



## FLOOR AREAS

GARAGE	40.06 m <sup>2</sup>
LIVING	118.52 m <sup>2</sup>
PAVILION	10.62 m <sup>2</sup>
PORTICO	3.07 m <sup>2</sup>
TOTAL	172.28 m <sup>2</sup>

- HOUSE TOTALS -	11.15 m x 17.31 m
BED 1	2.97 m x 3.39 m
BED 2	3.00 m x 3.19 m
BED 3	3.30 m x 3.10 m
GARAGE	5.70 m x 6.00 m
KITCHEN / MEALS	6.07 m x 3.84 m
LIVING	3.25 m x 2.80 m
MPR	3.30 m x 3.25 m
PAVILION	3.27 m x 3.25 m

# FAÇADES



Contemporary | Included



Realist | Included



Hamptons | Included



Modernist | \$4,500



Surrealist | \$4,500



Alto | \$5,900



Cubist | \$5,900



Expressionist | \$5,900

\*Façade selection to be submitted with EOI

# 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



# INCLUSIONS

## 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

# INCLUSIONS

## 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 10m<sup>2</sup> 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

# SITE PLAN

FRONTAGE | 14.25

LOT SIZE | 352.0

