

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



- Tapware** Alder Soho, Samm or Flex Gooseneck or rectangular 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 tiles, your bathroom style will remain timeless.

<b>Bath</b>	Caroma Maxton 1520mm or 1675mm drop in bath (white) with chrome plug and waste
<b>Shower</b>	Semi Frameless Illusion (overlapping panel) shower screen with clear glass and chrome fixings Alder Alto designer bracket shower outlet
<b>Toilet</b>	Harmony Latilla wall faced toilet suite with soft close seat in white
<b>Vanity</b>	Fienza floor mounted or wall hung vanity Ceramic basin top - 1TH
<b>Waste</b>	Chrome plug and waste
<b>Tapware</b>	Alder Soho or Samm range shower/bath mixer in chrome Alder Soho or Samm fixed basin mixer in chrome 200mm bath spout in chrome
<b>Bathroom accessories</b>	choose from Alder Alto or Wish range toilet roll holder, towel rail, hand towel ring and robe hook in chrome
<b>Tiling</b>	Value Plus range tiling 2100mm height to showers 1200mm height to bath walls Chrome floor wastes
<b>Mirror</b>	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.

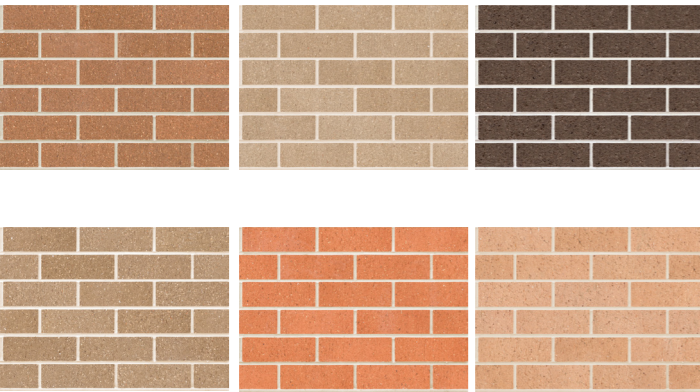
<b>Ceilings</b>	2400mm ceiling height frames throughout
<b>Mouldings</b>	90mm cove ceiling cornice throughout
<b>Architraves and skirting</b>	68 x 18 half splayed or dressed all round F/J pine
<b>Doors</b>	Flush panel 2040mm high paint grade hollow core internal doors
<b>Internal door furniture</b>	Lockwood Velocity internal range lever set with round rosette available in satin chrome or chrome
<b>Stairs</b>	Cover grade staircase featuring MDF treads and risers Painted pine newel post, cap and closed stringer Choose from painted or stained handrail with 12mm square steel black powder coated balusters or 16mm round stainless steel balusters
<b>Windows</b>	Stegbar Residential range windows with clear glass
<b>Shelving</b>	Linen shelving with four white melamine shelves 450mm wide
<b>Wardrobes</b>	2400mm high sliding wardrobe doors Framed mirror sliding door on white or silver track 450mm wide shelf Single hanging rail in white melamine
<b>Carpet</b>	Value Plus range carpet and underlay to bedrooms, robes, first floor living areas, study, media room and stairs
<b>Main floor finish</b>	Choose from 500mm x 500mm Value + range tiling or 1200 Hybrid plank flooring



# 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** Choose from Austral 'Everyday Life' or 'Whitsunday' or "Wilderness Design' 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  
Auto opener, 2x remote handsets and 1x wall button
- Laundry door** Aluminium glass 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



# Site works, connections and sustainability

## Council requirements & preliminaries

- Lump sum 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 for approval purposes
- 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 or steel screw piers 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

## Warranties

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

## Energy efficiency & BASIX

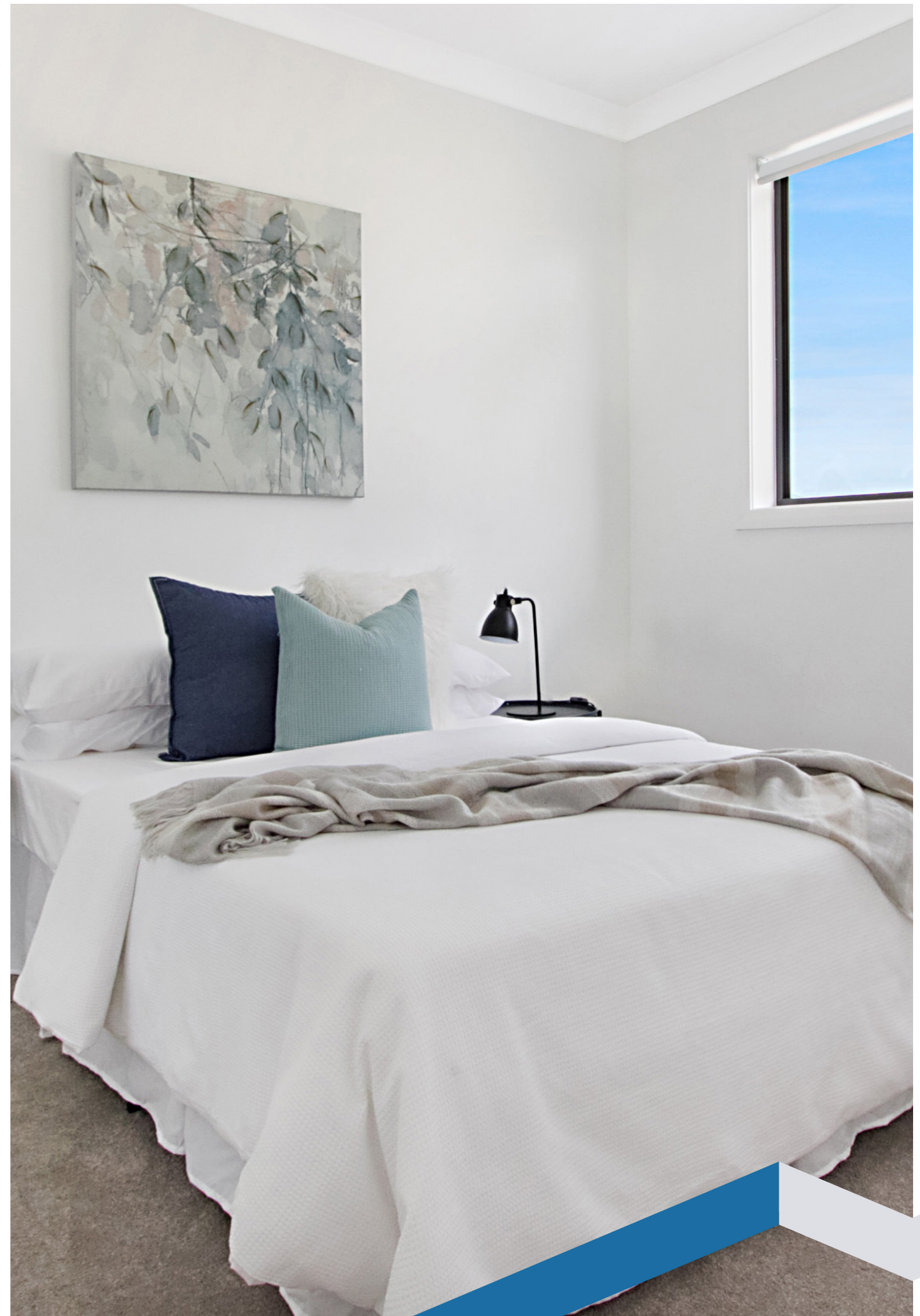
- R2.0 insulation batts to external framed walls including internal living/garage wall
- R3.0 insulation batts to living area of roof space
- Provide 3AAA rated shower outlets throughout
- Provide 4AAA rated dual flush toilet suites throughout
- Provide 5AAA rated tapware throughout
- Provide up to 3,000 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

## 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 lights incl closed oyster light fitting
- Standard wall 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 bath, ensuite and guest ensuite
- Ducted exhaust fan to laundry and wc
- Appliance wiring, connection and installation



## Worthington Homes

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Builders license 222440C

### TERMS AND CONDITIONS

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