

Legend Inclusions

KITCHEN

Designer kitchen layout with upgraded polyurethane or Polytec finish cabinetry.
40MM stone benchtop with water fall edge to island kitchen.
LED strip lights in Kitchen and island included
Bulkhead over Island benchtop
3 pendant lights over kitchen bench from builder's range
PANTRY as per the plan
900mm Built-in-oven, cooktop and Rangehood
600mm Dishwasher
Glass or Tiles Splashback
Double stainless undermount sink bowl
Rangehood ducted outside



BATHROOM/ENSUITE/WC

Up-to-ceiling height tiling in all bathrooms/ensuite/WC
Semi frameless clear shower doors/screens
Polished edge mirror on top of vanities from builder's range
20mm stone benchtops with laminate cupboards and a counter top basin to all bathrooms.
Floating vanities with laminate finish and a basin to all bathrooms from designer builder's range. Tiling allowance from builder's range
Free standing 1600mm designer bathtub from builder's range
Wall faced toilet suite with soft-closed lid
Sealed waterproof membrane in bathroom, Ensuite, WC One niche in each shower
Quality Tapware and other accessories from builder's range



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LAUNDRY

Polyurethane or Ploytec laundry as per the plan
Laundry countertop with 20mm stone benchtop
Single bowl sink and mixer
Tiled splashback
Exhaust fan
Tiling allowance from builder's range for tiled splashback and other tiles if applicable



EXTERIOR, ROOF, . FASCIA & GUTTER

External wall bricks from builder's range including natural mortar
450mm wide eaves including soft lining design permits (excludes zero lots)
Metal/Tiled roof as per the approved plan
Tiles selection as builder's range
High density roof sarking
Colourbond fascia and gutter as per the plan



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ELECTRICAL

Supply and install Long lasting 12 watts LED Down lights in all areas up to 50 down lights in single storey and up to 80 down lights in double storey
Supply and install up to 30 double power points in single storey and 45 double power points in double storey house
Upto 2 weatherproof double power points in Alfresco
Supply and install up to 4 x TV points
Supply & install up to 4x data points
Supply and Install 1 x Digital TV antenna
1 phone point and NBN point
1 weatherproof light each at back, laundry and balcony (if applicable).
Supply and install of 1 Video intercom door bell
Supply & Install of 1 Bosch Alarm System
Supply & Install of LED mirror in each Bathroom from Builder's range
Electrical safety switches in the meter box
Supply and Install 3 x smoke sensor directly wired with battery backup
1XL exhaust with heat unit in each bathroom and ensuite
Install of one chandelier (Owner to supply)
Column lights installation included (Owner to supply)
One cold water point to fridge area
Earth leakage electrical safety switch in three phase meter box.





Client Services

Personalised design meetings with our in-house architects.
Access to the DreamSpace Constructions selection room with guided support.
Dedicated kitchen manufacturer consultation for layout and colour selections.
Tile supplier and installer meeting for viewing and selecting ceramic tiles.
“For Construction” sign-off meeting with a DreamSpace Constructions representative.
Formal onsite meeting with the site supervisor before wall sheeting, plus additional meetings upon request.

Design & Development Services

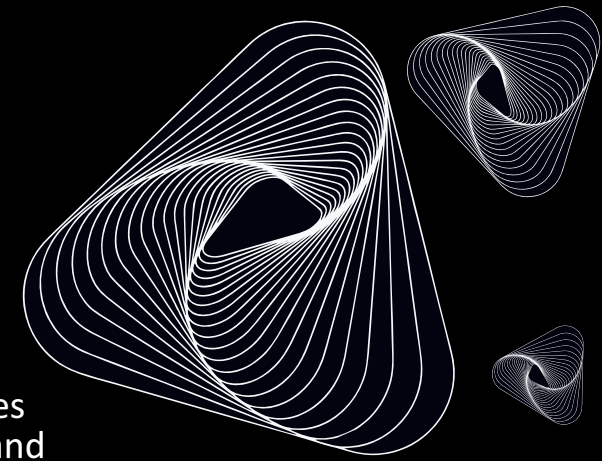
Complete architectural drawings and specifications for council approval.
Standard structural drawings for council approval and construction.
Site survey to Australian Height Datum (AHD) and dwelling set-out by a registered surveyor.
BASIX / NatHERS documentation.
Preparation and submission of a Statement of Environmental Effects (if required).
Standard council building application fees, Construction Certificate fees, PCA inspection fees, and vehicular crossover fees.
Liaison and coordination with council and all statutory authorities for approvals.
Mines Subsidence approval (if required).
Class M 32 MPa salinity-resistant waffle pod slab, including alfresco slab where applicable.
Standard Sydney Water inspection fees including Service Location Diagram, Building Plan Approval, plumbing and drainage inspections, and any additional engineering if required.



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Our Warranties



At **Dreamspace Construction**, we understand that building a home is one of life's biggest investments—both in time and money. That's why delivering on our promises to you is at the heart of everything we do. Our customers enjoy the peace of mind and security of the following warranties and guarantees:

Structural Warranty

We provide a **6-year structural warranty** along with a **90-days maintenance warranty**, ensuring your home stands strong and your investment is protected.

TimeFrame Warranty

From the moment you sign your building agreement and the relevant statutory authorities approve the construction of your home, **Dreamspace Construction guarantees to complete your home on time** as agreed in your building contract (subject to permissible time extensions).

Fixed-Price Guarantee

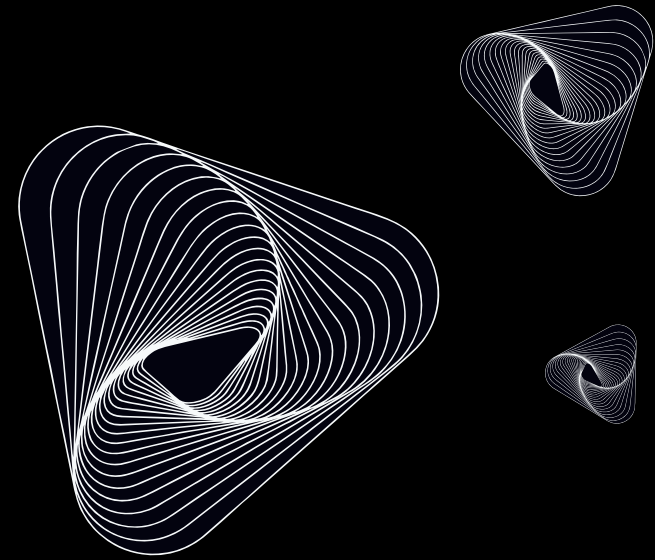
Your price is **absolute and final**. No hidden extras, no surprises, no excuses—just **one fixed guaranteed price** from the start to finish of your build as agreed on signed MBA contract.



**Master
Builders
Association**

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