

HAKUNA HOMES

It means no worries

Our standard inclusions.



Photographs may depict fixtures, finishes and features not supplied by Hakuna Homes.

Preliminary Inclusions		Standard	Optional Upgrade
+ Fixed price quotation		✓	
+ Construction, Public and Property Liability Insurance		✓	
+ Home Owners Liability Insurance		✓	
+ Workers Compensation Insurance		✓	
+ Engineers soil investigation and slab design		✓	
+ Council application fees (house related)		✓	
+ Submission of plans to Council		✓	
+ Long service levy fee		✓	
+ Council standard water meter connection fee for 300 to 800m² lot		✓	
+ Engineer designed and certified foundations/slab/wall frames and trusses		✓	
+ Brick veneer construction		✓	
+ Supervision and co-ordination of sub trades		✓	
+ Scaffolding + temporary security fence complying with Workcover requirements		✓	
+ Roof perimeter edge protection complying with Workcover requirements		✓	
+ Onsite temporary WC		✓	
+ Onsite building set out by registered surveyors		✓	
+ Builder's internal and external house clean and construction debris removed		✓	
+ Soil sediment control barriers to comply with Council requirements		✓	
+ Concrete pumping and materials handling charges – standard site conditions		✓	
+ 6 year structural guarantee with 13 weeks maintenance warranty period		✓	
+ 20 week construction time on low set homes		✓	
+ Qualified interior consultant for assistance with your colour selection		✓	
Laundry Inclusions			
+ Quality laundry tub – 45L stainless steel tub and Polymer cabinet		✓	
+ with suds by pass			
+ Premium drop In 45L stainless steel laundry tub with flush rim and rinse by pass in laminate bench/cupboard unit – as per plan			✓
+ Quality energy rated chrome tapware set to laundry tub		✓	
+ Premium energy rated chrome sink mixer to drop in laundry tub			✓
+ Quality chrome washing machine cocks as per selection level		✓	
+ Ceramic wall and floor tiles – as per selection level		✓	
+ Tiling to floor, 250mm skirting and 500mm splashback – as per plan		✓	
+ Laminated laundry bench with cupboards under – if shown on plan			✓
+ Stainless steel finish floor waste – as per selection		✓	

Bedroom Inclusions		Standard	Optional Upgrade
+ Built in robes to bedrooms as per plan		✓	
+ Timber swing doors to robes + linen to match internal doors—per selection level		✓	
+ Robes include an easy clean single melamine shelf + rail to full width of robe		✓	
+ Privacy set to bed 1		✓	
Kitchen Inclusions			
+ Fully laminated kitchen bench tops, doors, panels and matching kicks		✓	
+ Laminate bench tops, laminate gloss board doors, panels and matching kicks			✓
+ Modern stone bench tops, laminate gloss doors, panels and matching kicks			✓
+ Quality range of handles – as per selection level		✓	
+ Overhead cupboards where shown on plan		✓	
+ Wall oven tower where shown on plan		✓	
+ Built in pantry with 4 shelves where shown on plan		✓	
+ Bulkhead over overhead cupboards		✓	
+ 600mm high tiling to kitchen splashback as per selection level		✓	
+ Kleenmaid stainless steel electric oven - 5 year warranty		✓	
+ Kleenmaid stainless steel electric semi-automatic oven - 5 year warranty			✓
+ Kleenmaid 90cm upright stainless steel cooker – gas/electric - 5 year warranty			✓
+ Kleenmaid 60cm electric cooktop – as per selection level - 5 year warranty		✓	
+ Kleenmaid slide-out rangehood – as per selection level - 5 year warranty		✓	
+ Kleenmaid 90cm rangehood - 5 year warranty			✓
+ Kleenmaid stainless steel dishwasher - 5 year warranty			✓
+ Quality brand stainless steel kitchen sink – as per selection level		✓	
+ Premium brand stainless steel kitchen sink			✓
+ Quality brand energy rated sink mixer w/chrome finish – as per selection level		✓	
+ Premium brand energy rated sink mixer with chrome finish			✓
Living Inclusions			
+ Smoke detectors as per building code		✓	
+ 1 x light point per room		✓	
+ Double power points – 1 per room, 3 to kitchen		✓	
+ 1 x telephone/data point		✓	
+ 1 x TV point		✓	
+ Painted 67 x 18mm timber skirting and architraves—colonial, bullnose or splayed		✓	
+ Quality internal paint finish flush doors		✓	
+ Quality internal paint finish moulded panel doors – as per selection level			✓
+ Quality entrance door furniture – as per selection level		✓	
+ Quality internal door furniture – as per selection level		✓	
+ Premium internal lever door furniture – as per selection level		✓	
+ Linen cupboard with 4 easy clean white melamine shelves		✓	

Bathroom Inclusions	Standard	Optional Upgrade
+ Quality gloss vanity cabinet with poly marble top, kickboard and flat 'D' chrome handles – as per selection level	✓	
+ Premium wall hung gloss vanity	✓	
+ Quality freestanding bath as per plan	✓	
+ Premium stone top to wall hung gloss vanity including bowl – as per plan	✓	
+ Quality energy rated vitreous china dual flush white toilet suite	✓	
+ Premium brand energy rated close coupled white vitreous china dual flush toilet suite	✓	
+ Quality brand energy rated chrome finish tapware and bathroom accessories	✓	
+ Premium brand energy rated chrome finish lever tapware & bathroom accessories	✓	
+ Framed pivot or sliding door glass shower screen with frame	✓	
+ Semi frameless glass shower screen with pivot door		✓
+ Vanity length framed mirror	✓	
+ Vanity length frameless mirror		✓
+ Ceramic wall and floor tiles – as per selection level	✓	
+ Tiling to floors, tiling to walls as per selection level	✓	
+ Quality finish floor wastes	✓	
+ Privacy door set to bathroom and WC	✓	
Structural Inclusions		
+ Engineered 90mm external timber wall frames	✓	
+ Engineered 70mm internal timber wall frames with 90mm for cavity sliding doors	✓	
+ Engineer designed slab with 25mpa concrete	✓	
Standard Inclusions		
+ Plasterboard wall and ceiling linings	✓	
+ Waterproofing with fibre cement sheeting to wet walls	✓	
+ Cornice 90mm cove	✓	
+ W33/N2 wind loading	✓	
+ 2400mm ceiling heights	✓	
Two Storey		
+ Cover grade internal stairs with painted internal handrail and balustrade – if shown on plan	✓	
+ Powder coated aluminium external handrail and balustrade – if shown on plan	✓	
+ Ceiling height 2400mm to lower level and 2400mm to upper level	✓	
+ Particle board tongue and groove flooring system with f.c. sheeting to wet area floors	✓	

External Inclusions		Standard	Optional Upgrade
+ Concrete roof tiles as per builders inclusion level.		✓	
+ Colorbond metal fascia, high front quad or square gutter with gomm PVC painted downpipes		✓	
+ Brick veneer construction – range of bricks as per selection level		✓	
+ Wall sarking insulation to all external perimeter brick veneer walls		✓	
+ LPG gas storage hot water system		✓	
+ Electric boosted solar hot water system			✓
+ Powder coated aluminium windows and sliding doors with keyed locks and nylon mesh flyscreens		✓	
+ Moulded 820mm timber entrance door – paint grade as per selection level		✓	
+ Moulded 820mm timber entrance door with clear glazing – paint grade as per selection level			✓
+ Timber 1200mm entrance door with clear or translucent glazing – paint grade as per selection level			✓
+ Door side light if shown on plan – paint grade as per selection level		✓	
+ Rollmaster garage Roller door as per plan		✓	
+ Panelmasta garage Panelift door with auto remote – choice of designs as per selection level		✓	
+ Quality entrance door set in a choice of finishes		✓	
+ Quality mechanical entrance lock with choice of lever handle and finishes		✓	
+ Premium remote entrance lock with choice of lever handle and finishes			✓
+ 2 x external taps		✓	
+ 2 x external light points		✓	

Significant inclusions which are incorporated but often overlooked

+ Hot and cold water reticulation to internal fixtures and hot water system		✓	
+ Earth leakage protection circuit breakers to electrical switchboard		✓	
+ Isolation switch to cooktop and oven		✓	
+ Fully lined garage with durable Hardie's FC Pineridge sheets		✓	
+ Fully painted inside and out using a quality 3 coat system		✓	
+ Cushion door stops to all internal doors where practical		✓	
+ Concrete pavement to alfresco, patio and porch areas – as per plan		✓	

Get the facts up front

Building your own home should be fun, exciting and memorable. But the right approach means doing the right research upfront to ensure no unwanted surprises emerge down the track.

From soil tests, to insulation and drainage issues, Hakuna Homes helps you get the facts up front, avoid common traps and potentially save thousands on your building costs.

We make building your new home with certainty surprisingly easy.

Locals at hand.

When you visit your local Hakuna Homes office, we want you to feel like you're already home. Hakuna Homes is locally owned and operated by people with local knowledge, insights, expertise and advice.

We know the local council and the best local tradies, because we work with them every day.

Inclusions are applicable to Hakuna Homes Port Macquarie ONLY. Inclusions are correct as of 31/01/2021 and are subject to change without notice. Narsza Pty Ltd Trading as Hakuna Homes. Builders Licence 72890C.

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