



LILY
HOMES



CORNERSTONE
ESTATE

ROUSE HILL

Worcester Road Rouse Hill Project



Index

Design & Council And Statutory Authority Requirements	Page 2
Inclusions: Frames, Windows, External taps, plumbing, bricks	Page 3
Inclusions: Mortar and joint type, cladding, external balustrade, termite control methods, gutter, fascia and downpipes, roof materials, electrical	Page 4
Inclusions: Electrical, air conditioning, insulation, plaster linings, cornices, internal stairway	Page 5
Inclusions: Water proofing, doors, skirting and architraves, wardrobes, garage doors	Page 6
Inclusions: Kitchen, Laundry, Vanity units, PC items	Page 7
Inclusions: Hot water system, wet area floor tiling, wet area wall tiling,	Page 8
outdoor tiling, laminate flooring, carpet	
Inclusions: Paint finishes, fly screens, external works, driveway	Page 9
Colour Selections: Light Option	Page 10
Light Internal Colour Selection	Page 11 & Page 12
Light External Colour Selection.....	Page 13 & Page 14
Colour Selections: Dark Option	Page 15
Dark Internal Colour Selection	Page 16 & Page 17
Dark External Colour Selection.....	Page 18 & Page 19





1.0 Design

1.1 Lily Homes standard list of quality inclusions and fittings to dwelling

1.2 Selected facade: as per plans

1.3 Garage: as per plans

2.0 Council And Statutory Authority Requirements

2.1 The Council and statutory authority requirements INCLUDED in this tender document is the following:

- Construction Certificate (Private Certifiers)
- Long Service Government Levy
- Site Classification, Salinity and Wind Report
- Waste Classification Desktop Assessment Report Only

2.2 The Council and statutory authority requirements NOT INCLUDED in this tender document is the following:

- Council DA application fees only
- Architectural drawings and specifications
- Energy efficiency policy report (BASIX)
- Waterboard approval (sewer not affected only)
- Structural engineering plans and inspections



3.0 Inclusions

3.1 FRAMES

- **H2 treated Pre fabricated pine timber frames and trusses to the manufacturers specifications**
- **2740mm high ceilings to entire Ground Floor**
- 2445mm high ceilings to entire First Floor
- 400mm high x 600mm wide shower niche to all showers
- **Permeable wall wrap to all external walls as per NCC2022 Housing Provisions Standard (Part 10.8 Condensation Management)**

3.2 WINDOWS

- Aluminium framed windows in a selection of a standard range of colours
- Keyed window locks to all openable windows
- Window positions, sizes and configurations according to the selected facade
- Obscure windows to all wet area windows (Including Front Facade windows where applicable)
- **Glazing upgrades as per BASIX requirements (if applicable)**

3.3 EXTERNAL TAPS

Three (3) garden taps fitted as standard including Rainwater tank hose cock

3.4 PLUMBING

- PEX plumbing systems to all wet areas and the Kitchen as per Australian standards
- Gas connection to Cook top, Hot water system and two (2) heating points
- Cold water point to refrigerator space - One (1) in total
- **3000 litre above ground water tank connected to all WC's and one (1) Garden tap**

3.5 BRICKS

- Bricks to Lily Homes standard range
- **Moroka to selected areas on the Front Facade as per plans (if applicable)**
- **Cement render and paint finish to selected areas on the Front Facade as per plans (if applicable)**
- No stackstone or feature brickwork allowed for in this tender document
- **Note: wall wrap to behind brickwork**



3.6 MORTAR AND JOINT TYPE

- Off white / Grey
- Ironed joint / Raked joint

3.7 CLADDING

- **Cladding in paint finish to selected external walls as per plans - cladding selection as per plans**
- **135mm x 135mm primed timber post/s in paint finish as per plans (if applicable)**
- **400mm x 200mm standard white eave vents to eave soffit linings as per NCC2022 Housing Provisions Standard (Part 10.8 Condensation Management)**

3.8 EXTERNAL BALUSTRADE

Three (3) garden taps fitted as standard including Rainwater tank hose cock

3.9 TERMITE CONTROL METHODS

- Termite collars to all pipe penetrations within slab
- Flick Guard Termite Protection to Australian standards (AS3660)

3.10 GUTTER, FASCIA AND DOWNPIPES

- Colorbond from a standard range of selected colours
- PVC downpipes with a paint finish as per construction plans

3.11 ROOF MATERIALS

- **Colorbond 0.42 corrugated custom orb roof sheeting with Anticon blanket and all necessary battens and fixings**
- **Whirly birds to roof areas as per NCC2022 Housing Provisions Standard (Part 10.8 Condensation Management)**

3.12 ELECTRICAL

- **One (1) light point per room**
- **Fifty (50) LED down lights**
- Two (2) external light points
- One (1) double GPO per room except to the Kitchen, Family room and Bedroom 1 which are allocated two each.
Two (2) TV points fitted as standard
- One (1) Phone point fitted as standard
- **Door bell**
- **Alarm System**
- **Smoke detectors fitted to Australian standards**
- Basic NBN set up to dwelling (Hills Home Hub NOT included)



- **Three phase power board allowed for**
- Power connection to dwelling
- **Electrical consultation with Astro Group - Lily Homes electrical contractors**

3.13 AIR CONDITIONING

- **Actron Aires ducted air conditioning including two (2) zones and two (2) wall controllers**
- **Note:** it is the responsibility of the client to notify Lily Homes if the selected location of the unit marked on plans is to be relocated
- Internal wall ducting locations are subject to change to suit structural requirements

3.14 INSULATION

- **Wall insulation as per BASIX requirements**
- **Ceiling insulation as per BASIX requirements**
- **Permeable wall wrap to all external walls as per NCC2022 Housing Provisions Standard (Part 10.8 Condensation Management)**

3.15 PLASTER LININGS

- 10mm plasterboard to ceilings
- 10mm plasterboard to walls
- Villaboard to all wet areas.
- **Plasterboard bulkhead to above Kitchen cabinets**

3.16 CORNICES

- **90mm standard cove cornice as standard (excluding below)**
- **Square set finish cornice to all wet areas only (excluding Laundry)**

3.17 INTERNAL STAIRWAY

- MDF treads and risers
- Balustrades including bottom rail, posts, handrails and stringers in a standard paint finish
- Inserts to be 12mm vertical straight light steel in black finish and/or a 1050mm high plasterboard dwarf wall as per plans

3.18 WATER PROOFING

- Waterproofing to all wet areas as per Australian standards
- **50mm angles to all wet areas as per signed detail and NCC2022 Housing Provisions Standard (Part 10.8 Condensation Management)**

3.19 DOORS

- **Front door:** XN5 door with translucent glass - 2040mm high x **1200mm wide** hinged in paint finish
- **Raven Bottom weather seal fitted to the base of the Front Door in a stainless steel finish**
- **Front door handle:** Lane Corvan Tovetto Double Cylinder Entrance Set in Brushed Satin Chrome finish (L961203)
- **External Laundry door:** 2040mm high XF3 with clear glass tempered hardboard external door or 2100mm high Aluminium sliding door as per plan provided
- **Raven Bottom weather seal fitted to the base of the external Laundry door in a stainless steel finish - if hinged door**
- **External Laundry door Handle:** Lane Corvan Tovetto Double Cylinder Entrance Set in Brushed Satin Chrome finish (L961203) - *if hinged door*
- **External Garage access door:** 2040mm high Tempered hardboard door in a paint finish (**if applicable**)
- **Raven Bottom weather seal fitted to the base of the external Garage access door in a stainless steel finish (if applicable)**
- **External Garage access door handle:** Lane Corvan Tovetto Double Cylinder Entrance Set in Brushed Satin Chrome finish (L961203) (**if applicable**)
- Door positions and sizes according to the floor plan provided
- **Internal doors:** 2040mm high flush hollow core doors in a paint finish
- **Internal door handles:** Lane Tovetto Round Rose internal door handles in Brushed Satin Chrome finish **Door**
- **stoppers:** White cushion door stoppers to be fitted to the base of all internal doors where required **Increased gap**
- **to underside of door for all non-naturally ventilated wet areas as per NCC2022 Housing Provisions Standard (Part 10.8 Condensation Management)**

3.20 SKIRTING AND ARCHITRAVES

- 67mm x 18mm single bevel Skirting / Architraves in paint finish 7.21

3.21 WARDROBES

- Hinged timber doors to built in robes & linen cupboards where marked on plans
 - Built in robes fitted with one (1) white melamine shelf and one (1) metal hanging rail underneath
 - Linen cupboards fitted with four (4) white melamine shelves only
- No shelving to Store under Stairs*

3.22 GARAGE DOORS

- Panel-lift garage door as per plans provided
- Remote control fitted including two (2) handsets

3.23 KITCHEN

- Laminex (Natural finish) in a range of colours to cabinets and drawer fronts where applicable
- 2100mm overall overhead cabinet height
- Handles to the Kitchen cabinets and drawers selected from Lily Homes standard range only
- **40mm stone bench top to Kitchen - standard range allowed for only**
- Cabinets and drawers fully lined with a white melamine finish
- **One (1) set of cutlery drawers allowed for** - cabinets to rest of Kitchen
- **Soft close hinges to all Kitchen cupboard doors and drawers**
- **Forme Soul Square 770mm Double Bowl Undermount Sink in stainless steel finish (SKSOULDBL0)**
- Tiled splashback up to the underside of the overhead cabinets
- **Appliances to dwelling are the following:**
- **Fisher & Paykel HS90X4 - 900mm slide out range hood in stainless steel finish**
- External ducting to range hood **INCLUDED**
- **Fisher & Paykel CG905CNGX2 - 900mm Gas cooktop in stainless steel finish**
- **Fisher & Paykel OB90S9LEX1 - 900mm Electric oven in stainless steel finish**
- **Fisher & Paykel DW60FC1X1 - 600mm Dishwasher in stainless steel finish**
- **Fisher & Paykel OM25BLSX1 - 28L Built-in Microwave including trim kit in stainless steel finish**

3.24 LAUNDRY

- Laminex (Natural finish) in a range of colours to cabinets where applicable
- Bottom cabinets only
- Handles to the Laundry cabinets selected from Lily Homes standard range only
- **20mm stone 'Dekton' bench top to Laundry** - standard range allowed for only
- Cabinets fully lined with a white melamine finish
- No drawers allowed for - *cabinets only*
- **Soft close hinges to all Laundry cupboard doors**
- **Clark 42 litre stainless steel drop-in laundry tub**
- Tiled splashback up to 600mm high

3.25 VANITY UNITS

- **Elite Joinery Wall hung Vanity with 12mm acrylic top including soft close hinges and sharknose finish**
- **Caroma Luna Hand Wall basin in white (873715W) fitted with Caroma Eco Chrome Bottle trap (687295C) where applicable**

3.26 PC ITEMS

- Stylus Prima II close coupled toilet suites in white
- Stylus Maxton 1500mm rectangular bath in white OR **Seima Syros 105 Freestanding 1500mm Bath in white**

(192211)

- Stylus Venecia flick mixer to Kitchen and Laundry sinks
- Stylus Venecia flick mixer to all vanity basins
- Stylus Venecia flick mixer and Caroma Elegence Bath Spout to bath
- Stylus Venecia flick mixer to all showers -
- Alder MODA All Directional Shower (WS205) to all showers
- Stylus Venecia single towel rail to each shower
- Stylus Venecia toilet roll holder to each toilet
- Stylus Venecia towel ring to WC/Powder Room only (if applicable)
- Semi-Frameless shower screens with clear safety glass
- 6mm Polished Edge Mirror to above all vanity units or hand basins

3.27 HOT WATER SYSTEM

- One (1) x B26N50 26 litre recessed gas instantaneous hot water system

3.28 WET AREA FLOOR TILING

- Glazed Porcelain to Lily Homes standard range
- **Bathroom, Ensuite, Laundry and Powder Room/WC (if applicable)**
- Square chrome floor wastes to all main floor wet areas, showers and Balcony (if applicable)

3.29 WET AREA WALL TILING

- Ceramic tiling to Lily Homes standard range
- **Full height tiling to all wet areas (excluding Laundry)**
- **1200mm high tiling to Laundry**
- All tiles will be laid square and no border tiles have been allowed for
- 400mm high x 600mm wide shower niche to all showers

3.30 OUTDOOR TILING

- Glazed Porcelain tiling to Lily Homes standard range
- **Porch, Alfresco and Balcony (if applicable)**
- All tiles will be laid square and no border tiles have been allowed for

3.31 LAMINATE FLOORING

- **Entire Ground Floor (excluding wet areas and Garage)**
- Standard colour and under lay has been allowed for only

3.32 CARPET

- **Stairs and entire First Floor (excluding wet areas)**
- Standard carpet colour and under lay has been allowed for only

3.33 PAINT FINISHES

- **All internal and external woodwork, plasterboard, doors and fibro cement sheeting to be in paint finish with Taubmans paint**
- **Three (3) internal standard finishes have been allowed for only.**
- **Three (3) external standard finishes have been allowed for only.**

3.34 FLY SCREENS

- **Fly screens to all opening windows (aluminium sliding doors NOT included)**

3.35 BLINDS

- **Roller blinds to all clear glass windows only**

3.36 EXTERNAL WORKS

- Provisional allowance for landscaping and fencing only

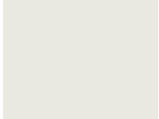
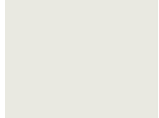



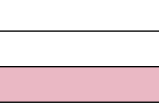
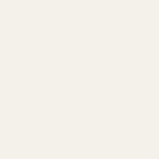
3.37 DRIVEWAY



- **100mm-thick Colour on (not colour through) concrete driveway on standard base as per plans (Price does NOT include the new laybacks, rebuilding new kerbs or council cross over fees exceeding \$150.00)**
- 100mm Plastic Grated Box Drain to Driveway - if required
- Any additional works required to replace or modify kerbs, gutters, paths or any related concrete outside the boundary line is not included in this Tender Document.

4.0 Colour Selections: Light Option



5.0 Light Internal Colour Selection:

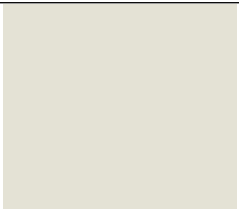
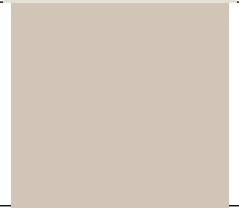

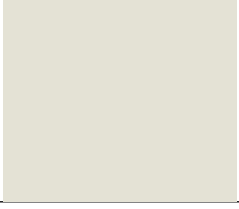
INTERNAL SELECTIONS – UNIT 1				
SELECTION	SUPPLIER	RANGE / PROFILE	COLOUR	IMAGE / SWATCH
INTERNAL PAINTWORKS				
CEILING	TAUBMANS	LOW SHEEN	CEILING WHITE	
WOODWORK (SKIRTING/ARCHITRAVES/ INTERNAL DOORS/STAIRCASE)	TAUBMANS	GLOSS	WINTER ICE	
WALLS (TRHROUGHOUT)	TAUBMANS	LOW SHEEN	WINTER ICE	
NOTES: <i>REFER TO BELOW FOR STAIRCASE PAINT FINISHES (IF APPLICABLE)</i>				
STAIRCASE – IF APPLICABLE				
INSERTS	ROSSMORE CARPENTRY	STRAIGHTLIGHT STEEL	BLACK	
POSTS / HANDRAIL / BOTTOM RAIL	ROSSMORE CARPENTRY	PINE / PAINTED	TAUBMANS – GLOSS – WINTER ICE	
TREADS	ROSSMORE CARPENTRY	MDF	REFER TO FLOOR COVERINGS	
RISERS	ROSSMORE CARPENTRY	MDF	REFER TO FLOOR COVERINGS	
STRINGERS	ROSSMORE CARPENTRY	CLOSED / PINE / PAINTED	TAUBMANS – GLOSS – WINTER ICE	
NOTES: <i>CLIENT MUST SIGN QUOTE PROVIDED BY ROSSMORE CARPENTRY</i>				
KITCHEN				
BENCHTOP	COSENTINO	DEKTON	AERIS	
JOINERY	LAMINEX	NATURAL	BLEACHED ELM	
KICKERS	LAMINEX	NATURAL	BLEACHED ELM	
HANDLES	MOMO HANDLES	LIVORNO	M3163.128.DBR	
SPLASHBACK	TILED SPLASHBACK			
NOTES:				
BATHROOM VANITIES				
BENCHTOP	HI-MACS	ACRYLIC SOLID SURFACE	SATIN WHITE	

JOINERY	LAMINEX	NATURAL	BLEACHED ELM	
KICKERS	WALL HUNG			
HANDLES	SHARKNOSE			
BASIN	INSET BASIN			
NOTES:				
FLOOR COVERINGS				
COVERINGS (1)	TILES			
COVERINGS (2)	FOWLER CARPETS	ENFORCER	SMOKE	
NOTES:				

- **Colour Swatches/Finishes:** Attached colour swatches are for reference purposes only. Colours may also vary once applied on-site due to lighting conditions, surface textures and batch changes.


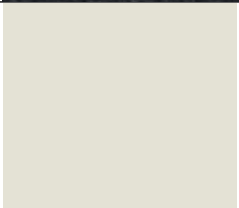
5.1 Light External Colour Selection:

EXTERNAL SELECTIONS				
SELECTION	SUPPLIER	RANGE / PROFILE	COLOUR	IMAGE / SWATCH
ROOFING				
ROOFING	COLOURBOND	CUSTOM ORB	BASALT	
BRICKWORK				
BRICK	PGH	FOUNDATIONS	STONE	
MORTAR	N/A	N/A	OFF WHITE	
JOINT TYPE	N/A	IRONED	N/A	
NOTES:				
METAL WORK				
GUTTER	COLOURBOND		BASALT	
FASCIA	COLOURBOND		BASALT	
PARAPET CAPPING	COLOURBOND		BASALT	
RAINWATER TANK	COLOURBOND		BASALT	
GARAGE DOOR	GLIDEROL		PROFILE – TUSCAN COLOUR – SURFMIST	
NOTES:				
WINDOW / SLIDING DOORS				
WINDOWS	BRADNAMS	RESIDENTIAL	SURFMIST (TEXTURA)	
EXTERNAL SLIDING DOORS	BRADNAMS	RESIDENTIAL	SURFMIST (TEXTURA)	
EXTERNAL PAINTWORK				
EAVES	TAUBMANS	N/A	ELUSIVE WHITE	
DOWNPIPES	TAUBMANS		BRICKWORK – BASALT / CLADDING – SURFMIST/ MOROKA OR RENDER – COFFEE CAKE	

CLADDING	TAUBMANS	N/A	SURFMIST	
MOROKA (IF APPLICABLE)	TAUBMANS	N/A	COFFEE CAKE	
CEMENT RENDER (IF APPLICABLE)	TAUBMANS	N/A	COFFEE CAKE	
FRONT DOOR	TAUBMANS	N/A	SHALE GREY	
EXTERNAL HINGED DOORS (IF APPLICABLE)	TAUBMANS	N/A	SURFMIST	
POSTS	TAUBMANS	N/A	SURFMIST	

NOTES:

EXTERNAL WORKS

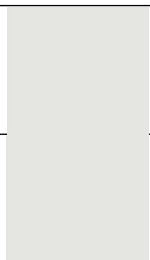
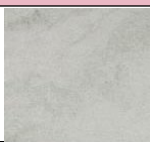
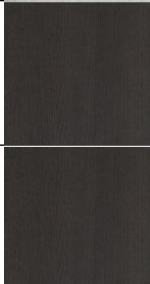

DRIVEWAY	AVISTA	PLAIN	GUNMETAL	
EXTERNAL BALUSTRADE (IF APPLICABLE)	AS PER PLANS HANDRAIL – SURFMIST			

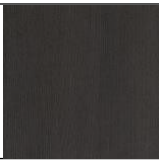

NOTES:

6.0 Colour Selections: Dark Option






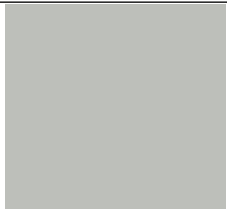
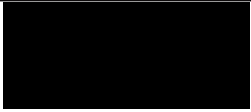
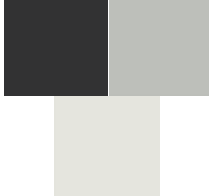
7.0 Dark Internal Colour Selection:

INTERNAL SELECTIONS – UNIT 1				
SELECTION	SUPPLIER	RANGE / PROFILE	COLOUR	IMAGE / SWATCH
INTERNAL PAINTWORKS				
CEILING	TAUBMANS	LOW SHEEN	CEILING WHITE	
WOODWORK (SKIRTING/ARCHITRAVES/ INTERNAL DOORS/STAIRCASE)	TAUBMANS	GLOSS	HAILSTONE	
WALLS (TRHROUGHOUT)	TAUBMANS	LOW SHEEN	HAILSTONE	
NOTES: <i>REFER TO BELOW FOR STAIRCASE PAINT FINISHES (IF APPLICABLE)</i>				
STAIRCASE – IF APPLICABLE				
INSERTS	ROSSMORE CARPENTRY	STRAIGHTLIGHT STEEL	BLACK	
POSTS / HANDRAIL / BOTTOM RAIL	ROSSMORE CARPENTRY	PINE / PAINTED	TAUBMANS – GLOSS - HAILSTONE	
TREADS	ROSSMORE CARPENTRY	MDF	REFER TO FLOOR COVERINGS	
RISERS	ROSSMORE CARPENTRY	MDF	REFER TO FLOOR COVERINGS	
STRINGERS	ROSSMORE CARPENTRY	CLOSED / PINE / PAINTED	TAUBMANS – GLOSS - HAILSTONE	
NOTES: <i>CLIENT MUST SIGN QUOTE PROVIDED BY ROSSMORE CARPENTRY</i>				
KITCHEN				
BENCHTOP	COSENTINO	DEKTON	KOVIK	
JOINERY	LAMINEX	NATURAL	BURNISHED WOOD	
KICKERS	LAMINEX	NATURAL	BURNISHED WOOD	
HANDLES	MOMO HANDLES	LIVORNO	M3163.128.BL	
SPLASHBACK	TILED SPLASHBACK			
NOTES:				
BATHROOM VANITIES				
BENCHTOP	HI-MACS	ACRYLIC SOLID SURFACE	URBAN CONCRETE	

JOINERY	LAMINEX	NATURAL	BURNISHED WOOD	
KICKERS	WALL HUNG			
HANDLES	SHARKNOSE			
BASIN	INSET BASIN			
NOTES:				
FLOOR COVERINGS				
COVERINGS (1)	TILES			
COVERINGS (2)	FOWLER CARPETS	ENFORCER	MONOLITH	
NOTES:				

- **Colour Swatches/Finishes:** Attached colour swatches are for reference purposes only. Colours may also vary once applied on-site due to lighting conditions, surface textures and batch changes

7.1 Dark External Colour Selection:

EXTERNAL SELECTIONS				
SELECTION	SUPPLIER	RANGE / PROFILE	COLOUR	IMAGE / SWATCH
ROOFING				
ROOFING	COLOURBOND	CUSTOM ORB	MONUMENT	
BRICKWORK				
BRICK	PGH	DARK AND STORMY	ZEPHYR (SLURRY)	
MORTAR	N/A	N/A	OFF WHITE	
JOINT TYPE	N/A	IRONED	N/A	
NOTES:				
METAL WORK				
GUTTER	COLOURBOND		MONUMENT	
FASCIA	COLOURBOND		MONUMENT	
PARAPET CAPPING	COLOURBOND		MONUMENT	
RAINWATER TANK	COLOURBOND		MONUMENT	
GARAGE DOOR	GLIDEROL		PROFILE – MADISON COLOUR – SHALE GREY	
NOTES:				
WINDOW / SLIDING DOORS				
WINDOWS	BRADNAMS	RESIDENTIAL	BLACK (TEXTURA)	
EXTERNAL SLIDING DOORS	BRADNAMS	RESIDENTIAL	BLACK (TEXTURA)	
EXTERNAL PAINTWORK				
EAVES	TAUBMANS	N/A	ELUSIVE WHITE	
DOWNPIPES	TAUBMANS		BRICKWORK – MONUMENT / CLADDING – SHALE GREY / MOROKA OR RENDER - WHITEHOUSE	

CLADDING	TAUBMANS	N/A	SHALE GREY	
MOROKA (IF APPLICABLE)	TAUBMANS	N/A	WHITEHOUSE	
CEMENT RENDER (IF APPLICABLE)	TAUBMANS	N/A	WHITEHOUSE	
FRONT DOOR	TAUBMANS	N/A	SHALE GREY	
EXTERNAL HINGED DOORS (IF APPLICABLE)	TAUBMANS	N/A	SHALE GREY	
POSTS	TAUBMANS	N/A	WHITEHOUSE	
NOTES:				
EXTERNAL WORKS				
DRIVEWAY	AVISTA	PLAIN	GUNMETAL	
EXTERNAL BALUSTRADE (IF APPLICABLE)	AS PER PLANS HANDRAIL – NIGHT SKY			
NOTES:				



Visit our display homes:

Homeworld Leppington

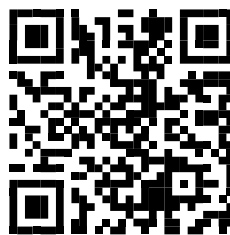
Homeworld Box Hill

Homeworld Marsden Park

Leppington Living

Homeworld Warnervale

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Our plans, your plans or let's design together

Call our team on 9826 9777 or visit us at one of
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