

Your Home, Your Life

**TEMPO**  
LIVING

# ELITE ESSENTIAL INCLUSIONS



[TEMPOLIVING.COM.AU](https://tempoliving.com.au)

# OUR STANDARD INCLUSIONS



What comes as standard in a Tempo Living home is considered an upgrade by other builders.

We don't think you should have to pay extra for those touches that make a home feel a little luxe, so we have included them.

They are our **Elite Essential Inclusions**, and we guarantee they are market leading.



**LOOK FOR THE TICK:**

**These inclusions are well above and beyond what you'll find elsewhere, and show you the value Tempo Living gives you.**





# KITCHEN

## KITCHEN BENCHTOP:

- **20mm stone benchtops to kitchen** ✓

## KITCHEN CUPBOARDS:

- **Matte or sheen finish kitchen cupboard doors and drawers** ✓
- **Soft-close mechanism to all kitchen doors and drawers** ✓
- **Cutlery tray to kitchen drawer** ✓
- **Extra height cabinets to overhead cupboards to kitchen** ✓
- **Bulkheads to overhead cupboards** ✓

## SINK AND KITCHEN TAPWARE:

- Stainless-steel sink
- Chrome swivel spout pin mixer

## KITCHEN SPLASHBACK:

- Tile splashback to wall above benchtop, up to underside of overhead cupboards

## PROVISIONS FOR APPLIANCE CONNECTION:

- Provision for microwave including single power point (GPO)
- Provision for dishwasher including water point and single power point (GPO)

## KITCHEN APPLIANCES:

### Oven:

- **60cm electric oven in stainless - steel finish** ✓

### Cooktop:

- 60cm 4-burner gas cooktop in stainless-steel finish

OR

- 60cm ceramic 4-burner electric cooktop (if gas unavailable)

### Rangehood:

- 60cm retractable externally ducted rangehood in stainless-steel finish

### Dishwasher:

- **60cm stainless-steel finish** ✓



## BATHROOMS

### VANITY TOP:

- **20mm stone benchtops to vanities** ✓

### VANITY CUPBOARDS:

- **Matte or sheen finish vanity cupboard and doors** ✓
- **Soft-close mechanism to all vanity doors** ✓

### VANITY BASINS:

- White gloss ceramic inset basins inc. one tap hole and pop up chrome waste

### TAPWARE AND BATHROOM ACCESSORIES:

- Chrome lever mixer to all basins
- Chrome lever mixer and outlet to bath
- **Hand-held shower with rail and lever mixer** ✓
- 600mm single towel rail to bathroom and ensuite
- Toilet roll holder to bathrooms, ensuite and powder room (design specific)
- Hand towel ring to powder room (design specific)

### BATH:

- **White free-standing or hob-mounted rectangular bath** ✓

### SHOWER SCREENS:

- **Semi-frameless screens with pivot doors, chrome trims and clear laminated glass** ✓

### VANITY MIRROR:

- Frameless polished edge mirror to width of vanity

### TOILET SUITES:

- **Wall-faced full china toilet suite with soft-close seat and lid** ✓

### WALL AND FLOOR TILES TO WET AREAS:

- Waterproof membrane including 2000mm high waterproof membrane to shower cubicle walls
- Wall and floor tiles to wet areas
- **'smart tile' floor waste** ✓

### TILING HEIGHTS:

- Bathroom and ensuite - 2000mm high to shower recess, 500mm over bath, skirting tile to remainder



## HEATING & COOLING

- **2.5Kw split-system air conditioning unit with a 5-year manufacturer's warranty to master bedroom, installed on an external wall** ✓

## LAUNDRY

### LAUNDRY TUB AND TILING:

- 45-litre stainless -steel tub with white metal cabinet
- Chrome mixer to laundry tub
- Washing machine set concealed behind tub
- Laundry - 300mm high tiling over laundry tub and skirting tiles to remainder



## FLOOR COVERINGS

- **Floor tiles or laminated timber floating floor to entry and kitchen** ✓
- **Carpet to remainder of home** ✓



## INTERNAL ESSENTIALS

### PAINTING:

- **3-coat paint system to internal walls including 1 internal wall colour, 1 ceiling colour, gloss paint to doors and internal woodwork and 2 external paint colours** ✓

### FRONT DOOR ENTRY:

- Solid front entry door with clear glass in painted finish to all facades
- Half glazed laundry entry door in painted finish (design specific)

### WARDROBE:

- **2300mm high mirrored or white glass sliding doors to standard bedroom robes** ✓
- **One melamine shelf and hanging rail** ✓

### LINEN AND STORE CUPBOARDS:

- Flush panel internal high doors in pre-primed finish
- **Four melamine shelves to linen cupboard** ✓
- **One melamine shelf to store cupboard including hanging rail (design specific)** ✓

### DOORS AND FIXOUTS:

- High flush pre-hung internal doors in pre-primed finish
- 67 x 18mm bevelled edge profile architrave with paint finish
- 67 x 18mm bevelled edge profile skirting with paint finish
- 90mm cove cornice at the junction of wall and ceiling

### DOOR FURNITURE:

- **Double cylinder lever trilock in satin or polished chrome for the front entry door and laundry (design specific)** ✓
- **Deadlock to door between house and garage** ✓
- **Lever handles with privacy sets to all bathrooms & WC's** ✓
- Lever handle with roller catch to linen and store cupboard doors
- **Wall/door stops to bedrooms, wet areas and living areas, excludes robes and linen doors** ✓

### ELECTRICAL:

- 1 light point to each room
- 2-way switch to stairwell
- **Double power points (Double GPO) to all rooms including garage** ✓
- Power provision (Single GPO) for fridge
- Power provision (Single GPO) for rangehood
- Exhaust fans to bathrooms / WC without windows

## ELECTRICAL (CONTINUED):

- 1 telephone point
- 1 television point
- External light point to eaves at external doors
- External junction box beside external doors without eaves (for fitting by owner)
- Direct wired smoke detectors with battery backup as required

# BASIX ESSENTIALS

## APPROVALS:

- **BASIX or EERS Certificate** ✓
- **450mm Eaves or as noted on architectural plans where applicable** ✓

## RAINWATER TANK

- **3000-litre above ground rainwater tank connected to all toilets, cold washing machine tap and one garden tap** ✓

## THERMAL INSULATION:

- Single storey - R2.0 thermal batts to external walls including internal wall between garage and house (excludes external walls of garage)
- **Single storey - R3.5 thermal batts to ceilings with roof over (excluding ceilings over garage, porch, alfresco)** ✓
- **Double storey - R2.5 thermal batts to external walls including internal wall between garage and house (excludes external walls of garage)** ✓
- **Double storey - R4.1 thermal batts to ceilings with roof over (excluding ceilings over garage, porch, alfresco)** ✓
- **60mm Anticon blanket to underside of Colorbond® roofing** ✓

## HOT WATER SERVICE:

- **26-litre 6-star gas instantaneous hot water system** ✓





## EXTERNAL ESSENTIALS

### DRIVEWAY:

- **Double garages approximately 5.5m wide, and single garages 3.5m wide, both reducing to 3.5m wide at front boundary including concrete crossover** ✓

### WINDOWS:

- Aluminium windows and sliding doors including security keyed windows and door locks
- **Obscure glass to bathrooms, ensuite and powder room** ✓
- **Flyscreens to all opening windows, sliding and stacker doors** ✓

### BRICKS:

- Selection of bricks from the Austral 'Everyday Life' Range. Laid in natural mortar with ironed joint finish

### ROOFING:

- **Colorbond roof** ✓

### FASCIA AND GUTTER:

- Colorbond fascia and gutter with painted PVC downpipes

### GARAGE DOOR:

- Colorbond sectional overhead garage door
- **Remote control auto opener** ✓

### NBN CONNECTION:

#### **NBN connection-ready including:** ✓

- Conduit and draw wire from front boundary to meterbox
- Conduit and draw wire from meterbox to back internal wall of garage
- One single power point (GPO) to internal back wall of garage
- One additional telephone point to back internal wall of garage and
- One CAT6 data point to internal wall of garage

### ELECTRICAL MAINS:

- **Three-phase underground mains provision with single phase switchboard** ✓
- Earth leakage circuit breaker for lights and power



## STRUCTURAL ESSENTIALS

- **GUARANTEED FIXED PRICE**
- *Engineer-certified structural piling to your home* ✓
- *Engineer-certified concrete slab to your home, porch and alfresco (design specific)* ✓
- *Termite-resistant Truecore® engineer-certified steel frames and roof trusses* ✓
- *Truecore® 340mm engineer-certified steel floor joist system including wet area set downs to provide a smooth transition at doorway* ✓
- Termite protection to slab pipe penetrations and perimeter of slab

## SITE NEEDS & EXTERNAL

### SITE NEEDS GUARANTEED FIXED PRICE

- *Surveyor-certified site investigation and contour survey* ✓
- *Engineer-certified bore hole report and site classification* ✓
- *Balanced cut and fill up to 1m fall over the building envelope* ✓
- *Connection to power, phone, water, sewer, gas and storm water mains located within site boundaries* ✓
- *Site security fencing* ✓
- *All-weather access control point* ✓
- *Standard sediment control measures* ✓

### CONCRETE SLAB:

- Engineer-designed concrete slab to suit 'M' classification soil
- Engineer-designed concrete slab to porch/patio

### LANDSCAPE DRAINAGE:

- *Provisions for future landscape and garden drainage* ✓

# AUTHORITY FEES & APPLICATION REQUIREMENTS

- Complying development certificate application fee
- **Home owners warranty insurance** ✓
- Standard water authority fee and sewer inspections fee
- Long service levy fee
- Certifier inspection fee
- Architectural plans
- Waste management report
- **Heavy duty scaffold to perimeter of house** ✓
- Safety rail to perimeter of roof
- **Safety rail to perimeter of first floor** ✓
- Stair void protection (design specific)
- **Landscape plan** ✓
- **Occupation Certificate** ✓



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*The small print: This brochure is effective as of 5th May, 2023. Please refer to your Tempo Living Tender and Tender Plans for complete details, specification and all Inclusions. The Tempo Living Fixed Price Guarantee and Tempo Living Move in Ready Price applies to an ideal block which has minimal fall, an M Class classification and service connections located within the lot boundaries. All Inclusion selections are to be made from the Tempo Living range. The inclusions, products and suppliers may change without notice and may vary slightly in colour, style and finish. Inclusions located in any display home, sales centre, or marketing imagery may differ slightly to the specification provided in our base specification.*