engineer certified steel frames and trusses	✓		
Truecore® 340mm Engineer certified steel floor joist system including wet area set downs to provide a smooth transition at doorway	✓		
SITE NEEDS & EXTERNAL			
Surveyor certified site investigation and contour survey	✓		
Engineered certified bore hole report and site classification	✓		
Balanced cut and fill of up to 1m fall over the building envelope	✓		
Connection to power, phone, water, sewer, gas & stormwater mains	✓		
GUARANTEED FIXED PRICE Site security fencing	✓		
All-weather access control point	✓		
Provisions for future Landscape and garden drainage	✓		
Sediment control measures	✓		
AUTHORITY FEES AND APPLICATION REQUIREMENTS			
Complying Development Certificate application fee	✓		
Home Owners Warranty Insurance and Long Service Levy fee	✓		
Certifier inspection and Occupation Certificate fees	✓		
Standard Water Authority and Sewer Inspections fee	✓		
W.H & S			
Heavy duty scaffold to perimeter of two storey homes	✓		
Safety rail to perimeter of roof	✓		
Safety rail to perimeter of first floor of two storey homes	✓		
Stair void protection to two storey homes	✓		

The small print:

Please refer to your Tempo Living Tender and Plans for complete details, specification and all Inclusions. The Tempo Living Fixed Price Guarantee applies to a standard Tempo Living Home design sited on a standard block which is up to 450m², "M" class soil classification, all service connections located within boundaries, Garage setback up to 5.5m from front boundary, balanced cut and fill. All Inclusion selections are to be made from the Tempo Living range.