



**FMS HOMES**  
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**INCLUSIONS**



## Client Services

- In house architects for All design works offering personalized services and meetings.
- Access to FMS Homes selection room with guidance from our in-house personnel.
- Selection meeting with actual kitchen manufacturer to discuss layout and colors.
- Selection meeting with actual tile supplier and installer to view and select ceramic tiles.
- "For Construction" sign off meeting with FMS Homes representative.
- Formal onsite meetings with site supervisor at pre wall sheeting stage and additional meetings if requested by client

## Design & Development Services

- All Architectural drawings and specifications required for council approvals.
- All fees, levies and contributions to be paid by client
- All standard structural drawings required for council approval and construction of dwellings.
- Survey site to Australian Height Datum (AHD) and set out dwelling position by registered surveyor.
- Basix / Nathers documentation.
- Preparation and submission of "Statement of Environmental Effects" if required by council.
- Standard council building application fees, Construction Certificate fee, Long service Levy, Council / PCA Inspection fees, Vehicular crossover fees
- Liaison / co-ordination with council and statutory authorities required for approval
- Mines Subsidence approval if required
- Class M "32 MPa" salinity resistant waffle pod slab (includes alfresco slab if applicable).
- Standard Sydney water Inspection Fees - Service Location Diagram Fee, Building Plan Approval Fee, Plumbing and drainage inspection application fees & additional engineering if required)



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## PRE CONSTRUCTION

- Architectural drawings for CDC approval and Construction.
- Public liability insurance.
- Preparation of tender and building contracts.
- Home warranty insurance.
- Application for DA or CDC and CC.
- Sydney Water Tap for building plan approvals for CDC (Only Sydney Water ).
- Temporary fence and toilet during construction of the house.
- Peg out survey for house set out.
- Contours survey of the land (CDC only).
- Sediment control to the site where required.

## SITE COST

- Site preparation and leveling or concrete slab according to soil classification and soil condition. Concrete pump hire for concrete slab.
- M or H class waffle pod design slab(as per plan).
- Under slab piercing and pump hire up to 80 linear meters piercing more than 80 linear meters would be charged at \$90.00 +GST per linear meter.
- Remove excess Soil from Excavation and Underground Services upto 4 loads.
- No Allowance has been made for Drop edge beams. If required .then charged
- \$450 +GST per linear metre (Max Width. 350mm,Max Height 1 m, if DEB dimensions are larger than extra costs will be applied.
- Sewer connection to a sewer junction inside the block of land.
- Water, Gas and Electricity connections to front of the house boundary within 8 meters from existing services (Unless there are other objects in the ground blocking access to connection, then appropriate authorities will have been contracted to set up connection and these costs will be passed on to the owners).
- Stormwater connection to street or easement within 8 meters of property boundaries.



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## BUILDING

- Ceiling height 2.5m ground floor and 2450m first floor.
- Timber frames as per Australian standards.
- Up to 450mm wide eaves to the perimeter of the house.
- PGH bricks from builder standard range.
- Provide termite protection to the perimeter of the slab and approved collars to the internal pipes.



## WINDOWS

- Powder coated aluminium windows with single clear glass and standard glazing.
- Aluminium frame Windows( colour to be selected from the builder's standard range).
- All windows are from residential range only (if any window is quoted as
- Commercial by window manufacturer a variation invoice will be sent to the owners).

## DOORS

- All External doors with height of up to 2040 (Internal 2040mm) mm and to be Selected from builder's standard range.
- Cavity sliding doors cost extra \$200+GST per door.
- Brushed stainless steel door locks with privacy locks to bedrooms and door stoppers.
- Standard laundry door has no glass.
- Stain painted main door.



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## ROOFING

- As per the final approved architectural plans.

## GYPROCK & CORNICE

- 90mm cove cornice
- Villa board to the wet area walls.

## PLUMBING

- 2x garden taps.
- 3 x gas points (Hot water system, Kitchen cooktop, internal Gas heating point and Alfresco \$350/= per extra point).
- 1 x water connection to fridge.
- Hot & cold water points in laundry for washing machine.
- Supply and Install 1 instantaneous hot water system(26l/min) mounted on brick wall with recessed kit.
- Standard round PVC downpipes.
- Taps mixers.

## SKIRTING AND ARCHITRAVES

- Single bevelled skirting and architraves throughout the home for a paint finish Should be 65 to 70 mm

## GARAGE DOORS

- Supply and install Sectional Door in standard door styles (Mediterranean, Cosmopolitan) standard colour range, including Avanti Auto Opener, complete with 2 x Handsets and 1 x Wall Button.

## SECURITY ALARM

- Supply and Install security alarm system from builder's standard range.
- 1x keypad
- 2x sensors.



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## BATHROOMS

- 2x Wash basins to be selected from builder standard range.
- 3x frameless polished mirrors above the vanities (standard size will be selected based on vanity width).
- 3x Semi frameless clear glass shower screens.
- Chrome finish mounted basin mixers from builder's standard range.
- Chrome finish shower rail, shower head and mixer (for all bathrooms) from builder's standard range.
- Tiled waste covers from builder standard range.
- Towel holder, toilet roll holder in all bathrooms.
- 1x free standing 1500 or 1700 bathtub from builder standard range.



## ELECTRICAL

- 40 LED downlights each dwelling or per approved electrical plans.
- 2 two way switches, 1 three way switch, 2 outdoor motion sensor lights.
- 12 Single power points, 40 double power points
- 2 weatherproof double power points.
- 2 weatherproof single power points (for RWT & HWS)
- 1 Single power point in the meter box.
- 4 TV point RG6 Quad, 4 tread lights.
- 1 Stove wiring, 2 Smoke detectors
- 4 cat 5E data points.
- IXL in all bathrooms with ducting to outside.
- Installation of Kitchen appliances.
- 1 video intercom from builders standard range with two screens.
- 2 up and down lights for the front facade.
- Upto 3 pendant lights located directly above kitchen island (installation Only)



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## WATERPROOFING

- Waterproofing to all wet areas.

## LAUNDRY

- 1x single bowl sink and mixer within builder's range.
- Tiles splashback above laundry sink.

## PAINTING

- All painting 3 coats (1 primer 2 coats)
- Allowance of 2x colours throughout the house, one colour for ceiling and one colour for walls.
- All internal doors are to be painted white same as architraves and skirting.

## STANDARD BASIX

- All items as per the BASIX report. Please note that there will be no insulation in the garage area.

## STAIRCASE

- MDF Staircase with the timber balustrade and timber hand rail.

## FACADE AND ELEVATION

- According to architectural design.(standard facade with 2 column rendering).

## DRIVEWAY

- Standard coloured concrete driveway from the garage to property boundary , driveway on council's nature strip is to be plain.

## AIR CONDITIONING

- Upto to 14KW Actron, Samsung or Mitsubishi ducted air conditioning with an allowance of upto 10 linear outlets with 4 zones.



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## FLOORING

- 600x600 porcelain floor tiles to ground floor except garage area
- 300x300 porcelain wet area floor tiles.
- 300x600 porcelain shower area walls tiles.
- All tiles to chosen by client allowance \$28/sqm
- High quality 12mm Laminated flooring with 5mm underlay for first floor from blder standard range.
- Full height tiling for all the bathrooms.



## KITCHEN AND JOINERY

- Upto 3 meters of stone bench top with under bench cupboards and overhead cupboards including ridge space.
- Upto 2 meters length stone island bench with waterfall to both sides and under bench cupboards.
- Stone benchtop 40mm to selected from builder standard range.
- Polyurethane finish kitchen cupboard doors with white melamine shelves as per owner's choice of extra standard colours.
- Soft closing cutlery drawer
- Bulkhead above the kitchen cabinets.
- 1 double bowl sink in kitchen within builder's range.
- Rangehood exhaust venting.
- 4 rows of white melamine shelves in the pantry with up to 2m stone benchtop and cabinets (same colours as kitchen).
- Cooktop, oven and range hood.
- Dishwasher included a builder's range.
- Tiles splashback.



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## EXCLUSIONS

- Anything not listed above.
- Rubbish and any grass/plants should be removed from site before commencement of construction works.
- Sydney water coordinator service fee.
- Extra engineer fee for sydney water related work.
- Flood reports.
- Sewers peg out reports.
- Tender is valid for 6 months only from the date of issue.
- Road opening fees or traffic control fees.
- Applying authority's bond for driveway and footpath.
- Under road bore.
- Any damages that may exist to footpaths, road gutter/kerbs, fencing, retaining walls, paths, water metres before commencement of construction work are not the builder's responsibility.
- Manuals and as built drawings.
- Retaining walls & Boundary fence (side boundaries).
- Council laybacks/gutter crossing, footpath protection/replacement or reinstatement of council assets.
- Stormwater detention/retention system if required by the council.
- Services being outside your boundary.
- Sewer encasement or building adjacent sewer.
- Extension of sewer lines or levies or special taxes.
- Traffic control plans or management.
- Tree removal
- Rock excavation.
- Work as executed drawings and surveys.
- Any council bonds, fees, levy and contributions bonds are to be paid by owners
- Footpath removal in nature strip.
- Boundary fencing.



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## OUR WARRANTIES & GUARANTEES

At FMS Homes, we understand the importance of time and money. And since delivering upon our promises to you is at the heart of everything we do, customers are offered the peace-of-mind and security of the following warranties and guarantees.

### OUR GUARANTEES

6 Years structural warranty & 100 days maintenance warranty.

#### Our Fixed-Price Guarantee:

From the moment you sign your building agreement(Housing Industry Association (HIA)) and the relevant statutory authorities have approved the construction of your home, your price will be absolute and final. No excuses. No hidden extras. No surprise. Just one fixed guaranteed.

#### Our Time-Frame Guarantee:

FMS Homes guarantees to complete the construction of your home on time as agreed in your housing industry association (HIA) Building agreement (subject to permissible time extensions) or we will pay you \$3000 if we run over.



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