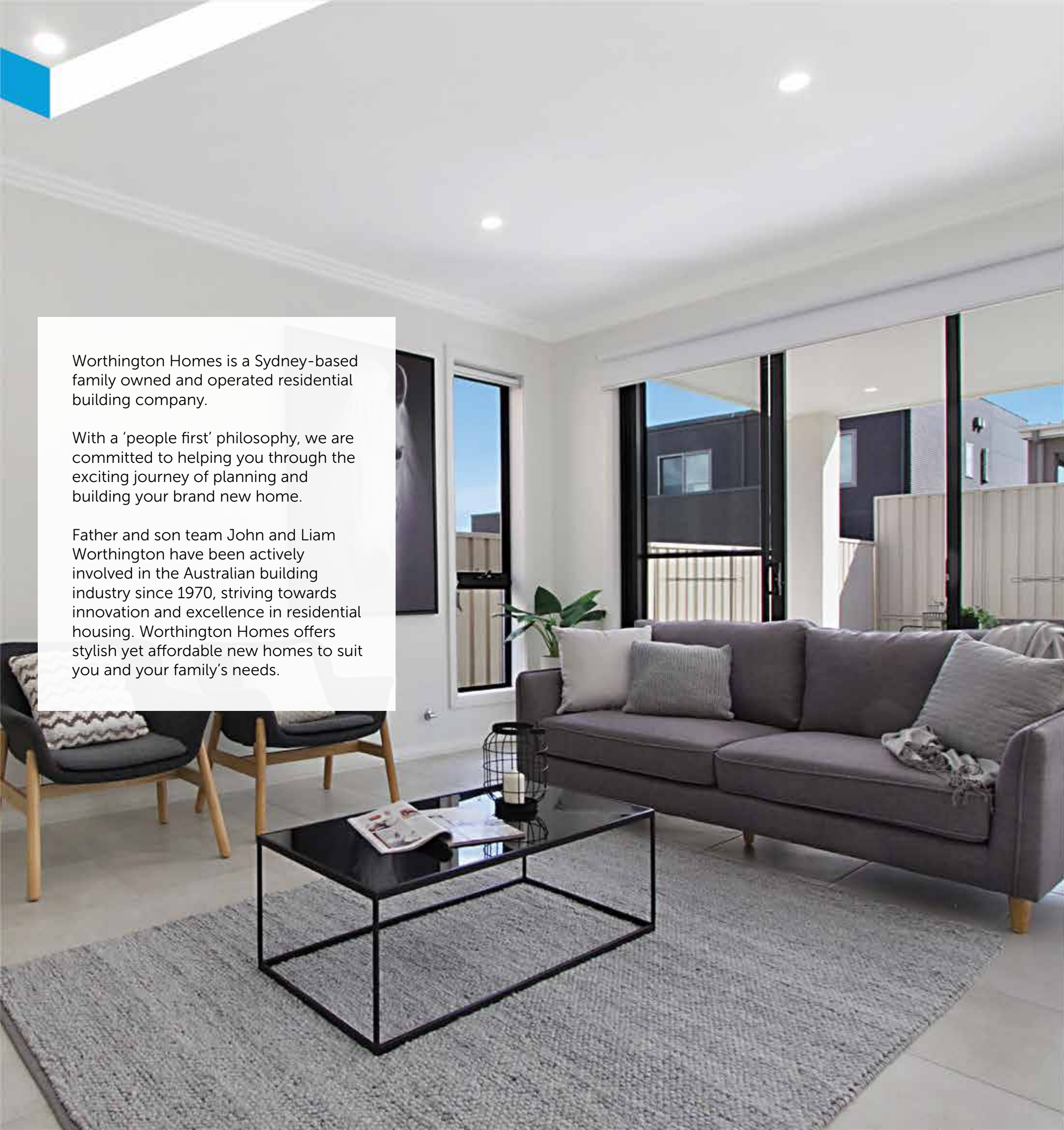


WORTHINGTON HOMES

Value Plus | Inclusions package





Worthington Homes is a Sydney-based family owned and operated residential building company.

With a 'people first' philosophy, we are committed to helping you through the exciting journey of planning and building your brand new home.

Father and son team John and Liam Worthington have been actively involved in the Australian building industry since 1970, striving towards innovation and excellence in residential housing. Worthington Homes offers stylish yet affordable new homes to suit you and your family's needs.



Liam Worthington

Liam has been working in the residential building industry since commencing as an Apprentice Carpenter over 20 years ago to now being the Managing Director of Worthington Homes.

Liam constantly strives to maintain positive and productive relationships with his clients. He believes in the importance of offering an approachable and personalised experience when working with Worthington Homes. By maintaining an honest approach and open communication, Liam wants every client to feel welcome to discuss their project at any time.

John Worthington

Well-known throughout the Australian construction industry, John has 53 years of experience in both commercial and residential building. He is a member of many leading industry associations and serves on the Council of Management for the NSW Master Builders Association. John has also been a Member of the Ministerial Advisory Panel to the Minister for Fair Trading for the past 10 years. John's hands-on experience across several facets of the construction industry allows him to help clients achieve all they desire for their Worthington Homes project.

Together John and Liam are able to oversee the entire process of building a brand new home that looks beautiful and meets the highest standards of quality and workmanship.

Kitchen inclusions

Built with high quality materials that are simplistic yet stylish, our kitchens are both beautiful and functional.

- Benchtop/ Joinery** 20mm Caesarstone benchtop
Polytec finish doors/drawers with overhead cupboards from our standard colour range
MDF painted bulkhead
Builder's range handles
Brushed aluminium kickboards
Dishwasher and microwave space
Soft close doors/drawers
1x set of standard drawers
- Pantry** 4x 450mm wide white melamine shelves
- Tiling** 600mm tiled splashback



- Tapware** Alder Soho kitchen sink mixer in chrome
- Sink** Abey EN175 1 3/4 bowl kitchen sink in stainless steel

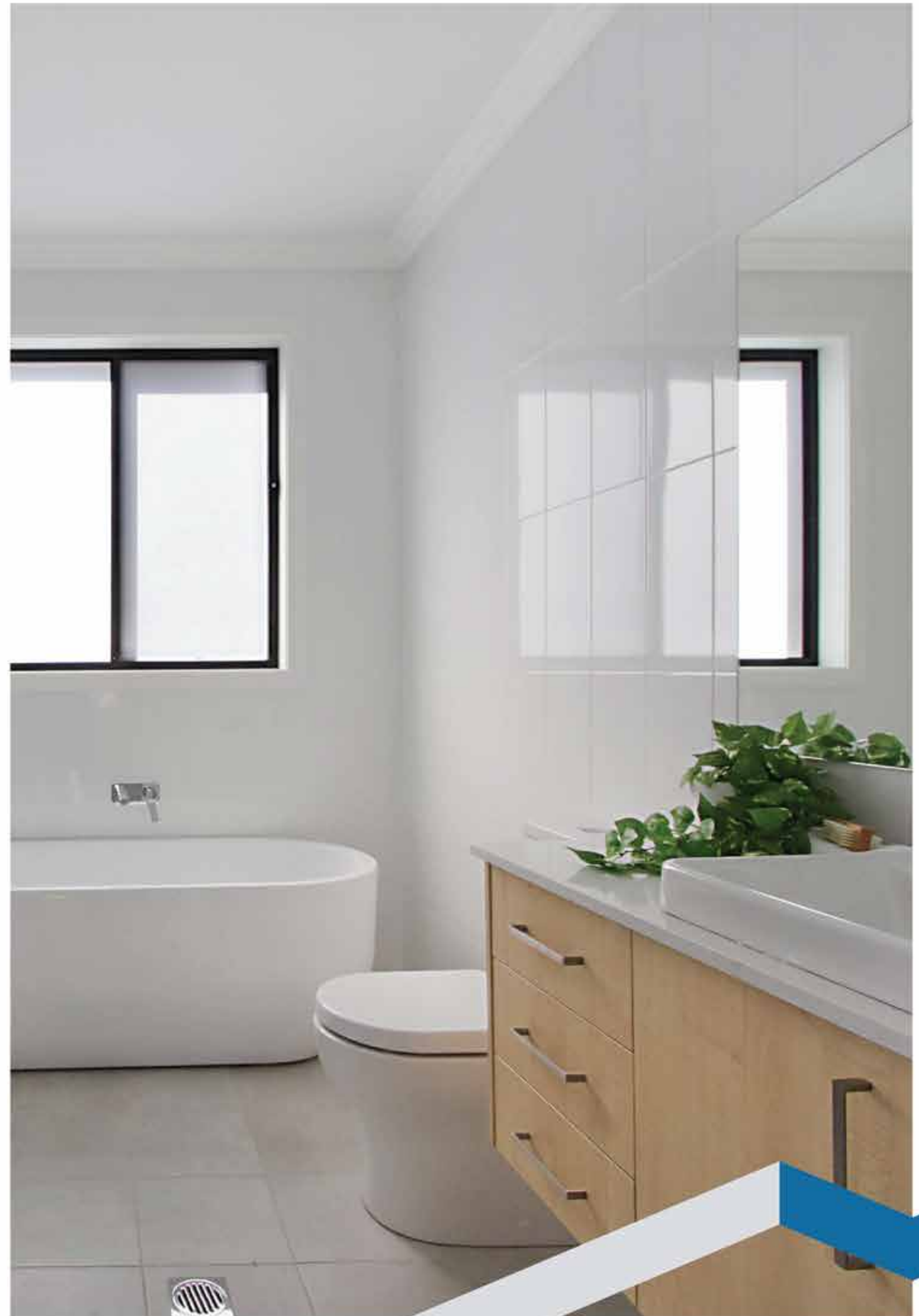
- Oven** Fisher & Paykel stainless steel 60cm electric built-in oven
- Cooktop** Fisher & Paykel stainless steel 60cm 4 burner gas cooktop
- Rangehood** Fisher & Paykel stainless steel 60cm slide-out rangehood



Bathroom inclusions

Create a clean, contemporary bathroom that complements any bathroom fittings and décor. With quality tapware, basins and your choice of cabinetry textures, your bathroom style will remain timeless.

Bath	Decina Bambino 1510 or 1650 drop-in bath in white
Shower	Semi Frameless Illusion (overlapping panel) shower screen with clear glass and chrome fixings Alder Alto designer bracket shower outlet
Toilet	Harmony Latilla wall faced toilet suite with soft close seat in white
Vanity	Fienza floor mounted vanity Ceramic basin top - 1TH
Waste	Chrome plug and waste
Tapware	Alder Soho shower/bath mixer in chrome Alder Soho fixed basin mixer in chrome 200mm bath spout in chrome
Bathroom accessories	Alder Alto toilet roll holder in chrome Alder Alto towel rail in chrome Alder Alto hand towel ring in chrome Alder Alto robe hook in chrome
Tiling	Value Plus range tiling 2100mm height to showers 1200mm height to bath walls Chrome floor wastes
Mirror	6mm polished mirror to the width of vanity



Interior inclusions

It's the finishing touches that make your house a home. From your door handles to window frame colour and tiling, select quality materials that achieves the exact look you want.

Ceilings	2450mm ceiling height frames throughout
Mouldings	90mm cove ceiling cornice throughout
Architraves and skirting	68 x 18 half splayed or dressed all round F/J pine
Doors	Flush panel 2040mm high paint grade hollow core internal doors
Internal door furniture	Lockwood Velocity internal range lever set with round rosette available in satin chrome or chrome
Stairs	Cover grade staircase featuring MDF treads and risers Painted pine newel post, cap and closed stringer Painted or stained handrail with 12mm steel balusters
Windows	Stegbar Residential range windows with clear glass
Shelving	Linen shelving with four white melamine shelves 450mm wide
Wardrobes	Sliding wardrobe doors Framed mirror sliding door on white or silver track 450mm wide shelf Single hanging rail in white melamine
Carpet	Value Plus range carpet and underlay to bedrooms, robes, first floor living areas, study, media room and stairs
Main floor tiling	Up to 500mm x 500mm Value Plus range tiling

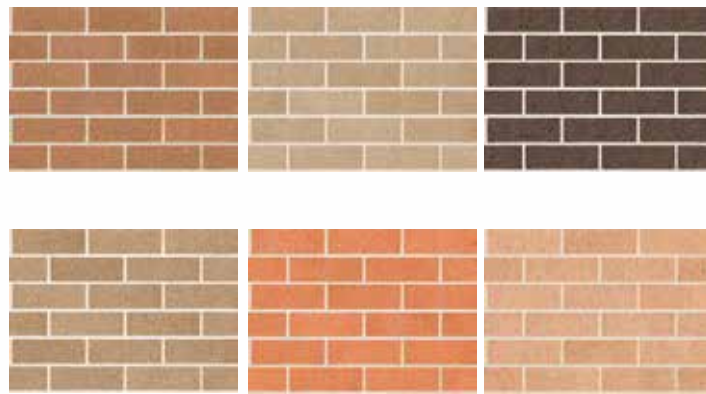


Exterior inclusions

The most visible element of your home is the house façade. Our exterior inclusions will help make a lasting impression, plus, we'll put together your very own colour scheme.

Bricks	Austral Everyday Life range face bricks
Façade	Colorbond high front quad gutter and fascia
Guttering	Painted PVC 90mm diameter downpipes
Cladding	Hardieplank weatherboard cladding
Roofing	22.5-degree pitch concrete tiled roof with heavy duty sarking Bristle Classic or Designer range concrete roof tiles
Garage	Colorbond classic sectional lift door in standard Colorbond colours and textured finish
Laundry door	Stegbar Aluminium powder-coated sliding door or Hume XF3 2040 x 820 x 40mm clear glazed paint grade finish
Frame	Termite treated timber frames and trusses
Slab	M Class waffle pod concrete slab construction to comply with AS2870 designed and certified by a structural engineer

Front door	Hume Newington range 2040 x 820 x 40mm clear glazed paint grade finish Lockwood Nexion entry lever lockset in chrome or satin chrome
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Site works, connections and sustainability

Council requirements & preliminaries

- Fixed price construction contract
- Architectural plans and specifications
- Structural engineering design and inspections during construction
- Contour survey and Geotech bore hole report
- Building approval application and approval fees
- Private certifier engagement and inspection fees during construction
- Landscape plan to Builder's standard landscape inclusion
- Sydney Water fees and sewer inspections
- BASIX assessment and certificate
- Interior Designer internal and external colour scheme selection options

Site works

- Site establishment including all-weather access, temporary site fencing, sediment fencing, temporary builder's toilet, temporary power, temporary water and signage to comply with OH&S requirements
- Excavation and benching of site up to 1000mm site fall over the building area
- M Class waffle pod concrete slab construction to comply with AS2870, designed and certified by a structural engineer
- 450mm diameter concrete piling to suit slab design up to 1.5m
- Concrete pump for slab and concrete piling
- Termite management system installed in accordance with BCA and Australian Standards N2 Wind classification
- Crane hire and hoists
- Site clean and removal of all waste from site
- Internal and external builder's house clean
- Scaffolding and void protection as required
- No allowance for retaining walls

Energy efficiency & BASIX

- R1.5 insulation batts to external framed walls including internal living/garage wall
- R3.0 insulation batts to living area of roof space
- Provide 3AAA rated shower outlets throughout
- Provide 3AAA rated dual flush toilet suites throughout
- Provide 3AAA rated tapware throughout
- Provide up to 3,000 Litre rainwater tank with pump (not required in recycled water areas)
- Connections to washing machine point, toilets and two external taps located at the side of home

Warranties

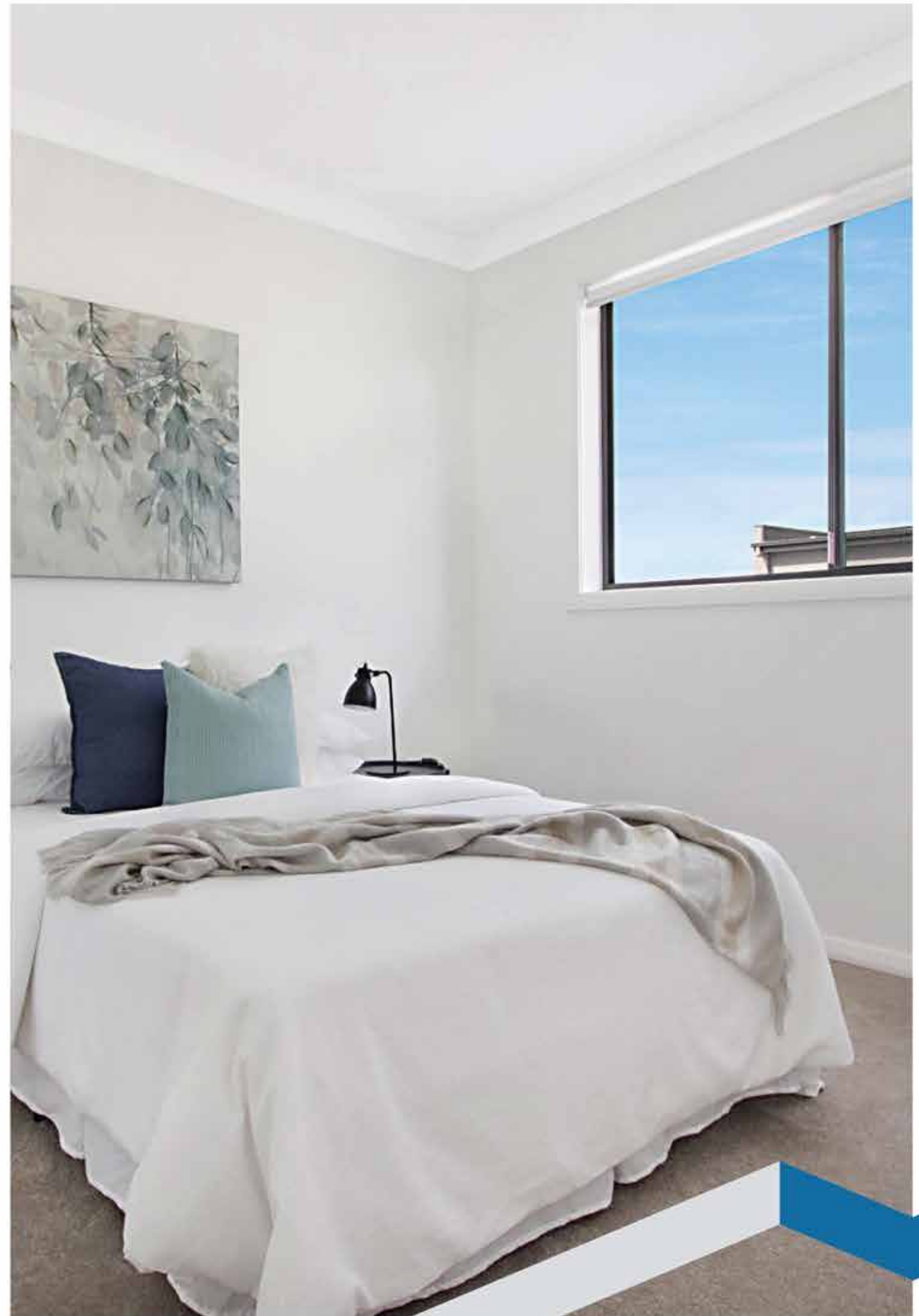
- Three month builders maintenance period
- Statutory structural guarantee period
- Builder's lifetime structural guarantee

Connection services

- Sewer connection from home to sewer junction at front of property (standard blocks)
- Connection of stormwater system to existing stormwater/easement
- Three phase underground main power connection from boundary to meter box (up to 8m)
- Water service connection from the house to water meter. Includes two main garden water taps and one water tap connected to water tank – up to 8m
- Natural gas connection to home including connection to cooktop, hot water heater and heating point
- Telephone lead in line (up to 10m) from the street to the home

Electrical

- Standard light point, globe and cover to all living areas, bedrooms, walk in robes, wet areas and laundry
- Standard light point under stairs
- 1x twin fluoro light fitting to garage
- Double power points throughout
- 2x TV points
- 2x data points
- 2x phone points
- 1x 2-way switch for stairs
- Smoke alarms (hard wired)
- Ducted exhaust fan to each wet area
- Appliance wiring, connection and installation



Worthington Homes

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Builders license 222440C

TERMS AND CONDITIONS

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