

AFFORDABLE HOUSING

Developer Information Sheet 04:

TURN KEY STANDARD

Information for the development of house and land packages

The Affordable Homes Program requires house and land packages offered to eligible buyers meet a specific turn key standard for a price that is under the gazetted price point. The Affordable Homes Turn Key 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 'Turn Key' home?

Under the Affordable Homes Program, the 'Turn Key' 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 Turn Key' 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 Turn Key package

1. The Developer/Agent and builder negotiate a construction quote that meets the Affordable Homes Turn Key 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 (turn key 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 the Affordable Homes Program house and land package

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Mandatory inclusions

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

- 1.1. Footings that comply with relevant Australian standards¹.
- 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.
- 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. Gas connection if available;
 - 1.7.6. Telephone connection (including at least 1 telephone point).
- 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 rain water 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.

¹ 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.

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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 through the use of 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

Affordable Housing Team

Strategy & Innovation

Phone 08 8207 1300

E-mail affordablehousing@sa.gov.au