



**MOHI CONSTRUCTIONS**

*° You Dream We Build °*



**STANDARD  
INCLUSIONS**



## Laundry

- Waterproofing to Australian Standard.
- 1 x batten holder light point with hood & Globe.
- 45L stainless steel tub.
- Tiles to floor, skirting and splash back at laundry tub.
- Laundry tap set.
- Smart floor waste.
- 40mm stone bench top
- Polyurethane doors.
- Soft close doors and drawers.
- Tiles splash back in standard colors.



## Kitchen

- 900mm Built-in oven & Range hood.
- 40mm stone benchtop to kitchen.
- 40mm stone benchtop to island.
- Fully lined cabinets with handles.
- Tiles to splash back under the overhead cabin.
- Fully lined overhead cabinets.
- Soft close doors with finger pull .
- 600mm dishwasher.
- custom made kitchen to suit design with an overall height of 2400 MM with MDF painted Bulkhead to overhead cupboards
- Plumbing and electrical power for installation for future dishwasher and microwave.
- All Cabinetry with 16mm solid backing.
- 2 x double power points to splashback.
- Cold water point to Fridge.
- Polytec Matt external door and panels. White melamine to all internal joinery.







## Bedroom Robes & Linen

- Mirror sliding doors with drawers, Shelves and hanging rail
- 3 or 5 Shelves of 450 mm deep linen with hinge or swing doors.
- 1 linen for house with 4 white melamine shelves with door.
- 2 set of drawers, 12 shelves and hanging rails x 2 for his and hers.
- 2 mirror sliding doors.
- linen cupboard to include 4 fixed shelves.





### Bathroom & Ensuite

- Designer vanity up to 700mm.
- 1500mm free standard bathtub.
- Mixer taps.
- Double sink vanity to master ensuite.
- Semi frameless clear glass shower screen.
- Exhaust fan.
- Floor to ceiling Tiles.
- Soft close doors and drawers.
- All Doors to have Finger pull.
- Modern Bath mixer & spout in chrome finish.
- Modern in wall shower mixer in chrome finish.
- Shower rose/head or rail in chrome finish.
- Back to wall ceramic toilet suite with soft close seat.
- Toilet Roll holder.
- Towel Rail & Ring.







## INTERIOR

### Flooring

- Floor tiles to entry hallway, Family, Kitchen & Dining area.
- Hybrid or Carpet to double storey first floor.

### Interior Walls

- 2 to 3 coat painting system.
- 10mm plasterboard lining to all dry walls for both house & garage.
- Waterproof paint to wet areas as per Australian Standards.

### Internal Ceiling

- 2700MM High ceiling to ground floor.
- 2700MM High ceiling to double storey first floor.
- 90MM cove plaster cornice to ceiling.
- Insulation blankets in ceiling.

### Internal Doors

- 2100MM height doors.
- Partial locks to all internal doors.
- Internal locks to bathrooms.
- Stainless steel door locks and door stoppers.
- internal doors.

### Gas

- Gas points to Kitchen.
- Hot water system.
- Internal gas bayonet point.
- Out door gas point







## Electrical

- Supply/Wire/Install 60 light points with lights
- Supply/Wire/Install 30 double power points.
- Supply/Wire/Install 2 Waterproof Double Power Points.
- Supply/Wire/Install 2 TV Points.
- Supply/Wire/Install 2 Data Points.
- Wire/Install power connection for electric oven.
- Wire/Install power connection for fridge.
- Supply/Wire/install 2 Smoke Detectors.
- Supply/Install Intercom-BUILDER's range.
- 3 phase power with earthing system including dig in.
- Supply/Wire/install Meter box and panel.



**MOHI CONSTRUCTIONS PTY LTD**





## EXTERIOR

### Features

- Class M or H1 waffle pod slab depends on land.
- Design as per BASIX requirement.
- Termite resistant structural timber framing.
- External garden taps.
- Rainwater tanks.
- Colourbond fascia and quad gutters.
- Plastic down pipes.

### Entrance Doors

- 1000mm wide entrance door.
- Dead lock system.
- 2400mm Entrance door height .

### Windows

- Frosted Bathroom Windows.
- Aluminum windows with clear glass.
- Fly screens to bedroom windows.

### Roofing

- Pine timber trusses.
- concrete roof tiles.
- Reflective foil insulation.
- 450mm wide eve lining around the house.

### External Walls

- Brick veneer or Hebel wall system.
- Insulation bats to external walls.





## Client Services

- In house architects for All design works offering personalized services and meetings.
- Access to Mohi Constructions 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 Mohi Constructions 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 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).





## OUR WARRANTIES & GUARANTEES

At Mohi Constructions, 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 Gurantees

6 Years structural warranty & 100 days maintenance warranty.

### Our Fixed-Price Guarantee:

From the moment you sign your building agreement (Masters Builders Association MBA) 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:

Mohi Constructions guarantees to complete the construction of your home on time as agreed in your Master builders association MBA Building agreement (subject to permissible time extensions).



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