

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
- 6kw solar system (up to 16 panels), and 5kw inverter in two storey designs only

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, master & 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
- One (1) phone point as per plan
- 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
- Two (2) x pendant lights to kitchen island (or breakfast bar) from builders standard range (design specific)
- One (1) split system air conditioner to main living area
- One (1) split system air conditioner to master bedroom

INCLUSIONS

GENERAL INTERIOR

General

- 2400mm 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
- Vinyl plank flooring to main living areas & carpet to remainder excluding wet areas 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)
- Enclosed timber stairs with matching timber handrail (design specific)
- 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
- Tiled splashback
- Linen cupboard with fixed shelves
- Microwave opening
- Melamine shelves to all kitchen cupboards and pantry

Internal Doors & Windows

- Paint grade flush panel internal doors from builder's standard range – 2040mm high
- Paint grade entry door with transparent glass inserts
- Internal lever door handles from the builder's standard range
- Block out roller blinds to applicable windows, excluding bathroom, ensuite, WC, powder room
- White vinyl, chrome framed sliding doors to bedroom robes. One (1) continuous shelf with hanging rail under
- White vinyl, chrome framed sliding doors to storage cupboards. Four (4) equally spaced shelves internally
- Privacy set to bathrooms and master bedroom
- 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

- 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

INCLUSIONS

GENERAL EXTERIOR

External Floor, Wall & Roof Finishes

- Exposed aggregate entry portico from builder's standard range
- Tiles to undercover pavilion and balcony 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
- Semi frameless glass balustrade to first floor external balconies (design specific)
- 70mm pine wall frames with stabilized pine trusses

External Doors & Windows

- Paint grade solid core front door with glazed panels and lever set handle from builder's standard range – 2040mm high
- External doors 2100mm high and windows at 2100mm head height
- Powder-coated aluminum windows from the builder's standard range of colours with transparent glass 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 panel lift garage door from the builder's standard range

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

FAÇADES



Contemporary



Hamptons



Realist



Modernist



Surrealist



Urban



Expressionist



Cubist



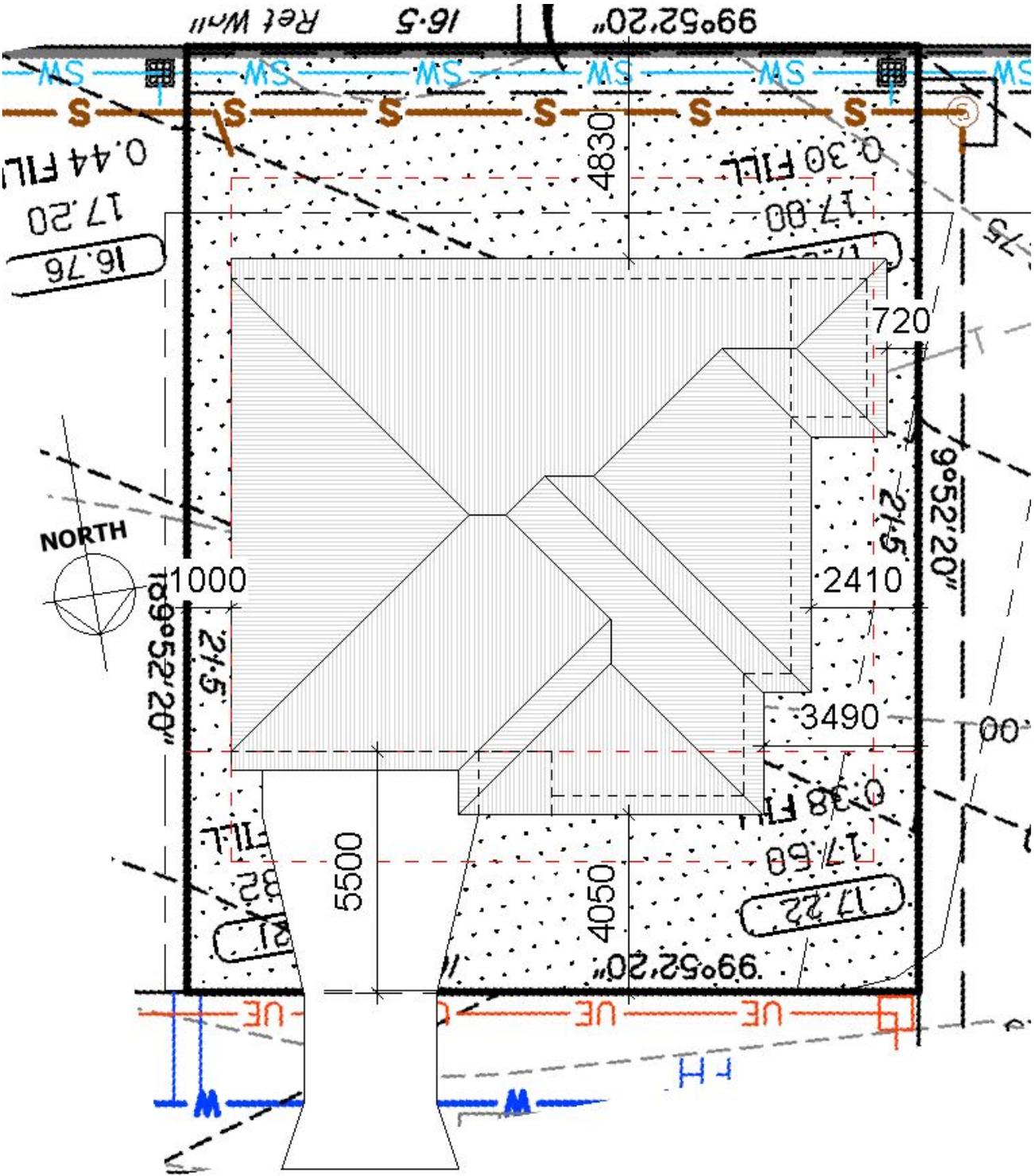
Alto

*Façade selection to be submitted with EOI

SITE PLAN

FRONTAGE | 16.5

LOT SIZE | 355.0



RENTAL APPRAISAL

FOR THE PROPERTY SITUATED AT Bracken Ridge, Queensland, 4017

03-12-2024

To Whom it may concern,

With an extensive rent roll of over 650 homes, we have diligently reviewed the properties we currently manage in close proximity to the subject property.

I believe this 4 bedroom and 2 bathroom residence would rent for approximately \$770.00 to \$880.00 per week, at the current time of the year.