

INCLUSIONS

PRE-CONSTRUCTION

Preliminary Inclusions

- HIA fixed price contract
- Plans and home building specifications
- QLeave and QBCC Insurance & home warranty
- Certification and Council building application fees
- Twelve (12) month maintenance warranty
- Engineering and slab design
- Soil test and contour survey
- Statutory structural guarantee period
- Independent quality inspections throughout building process

Site Works, Foundations & Connections

- 400mm site scrape and/or balanced cut and fill excavation
- Slab design suitable for block, as per engineer's design, based on site investigations
- Termite treated timber frame and termite treatment to slab penetrations and perimeter
- Sewer and storm water connections to existing serviceable connection points
- Connection to electrical mains per attached building plans
- Water connection from pre-tapped water main up to 6m set back
- House constructed to meet wind rating conditions determined by Engineer -N2 included
- Retaining walls as per attached building plans (design specific)
- Provide 3m council cross over (design specific)
- Provide driveway cut and excavation including gutter cut (design specific)

Energy Efficiency

- 7 Star as per Requirements

ELECTRICAL

- Earth leakage safety switch and circuit breakers
- Single phase underground power connections from existing supply point
- Meter box will be installed on the side nearest mains connection point
- Power points as per the electrical plan
- LED ceiling lights and fans as per electrical plan
- TV/Data points to main living, all bedrooms & media as per electrical plan to comply with building regulations
- Smoke detectors (hard wired with battery back-up) as per electrical plan to comply with building regulations
- Exhaust fans as per electrical plan to comply with building regulations
- Electric hot water storage system (250 litres)
- TV antenna to roof – location TBD on site
- One (1) split system air conditioner to main living area
- Three (3) split system air conditioner to bedrooms 1, 2 and 3
- Two (2) x pendant lights to kitchen island (or breakfast bar) from builders standard range (design specific)
- 6kw solar system (up to 16 panels), and 5kw inverter

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GENERAL INTERIOR

General

- 2550mm nominal ceiling height
- Ceiling paint to manufacturers standard specifications
- Three (3) coat internal paint system to paint manufacturers specifications
- 90mm paint grade coved cornice, 42mm paint grade architraves and 66mm paint grade skirting
- AAA rated water saving shower heads/tapware
- Carpet as per the floor plan from the builder's standard range
- Internal and external builders house clean
- Walk-in robe including one (1) continuous shelf & hanging rail under (design specific)
- Vinyl plank flooring to main living areas & carpet to remainder excluding wet areas from the builder's standard range
- Insulation under roof R3.0
- Wall sarking externally
- Wall insulation as required to meet energy rating

Kitchen & Laundry

- Laminate finish cupboards (soft close) and kicks from the builder's standard range
- 20mm stone bench tops to kitchen from the builder's standard range
- 600mm electric appliances including oven, cooktop, rangehood & dishwasher
- Stainless steel overmount kitchen sink from the builder's standard range
- Chrome sink mixer
- Metal laundry cabinet with mixer tap
- Lockable pantry doors as per plan
- Microwave opening
- Melamine shelves to all kitchen cupboards and pantry
- Tiled splashback
- Linen cupboard with fixed shelves

Internal Doors & Windows

- Paint grade flush panel internal doors from builder's standard range – 2040mm high
- Internal lever door handles from the builder's standard range
- Block out roller blinds to applicable windows, excluding bathroom, ensuite, WC, powder room
- Mirrored chrome framed sliding doors to bedroom robes. One continuous shelf with hanging rail under
- White vinyl, chrome framed sliding doors to storage cupboards. Four equally spaced shelves internally
- Paint grade entry door with transparent glass inserts
- Flush mount cavity slider handles (privacy or passage as per plan)

Internal Tiling

- 450mm x 450mm ceramic tiles to wet areas from builder's standard range
- Bathroom and ensuite: 2000mm high to showers with 220mm skirting tile
- 220mm high skirting tiles from the builder's standard range to WC and laundry
- Tile splash to kitchen (back wall only) from the builder's standard range

Bathroom, Ensuite & Toilets

- Three (3) bedrooms all with ensuites - 1, 2 and 3
- Laminate finish vanities from the builder's standard range with 20mm stone top
- 300mm tiled splashback and polished edge mirror above vanity
- Chrome mixers, towel rails and toilet roll holders
- Builders range toilet suite
- Semi-framed shower screens with clear safety glass
- Chrome finish shower mixer with shower rail
- Stylish above counter basins

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GENERAL EXTERIOR

External Floor, Wall & Roof Finishes

- Exposed Aggregate to entry portico from builder's standard range
- Tiles to undercover pavilion from builder's standard range (design specific)
- Face brick walls to the exterior of the home (design specific)
- Feature painted render, wall cladding, aerated concrete panels or tiled columns to façade (design specific)
- Colorbond roof from the builder's standard range of colour profiles
- Colorbond fascia and gutters from the builder's standard range of colours with painted downpipes
- 70mm pine wall frames with stabilized pine trusses
- External paint to manufacturers standard specifications from builders standard range of colours

External Doors & Windows

- Paint grade solid core front door with glazed panels and lever set handle from builder's standard range – 2040mm high
- Powder-coated aluminum windows from the builder's standard range of colours and transparent glass to all windows and doors
- Translucent Laminate (opaque) glass to bathroom, ensuite, WC, powder room
- Keyed locks to all opening windows and sliding doors
- Insect screens to opening windows & sliding doors (excluding front door)
- Remote control panel lift garage door from the builder's standard range
- Digital locks to entry door and bedrooms 1, 2, 3 and media room (design specific)

Landscape

- Exposed aggregate concrete driveway
- Fencing to external boundaries as per attached plans with one (1) treated pine gate
- Turf to front & rear yard with gravel to sides behind return fences (site specific)
- Up to 10m² of garden with a variety of up to twelve (12) plants 140mm or 200mm pot sizes and mulch to garden bed
- Letterbox with house number
- Clothesline – fold down
- Two (2) external garden taps
- Painted side returns to front fence, colour to suit scheme