





Inclusions

PRE-CONSTRUCTION

Preliminary Inclusions

- HIA fixed price contract
- Plans and home building specifications
- SDA Certification and Council building application fees
- Twelve (12) month maintenance warranty
- Engineering soil test 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
- 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)
- Pedestrian access to boundary to conform with compliant gradients (design specific)

Energy Efficiency

- 7 star energy rating or equivalent
- Insulation under roof R3.0
- Wall sarking externally
- Wall insulation as required to meet energy rating

ELECTRICAL

- Earth leakage safety switch and circuit breakers
- Single phase underground power connections from existing supply point
- 6kw solar system (up to 16 panels), and 5kw inverter
- Meter box will be installed on the side nearest mains connection point
- Smoke detectors (hard wired with battery back-up) and Emergency lighting as per plans and building regulations
- Electric hot water storage system (250 litres)
- Isolator switch to Hot Water System & A/C Motor
- TV antenna to roof – location TBD on site
- Ducted Air Conditioner with up to five (5) zones and up to eight (8) outlets – design specific. Each Living and Bedroom to have separate zone and Temperature sensor including Air Touch 5 controller
- 2 Downlights to eaves above garage door
- Capped GPO at window head provided to comply with future window blind automation (to living and bedrooms only)
- UPS (battery) to be located in Garage
- Dimmer switches to all Bedrooms and Living areas

Inclusions

ELECTRICAL PER AREA

Occupant Bedroom

- 4 Downlights
- 2 Double GPO
- 2 Double GPO - backup power
- 1 Single GPO - backup (door head)
- 1 Single GPO - to each window head
- 1 Single GPO to ceiling
- 1 Ezy-Fit Blade Fan (4 blade white)
- 1 TV point
- 1 Data point
- A/C Temperature Sensor
- 1 Intercom

Bedroom 1

- 2 Downlights
- 2 Double GPO
- 1 Ezy-Fit Blade Fan (4 blade white)
- A/C Temperature Sensor
- 1 TV point
- 1 Data point
- 1 Intercom

Occupant Ensuite

- 2 Downlights
- 1 Double GPO
- 1 Exhaust Fan (if required)
- 1 Single GPO - Backup (Door Head)

Bathroom

- 2 Downlights
- 1 Exhaust Fan (if required)
- 1 Double GPO

WC

- 1 Downlight
- 1 Exhaust Fan (if required)

Laundry

- 1 Downlight
- 1 Double GPO
- 1 Exhaust Fan (if required)

Garage

- 3 Double GPO (Garage Door, NBN and one on rear wall)
- 1 Strip Fluorescent Light (single)

Kitchen

- Downlights to suit plan
- 1 Double GPO
- 6 Single GPO (refrigerator space, microwave, oven, rangehood, dishwasher and adjustable benchtop)
- LED strip lighting to underside of all overhead cabinets
- 1 Intercom

Living

- Downlights to suit plan
- A/C Temperature Sensor
- 2 Double GPO
- 1 Data point
- 1 TV point
- 1 Ezy-Fit Blade Fan (4 blade white)

Dining

- Downlights to suit plan
- 1 Double GPO
- 1 Fan (4 blade white)

Media (If Applicable)

- 4 Downlights
- A/C Temperature Sensor
- 1 Ezy-Fit Blade Fan (4 blade white)
- 1 Double GPO
- 1 Data point
- 1 TV point

Pavilion

- 1 Ezy-Fit Blade Fan (4 blade white)
- 1 External Double GPO
- 1 Downlight

Portico

- 1 Downlight
- 1 Intercom

Hallways

- Downlights to suit plan

Inclusions

INTERIOR GENERAL

General

- 2700mm nominal ceiling height
- Ceiling paint to manufacturers standard specifications
- Three (3) coat internal paint system to paint manufacturers specifications
- Minimum 30% luminance contrast to doorways
- 90mm paint grade coved cornice, 42mm paint grade architraves and 66mm paint grade skirting
- AAA rated water saving shower heads/tapware
- Minimum P3 or R10 slip resistance Vinyl Plank Flooring from the builder's standard range
- Internal and external builder's house clean
- Minimum P4 slip resistance to Garage floor
- Provide 2100mm head height to doors, windows, shower screens, mirrors and overhead cabinetry
- 650mm wide laminate cupboard with adjustable height shelves to be provided

Internal Doors & Windows

- Paint grade flush panel internal doors with a minimum clear open width of 950mm from builder's standard range - 2040mm high
- Compliant Internal door handles from the builder's standard range
- Block out roller blinds to applicable windows, excluding bathroom, ensuite, WC, powder room
- Minimum 1400mm wide robe including one (1) continuous shelf & hanging rail under (design specific)
- White vinyl, chrome framed sliding doors to bedroom robes with 600mm wide fixed shelving unit with 4 shelves to each robe
- White vinyl, chrome framed sliding doors to storage cupboards. Four (4) equally spaced shelves internally

Kitchen & Laundry

- Laminate finish cupboards (soft close) and kicks from the builder's standard range
- Pull out Pantry (one per participant)
- Plasterboard bulkhead to overhead cabinetry

- 20mm stone bench tops to kitchen from the builder's standard range
- 600mm electric appliances including side opening oven, cooktop, slide-out rangehood & drawer style dishwasher
- Stainless steel overmount kitchen sink from the builder's standard range
- Compliant chrome sink mixer
- Provision for microwave space
- Capped water point to Fridge space
- Metal laundry cabinet with compliant mixer tap
- Tile splashback to Laundry
- Linen cupboard with four (4) fixed white melamine shelves (design specific)

Internal Tiling

- 450mm X 450mm Minimum P3 or R10 slip resistance ceramic tiles to wet areas from builder's standard range
- Occupant ensuite: full height tiling (as per plans)
- 220mm high skirting tiles from the builder's standard range to WC and laundry
- 600mm x 300mm Tile splashback to kitchen (back wall only) from the builder's standard range
- Bathroom: 2100mm high to showers with 220mm skirting tile (as per plans)

Bathroom, Ensuite & Toilets

- Compliant wall-mounted basin unit with bottle trap from builders standard range as per plan where applicable
- Laminate finish vanities from the builder's standard range with 20mm stone top and Square above counter basin as per plan where applicable
- 300mm tiled splashback (as per plan where applicable) and polished edge mirror above vanity
- Compliant chrome mixers, towel rails, shower rails and toilet roll holders
- Compliant toilet suite from builder's range
- Semi-framed shower screens with clear safety glass as per plan where applicable
- Compliant shower curtain & rail as per plan where applicable

Inclusions

EXTERIOR GENERAL

External Floor, Wall & Roof Finishes

- 450mm x 450mm P4 or R11 Slip resistance tiles to entry portico from builder's standard range - zero threshold
- 450mm x 450mm P4 or R11 Slip resistance tiles to undercover pavilion and balcony from builder's standard range - zero threshold (design specific)
- Bricks with natural mortar from builder's standard range and painted light weight cladding to the exterior of the home (design specific)
- Feature painted render, wall cladding, aerated concrete panels or tiled columns to facade (design specific)
- Colorbond roof from the builder's standard range of colour profiles - as per plans
- Colorbond fascia and gutters from the builder's standard range of colours with painted downpipes
- Termite treated 70mm pine wall frames with stabilized pine trusses
- Engineer designed and approved structural timber wall framing, floor systems, lintels and trusses
- External paint to manufacturers' standard specifications from builders standard range of colours

External Doors & Windows

- Paint grade solid core front door with clear glazing and lever set handle from builder's standard range
- Powder-coated aluminum windows from the builder's standard range of colours with clear glazing to all windows & 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 garage door from the builder's standard range. 2400mm high Panel lift for Double garages and Roller for single garages
- Exposed aggregate pad provided to external doors (if required)

Landscape

- Exposed aggregate concrete driveway
- Minimum slip resistance of P4 to all access paths to dwelling as per plans
- 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 on hardstand as per plans
- Clothesline – fold down
- Two (2) external garden taps
- Provide exposed aggregate concrete 1660mm x 2600mm PAD to letterbox and 1400mm wide path from Portico to letterbox PAD

Rental Appraisal

Description	Total Per Annum
Brisbane East, QLD	
2 resident HPS + OOA per participant	\$81,326.00p/a
Reasonable Rent Contribution	
June 2024 RRC Rate per participant	\$12,058.00p/a
TOTAL INCOME PROJECTION	\$186,768.00p/a

Acronym Key

HPS:	High Physical Support
FA:	Fully Accessible
IL:	Improved Livability
OOA:	Onsite Overnight Assistance
RRC:	Reasonable Rent Contribution

DISCLAIMER

- *The actual rental amount will vary depending on the tenancy applications accepted*
- *The above amounts are based on the NDIS price guide over each category*

Thank-you.
For more information please speak to our specialist.

Contact:
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INCLUSIVE
GALLERY
GROUP

COLLECTION

Site Plan

FRONTAGE

13.07m

LOT SIZE

400m²

