



ULTIMATE HOME INCLUSIONS

CUSTOM HOMES TO SUIT YOUR NEEDS AND REQUIREMENTS

At Nanak Luxury Homes, each house is a special project.
We build quality custom homes to suit your lifestyle needs.

Thoughtfully designed layouts with options such as prayer room,
parents room with ensuite downstairs, etc. are incorporated into the design.



PLANS AND APPROVALS

- Architectural plans
- Structural engineer plans
- Compliant Development Certificate (CDC) application fees
- Site soil report by a geotechnical engineer
- Site contour survey by a registered surveyor
- Standard Water Authority fees
- Long Service Levy fee
- Certifier inspection fee
- Waste management report
- BASIX or Natethers Certificate

SITE PREPARATION

- Pegout Survey
- Standard site preparation and levelling including machine hire for cut and for concrete slab on ground construction
- Service Connection – power, phone, water, sewer, gas & stormwater
- Conduit for NBN connection

PLUMBING AND DRAINAGE

- All plumbing and drainage as per the plan
- All taps and showers to satisfy the energy star rating to be selected from Norico
- 2 x garden taps
- Supply and install 1 x above ground poly rainwater tank as per BASIX if required
- Standard round PVC down pipes
- The sewer connection to main within 6 metres from the boundary
- 1 x gas point
- Provision for BBQ in Alfresco
- Plumbing provision to fridge

ROOFING, GUTTERS AND FASCIA

- Tiled roof from standard range Monier Atura
- ColorBond roof
- Roof sarking
- ColorBond metal fascia and gutter from a selection of colours



CONCRETE SLAB

- Structural engineer designed H1 class concrete slab
- All piercing up to 1 m (\$100plm extra)
- Superior TERMITE BARRIER to all slab penetrations
- Termite barrier to perimeter of the home
- Drop edge beams charged at \$600 psqm
- Coloured concrete driveway (up to 50sqm)

FRAME AND WALL LINING

- Up to 3300mm high ceilings to the ground floor and first floor
- T2 termite treated frames
- 450mm eaves or as noted on architectural plans
- 300mm engineered joist system
- 13mm plasterboard linings to walls and ceilings
- 6mm villaboard to wet areas
- Niches to entry with lights
- Drop ceiling or bulkhead to kitchen
- Recessed bulkhead to media
- Shadowline to ceiling

BRICKWORK

- Selection of bricks from PGH
 - Townhouse
 - Desert
 - Summervilla
 - Dark & Stormy
 - Foundations
 - Elements or
- Austral
 - Everyday
 - Wilderness
- Fully Rendered to all sides of the house

WINDOWS

- Powder coated double glazed commercial grade aluminium windows and doors from a nominated builder's range (1.5 sqm per square area of the house)

INSULATION

- R2.5 Insulation to external walls (excluding garage)
 - R2.5 insulation to internal walls (garage and house)
 - R3.5 Insulation to ceilings with roof over
 - Excluding garage, porch and alfresco
- Note: Subject to BASIX requirements





DOORS

- 3000mm x 1500 mm front entrance door with clear glass in painted/stained finish
- 2700mm laundry door (SOLID TIMBER) in stained finish
- SOLID TIMBER internal doors with glass panels (2700mm)
- Samsung Digital lock SHS-P717
- Lemar entrance lock to Laundry door
- Lemar Lever handles with privacy sets to all bathrooms & WC's
- Wall / door stops to all doors

WARDROBES AND LINEN

- Walk-in robes in master bedroom with Polytec/melamine and 2 sets of drawers (5m max and 2400mm high)
- 2400 high mirror wardrobes with one set of drawers, shelves, and hanging
- White melamine shelves to linen cupboards

FIX OUT

- Shadowline or square set skirting with paint finish
- Shadowline or square set architrave with paint finish
- Shadowline or square set to ceiling

GARAGE DOORS

- Remote controlled Timber panles sectional overhead door. Choice of standard colours (Doorworks)
- Epoxy garage flooring

STAIRCASE

- Monostringer staircase with solid timber treads
- LED Strip lights to all treads
- Glass balustrade as needed



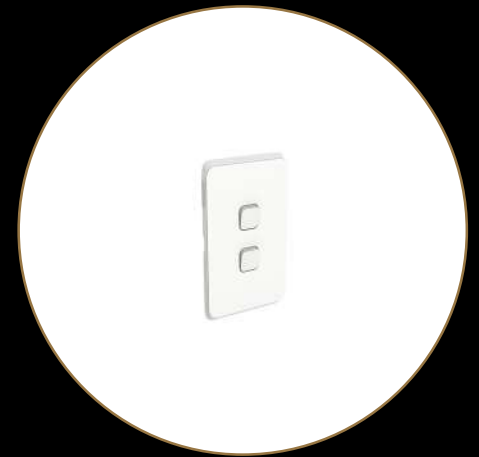
SIMPLE AND EASY TO UNDERSTAND TENDER AND CONTRACT

Double glazed windows, 80mm benchtops, flooring, LED Downlights and driveway have all been included as standard.

A transparent process that delivers a solution tailored to your budget, with all the building costs discussed upfront.

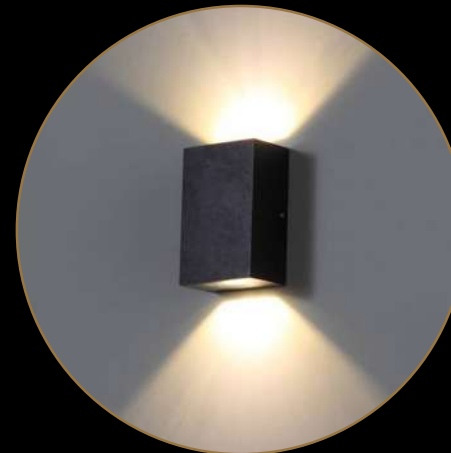
ELECTRICAL

- Hard wired smoke detectors provided with battery back-up
- 2x double power points (double GPO) to all rooms including garage
- Three phase underground mains provision
- Earth leakage circuit breaker for lights and power
- Power provision (single GPO) for fridge, dishwasher and microwave and rangehood
- Linear fan & heater 3 -in-1 (for bathrooms & master ensuite)
- External wall lights at external doors
- Sensor lights to vanities
- 3x PENDANT lights to kitchen
- 3 telephone points.
- Google Nest doorbell
- Chandelier installation x2
- Downlights as required to the following areas:
 - All internal areas
 - Porch
 - Alfresco
 - Garage
 - Balcony
- Heated flooring to ground floor and bathrooms
- Home automation
- up to 20 LED strip lights
- Clipsal Zen switches and power points.



AIR CONDITIONING

- Daikin ducted aircon with 8 zones
- up to 15 linear outlets (ALUMINIUM)
- Smart controller



PRACTICAL ENVIRONMENT FRIENDLY HOMES

All our designs and builds focus on energy saving initiatives with features like double glazed windows and roof sarking as standard.

All our houses comply with insulation requirements to keep your home cool in summer and warm in winter.

KITCHEN AND LAUNDRY

- Melamine/Polytec/Polyurethane doors in a wide range of colours (6m)
- Overhead cupboards to Kitchen up to 2700 high.
- Drop ceiling to kitchen area.
- Bulkheads to overhead cupboards.
- Kitchen kickboards as per doors.
- Butler's Kitchen (6m cabinets) and 40mm benchtop
- Cutlery tray to kitchen drawer
- Double bowl stainless steel sink with drainer for Butler kitchen or Island.
- STONE splashback to the kitchen or window.
- Tiled splashback to butlers' pantry
- Total of 4 sets pot drawers (in kitchen and/or pantry).
- 3 Pendant lights.
- Pull out the mixer to the kitchen, butlers' kitchen
- Pull out pantry
- Pull out bins
- 2x Spice Racks
- Lift top cabinets

STONE

- 40mm engineered stone benchtops to the kitchen (marble look in Calcutta or Carrara range)
- 40mm stone for butlers kitchen or pantry.
- 100mm stone for island area.

APPLIANCES

- Miele Subzero, Wolf, Bora, Gaggenau appliances (50K)
- Externally ducted rangehood
- Linear Gasmate BBQ

LAUNDRY

- Single bowl with pull out kitchen mixer .
- Melamine cabinets and overhead cabinets (2400mm).
- 40 mm benchtop.
- Tiled splashback
- Pull out kitchen mixer



FLEXIBILITY WITH DESIGN FINISHES & FIXTURES

Building a custom home means you get exactly what you want. We make sure that you don't have to compromise on anything.

Our flexible approach allows you to design your own layout, interior finishes and fixtures. Our Aim is to build a perfect home for your family and lifestyle.

BATHROOMS

VANITIES

- 100mm stone benchtops to vanities
- Laminax/Polyurethane doors with PVC edges in a wide range of colours
- Top-mount basins

ACCERSSORIES

- Floor-to-ceiling tiles in bathrooms
- 600mm double towel rail
- Toilet roll holder to bathrooms, ensuite and powder room
- Free-standing stone bath 1700mm
- LED mirrors to bathrooms

TOILET SUITES

- Inwall PARISI Cistern toilet suite with soft close seat

TAPWARE

- PARISI, Fienza, Oliveri, Dorf Tapware lever mixer to all basins
- PARISI, Fienza, Oliveri, Dorf lever mixer and outlet to bath
- Overhead square showerhead to all bathrooms

SHOWER SCREENS

- Frameless shower screens/panels as required.
- Niches to all bathrooms and bathtub.
- Linear shower grates.



PAINTING

- Gloss paint to doors and internal woodwork
- 3 coats of Taubman's paint finish to internal walls including 2 internal wall colours
- 1 ceiling colour and gloss paint to doors, architraves and skirting
- Colour from standard range

FLOOR COVERINGS

- Floor tiles (1600x800, 1200x600 or 800x800 or 600mmx600mm) to ground floor, choose from a nominated range (ACME or Beaumont TILES)
- Pre finished/Herringbone/ Engineered timber flooring to first floor
- Woolen carpet to media (nominated builder range)

HOT WATER SYSTEM

- Rinnai B26 6 star instantaneous 26 litre gas recessed hot water system

ALFRESCO

- Non-slip ceramic floor tiles to front porch and rear alfresco
- Downlights
- Fan provision to alfresco

OUTDOOR KITCHEN

- 40mm benchtop
- BBQs (provide by the owner)
- Polytec or polyurethane cabinets
- SS sink with pull out kitchen mixer

WARRANTY

- Home Building Compensation Fund (HBCF) policy
- 6 years structural
- 12 months maintenance.
- Appliances and fittings as per manufacturers warranty

icare hbcf

Dulux
let's colour





**STEP 1
PRE TENDER
MEETING
TENDER ISSUED**

**STEP 2
\$20,000 TENDER
ACCEPTANCE
& DESIGN**

**STEP 3
FORMAL
HIA CONTRACT
AFTER APPROVAL**

**STEP 4
5% BEFORE
START OF PROJECT**

NOTE : Nanak Luxury Homes reserves the right to change suppliers at any time and reserves the right to alter designs and specifications without notice in whole or part.

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