

FPC | FARAJI
PROPERTY CONSTRUCTION

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FPC is a second-generation, family-owned, custom luxury building company with over 20+ years industry experience.

ABOUT FARAJI

FPC homes is the interpreter of dreams, creating homes that meet your every lifestyle desire and every essential need. The difference is clear in distinctive design values and original touches, value inclusions, abundant space and commitment to quality. Relax into the life you'll love, in an fpc home that's truly your own.

As an innovator in home design and construction, we celebrate family living in all its wonderful diversity. Excellence is our benchmark, as it has been since 1998 in our parent company ali & son homes, and it's clear to see in the contemporary style, quality materials and easy-living comfort that characterises every fpc home. All at surprisingly affordable prices.

CONTACT US

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KITCHEN

INCLUSIONS

You'll love your beautifully appointed kitchen including the latest stainless steel appliances and an abundance of storage space.

- Fully lined 600mm deep kitchen cabinets finished with square edge laminated door fronts
- Fully lined 600mm deep overhead cabinets finished with square edge laminated coloured door fronts
- Bank of 4 fully lined 600mm cutlery drawers on metal drawer runners finished with square edge laminated coloured drawer fronts
- Cutlery tray to top drawer
- Pantry with 4 shelves
- Standard fridge opening with fully lined overhead cabinets finished with square edge laminated coloured door fronts
- Handles to all cabinet doors and drawers
- Caesarstone bench tops
- Caesarstone breakfast bar 850mm wide with 250mm over hang
- Ceramic tiled splashback to underside of overhead cabinets with your choice of glass feature tiles
- Stainless steel sink with 1.5 bowl with two chrome basket wastes
- Chrome Single level sink mixer

Images in this brochure may feature upgrade items not included in the Signature Specification including feature tiles, cabinetry and appliances.

APPLIANCES

- Westinghouse Stainless steel 600mm electric ceramic cooktop
- Westinghouse Stainless steel 600mm electric underbench oven
- Westinghouse Stainless steel 600mm recirculating pull-out range hood
- Freestanding dishwasher and provision with single power point and plumbing connection



BATHROOM & ENSUITE

INCLUSIONS

- Modern vanity unit 900mm long with drawers and basin
- Chrome tapware set to basin, shower and bath
- Chrome bathroom accessories including toilet roll holder, single towel rail and soap holder
- Multi-directional shower rose and fixed bath spout
- Powder coated aluminum framed, pivot door shower screen with clear laminated glass, recess 900mm x 900mm
- Framed mirror over vanity unit 900mm high
- White toilet suite with water conserving dual flush cistern
- 1500mm acrylic white bath tub
- Waterproofing to all wet areas
- Ceramic floor tiles to bathroom, ensuite and water closet
- Ceramic wall tiles to shower area to 2100mm high
- Ceramic tiles to vanity splashback to 200mm high
- Ceramic tiles to bath hob and riser to 500mm high with chrome edge trim to junction
- Ceramic tiles to bath splashback to 400mm high
- Ceramic tiles to skirting to 300mm high with 150mm high to water closet
- Chrome floor waste
- Toilet suite with dual flush cistern and seat



LAUNDRY

INCLUSIONS

- Stainless steel 45L tub with white metal cabinet
- Laundry tapware set with spout
- Concealed under-tub washing machine taps
- Hume clear glass paneled solid core door with keyed lock and deadbolt
- Ceramic tiling to laundry floor
- Ceramic tiles to splash back to 300mm high
- Ceramic tiles to skirting to 300mm high
- Chrome floor waste
- Linen cupboards have hinged doors and 4 shelves

With a wide selection of the latest wall and floor tiles, luxury designed basins and tapware you'll never want to leave home.



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INTERIOR

INCLUSIONS

INTERIOR WALLS

- Stabilized 70mm radiata pine stud walls
- Plasterboard lining to all dry walls including internal garage walls
- Fibre cement board to bathroom and ensuite walls
- TAUBMANS® 2 coat paint system to walls
- 67 x 12mm skirting and architraves with TAUBMANS® painted semi-gloss finish
- Single painted timber shelf with chrome hanging rail to wardrobes and walk-in-robe
- Four painted timber shelves to linen cupboard
- Wardrobes have sliding doors with overhead shelf and hanging rail to inside cupboard
- Main bedroom has walk-in-robe with overhead shelf and hanging rail

INTERNAL CEILING

- 2400mm ceiling height
- Plasterboard to all ceiling lining
- 75mm coved cornice
- 2 coats of TAUBMANS® flat acrylic paint

INTERNAL DOORS

- Flush panel 2040mm high doors with TAUBMANS® painted semi-gloss finish
- Pine timber door frames with TAUBMANS® painted semi-gloss finish
- 2 chrome door hinges to each door with Lift Of Hinges where required
- Lane lever door hardware with privacy locks to bathroom, water closet and master bedroom
- Doorstops to all internal doors
- 2100mm high mirrored sliding doors to wardrobes

ELECTRICAL

- White wall mounted light switches
- Double power points throughout with singles to dishwasher and microwave
- Hardwired and interconnected smoke detectors with back-up battery
- Fixed batten lights fittings with globes
- Provision for external lights fittings to entry and laundry
- 2 TV outlet points
- 2 telephone
- NBN / Telstra provision (subject to availability)
- RCD safety switch and circuit breakers to meter box
- 125 litre electric hot water system

EXTERIOR

INCLUSIONS

FEATURES

- Classic façade
- Alfresco area under the main roof, finished with plasterboard ceiling and 75mm coved cornice
- Colorbond® roller garage door in your choice of colour
- Colorbond® fascia and gutters in your choice of colour
- Painted UPVC downpipes
- Face brick, finished with natural raked mortar joints and render walls to your choice of colour
- Hume decorative solid core front entry door with painted finish, single lock system and weather seal
- 2 external garden taps (one to front, one to rear)
- Gas continuous flow water heater

ROOF

- Stabilized radiata pine timber trusses
- Concrete roof tiles from Monier Roofing in Atura range to your choice of colour

EXTERNAL WALLS

- Brick veneer wall system finished with render walls to your choice of colour
- Stabilised 90mm radiata pine wall frames

EXTERIOR

INCLUSIONS

WINDOWS

- Aluminium windows with powdercoat finish
- Sliding door to family room
- Obscure glass to bathroom, ensuite and water closet
- Matching keyed locks to all windows

FPC Homes has cleverly amplified the flow between indoor and outdoor spaces in it's range of home designs taking it's stylish outdoor rooms to a level of every entertainers dreams.

ESSENTIALS

INCLUSIONS

CERTIFICATION & APPROVALS

- Site costs for a standard, cleared residential block with up 1m fall across the building platform and to M class slab classification
- Site survey by registered Surveyor
- Preparation and lodgment of Development Application including drafting of Architectural Plans and all applicable fees
- Preparation and lodgment of Construction Certificate including drafting of Construction Drawings and all applicable fees
- BASIX energy assessment report
- Statement of Environmental Effects
- Home Owners Warranty Insurance
- Water Authority application fees
- Structural Engineers certification for foundations and concrete slab
- Certification for window and glass, electrical compliance, waterproofing, pest control and final occupation
- 90 day maintenance period
- 6 year structural guarantee

PREPARATION & SAFETY

- Site preparation including bulk earthworks and sediment control
- Roof edge safety rail to WHS regulations
- Temporary fencing to WHS regulations
- Scaffolding to WHS regulations
- Connect sewer, water, power and gas services to mains as required
- Temporary all-weather access to crossover

FOUNDATIONS

- Concrete slab on ground incorporating alfresco and patio areas, designed and certified by qualified structural engineer
- Structural piling as required by engineer
- Part A termite treatment to slab penetrations
- Part B termite treatment to slab perimeter
- Smooth finish to garage and all internal living areas
- Broom finish to alfresco and patio areas