



## Developer Information Sheet 04: **TURNKEY STANDARD**

### **Information for the development of house and land packages**

Affordable Homes requires house and land packages offered to eligible buyers meet a specific turnkey standard for a price that is under the gazetted price point. The HomeSeeker SA Turnkey Standard is designed to ensure all basic requirements for a home are included, with no hidden or extra costs, before the home buyer can move in.

This standard can be slightly different to what your builder may offer, and it is essential you work closely with them to develop a house and land package/s that meet the standard.

### **What is a 'Turnkey' home?**

Under HomeSeeker SA, the 'Turnkey' standard:

- Is a dwelling that complies with the National Construction Code and the South Australian Housing Code
- Complies with appropriate urban design guidelines for the area in which the dwelling is constructed
- Is constructed in a proper and workmanlike manner, and to the standard of dwellings normally constructed by the builder
- Is a home that can realistically be built for the advertised price (the house and land package price) that includes the features of the 'Affordable Homes Turnkey' and is delivered to industry standards. The aim is for a construction contract that is 'no more to pay' for the home purchaser.

### **How to develop a Turnkey package**

1. The Developer/Agent and builder negotiate a construction quote that meets the HomeSeeker SA Turnkey Standard, as outlined in this document.
2. The construction quote should include a realistic estimate for footings.
3. Large increases to footing costs identified after the construction contract is entered are discouraged. The exception is if there is a further engineering report that shows unforeseen circumstances such as additional rock. If the home buyer changes the dwelling, then the engineer's footing construction report is likely to need to be re-done. This is acceptable, along with any other specifications that the home buyer wishes to change.
4. Ensure that the builder and Real Estate Agent know the lot numbers and relevant package inclusions (turnkey standard, special features for price variance) for each affordable housing package that you are listing.
5. Ensure you retain a copy of any agreements you have with the builder, the construction quote, and inclusions for HomeSeeker SA house and land packages.

### **Mandatory inclusions**

New build house and land packages are required to include the following:

- 1.1. Footings that comply with relevant Australian standards<sup>1</sup>.
- 1.2. Driveway & perimeter paving / concrete.
- 1.3. Perimeter fencing that complies with the development minimum standard, e.g., Colorbond post & rail.
- 1.4. Front landscaping.

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<sup>1</sup> The price should include a realistic estimate of footings and any retaining wall costs in accordance with the BCA. Any change should be based on client request or unforeseeable costs.



- 1.5. Internal floor coverings.
- 1.6. Exterior and interior painting.
- 1.7. Connection to services including:
  - 1.7.1. Sewer connection.
  - 1.7.2. Storm water connection, including any detention tanks required by council.
  - 1.7.3. Water meter.
  - 1.7.4. Electrical connection.
  - 1.7.5. Data point connection (i.e., NBN, modem) – at least one.
- 1.8. Connection to a water source other than mains water, meaning one of the following being plumbed to the dwelling:
  - 1.8.1. Rainwater tank including pump & filter; or
  - 1.8.2. Recycled water; or
  - 1.8.3. Connection to a community rainwater tank.
- 1.9. Exterior fittings such as:
  - 1.9.1. Sufficient lighting where a porch, veranda or outdoor entertainment area is situated.
  - 1.9.2. A minimum of 2 exterior taps, one front and one rear.
  - 1.9.3. A suitable clothesline.
- 1.10. Adequate interior fixtures and fittings as to allow for immediate habitation, including:
  - 1.10.1. Adequate number of power points per room.
  - 1.10.2. Oven & Cooktop.
  - 1.10.3. Suitable food preparation area and storage space in kitchen.
  - 1.10.4. Shower and sanitary ware, i.e., all tapware necessary for habitation.
  - 1.10.5. Dual flush toilet suite.
  - 1.10.6. Laundry plumbing including tapware.
  - 1.10.7. Wet area tiling to the BCA standard.

### **Suggested inclusions**

Where possible, we recommend items such as the following could be included to improve ongoing affordability and liveability:

- 2.1. Higher star rating than required by the Building Code of Australia (ie. above the current minimum of R3.0 insulation in ceilings and R1.5 in walls for brick veneer construction).
- 2.2. Optimum siting and orientation for the minimisation of energy load.
- 2.3. Security features such as security screens, alarm systems and window locks.
- 2.4. Solar hot water systems and solar photovoltaic panelling for other electric appliances.
- 2.5. Shading using verandas, eaves, or “roof over” outdoor entertainment areas.
- 2.6. Rear landscaping or levelling and layer of loam.
- 2.7. Any other features that are offered as ‘bonus features’ for all other purchasers in the development. Common examples would be rear landscaping, air-conditioning or other upgrades.

### **Disclaimer**

Customers may upgrade or delete items on the mandatory inclusions list, as agreed with the builder and developer.



## Further information

### Other Fact Sheets

- Development Information Sheet 01 – An overview of the affordable housing process
- Development Information Sheet 02 – Implementing your affordable housing commitment
- Development Information Sheet 03 – Price Variance
- Development Information Sheet 04 – Turnkey Standard
- Development Information Sheet 05 - Display Homes
- Development Information Sheet 06 – How to promote your affordable homes for sale
- Development Information Sheet 07 – How to create affordable housing for buyers

### Affordable Housing

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