

Standard Inclusions

1. Fixed price contract
2. Plans, specifications, soil tests, all relevant permits, insurances and building agreements
3. QBCC Home Owner's Warranty Certificate
4. Twelve-month maintenance period following completion
5. All service connections based on 500sqm block, 4.5m setback and up to 300mm fall
6. 6 Star Energy Efficiency Rating Report
7. Ceiling Height 2400mm
8. Traditional Facade
9. "M" Class Waffle Slab on level site
10. Concrete Driveway from garage 4.5m setback - max 40m²
11. Colorbond® Metal Roof - As per the plans and project specifications
12. Colorbond® Fascia, Spouting and Downpipes
13. Bricks to external walls selected from Builders Range
- 14. Dowell Aluminium Sliding Windows**
15. Flywire door to front entrance

16. Plaster - 10mm linings with 75mm Cove cornices
17. Ceiling Insulation - As per the Energy Rating Report
18. Wall sarking - R1.0 Sisalation - As per the Energy Rating Report
- 19. Clipsal Electrical** - Batten Holder Ceiling Lights - As per the plans and project specifications
- 20. Clipsal Electrical** - Double Power Points - As per the plans and project specifications
- 21. Clipsal Electrical** - Telephone Point to Kitchen & Master Bedroom
22. Digital TV Antenna with 1 TV point
23. Ceiling Fans to Main Living area & Master Bedroom area (additional fans added if required for energy rating)
- 24. Solver Paints - Builders Trade - Exterior 2 and Interior 3 Coat Specifications**
25. Sectional Overhead Garage door with Remote Control access
- 26. Rinnai Gas B26 Instantaneous Hot Water System**
- 27. Technika Bellissimo 600mm Stainless Steel 5 Function Fan Forced Electric Oven - TB60FDTSS-5**
- 28. Technika Bellissimo 600mm Stainless Steel 4 Burner Gas Cook Top - TB64GSS-3**
- 29. Technika 600mm Stainless Steel Single Motor Slideout Rangehood - SL10160I-4**
30. Dishwasher provision including water and power point
- 31. Lockwood Symmetry Vicinity Entrance Leversets Stainless Finish - Keyed alike with all external door locks**



National Suppliers



32. Lockwood Symmetry Vicinty Passage & Privacy Leversets Stainless Finish - Internal doors
33. Hume Weatherguard Entry Pre-hung Timber Entry door frames with Aluminium Treads
34. Hume Vaucluse Range Feature front Entrance door
35. Hume Readicote Flush Panel doors to internals
36. Regency Vinyl Sliding doors to all robes
37. Hume Single Bevelled Finger jointed Pine - Skirting 67mm x 12mm, Architraves 42mm x 12mm
38. Polytec Fully Laminated Kitchen, Post form Bench Tops inc Overhead Cupboards (where specified)
39. Polytec Built in Pantry or as per the plans and project specifications
40. Polytec Fully Laminated Vanity Cabinets to Bathroom and Ensuite - Floating (As per the plans)
41. Radiant Sink 1½ Bowl Stainless Steel R150, 1100mm - R150.1R or R150.1L (As per the plans)
42. Radiant 45lt SS Benchline Tub with bypass and 2 door cabinet/benchtop to suit (As per the plans)
43. Stylus Prima Suite Close Coupled SNV or PNV 4.5/3lt 4 Star Toilet Suites (White)
44. Caroma Maxton Bath Acrylic 1525mm x 735mm x 438mm (White)
45. Stylus Symphony Vitreous China Hand Basin White 1 Or 3TH - Bathroom/ Ensuite (White)

46. Stylus Venecia 4 Star Sink Mixer Tap (Chrome Plated)
47. Stylus Cadet Tapware (Chrome Plated)
48. Regency Semi-Framed Clear Laminated Shower Screen with Pivot door
49. Regency Polished Edged Fixed Wall Mirror above Vanity 900mm H x Vanity width – Max 1200mm
50. Beaumont Tiles Silver Range Wall and Floor Tiles to bathrooms, wc, ensuite, kitchen & laundry (wet areas)
51. Beaumont Tiles Silver Range Floor Tiles to entry, hallways, main living, meals & family areas
52. Flooring Xtra Carpet selected from Builders Range to bedrooms only
53. Caroma Cosmo Metal Toilet Roll Holders
54. Caroma Cosmo Metal Double Towel Rails to Ensuite and Bathroom
TURN KEY ITEMS (Not included in standard price)
55. Wall Hung Clothesline
56. Letterbox
57. Doorbell
58. Fences to all boundaries up to the building line including wing fences (where applicable)
59. Turf - Up to 150m2 in total
60. Landscaping Package and Plants to front and level rear yard (as per plans)
61. Soap Holders to Showers
62. Ceiling Exhaust Fans above Showers
63. Cushion Door Stops (White)
64. Front and rear Garden Taps



LEADING PAINT BRANDS

