



Virtuoso 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

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 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)

Energy Efficiency

- 6 star energy rating or equivalent

ELECTRICAL

- Earth leakage safety switch and circuit breakers
- Three 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 plans to comply with building regulations
- One (1) phone point as per plan
- Exhaust fans as per plan - where required as per 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 builder's standard range (design specific)
- Daikin ducted air conditioning - size dependent on plan

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INTERIOR GENERAL

General

- 2700mm nominal ceiling height (ground and first floor)
- 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, vinyl plank flooring to main living areas
- Internal and external builder's house clean
- Enclosed open timber stairs. Frameless glass balustrade and stained timber handrail, or half weight wall (plan specific)
- Insulation under roof R3.0
- Wall sarking externally
- Wall insulation as required to meet energy rating

Kitchen & Laundry

- Laminate finish cupboards and kicks from the builder's standard range
- 40mm engineered stone bench tops to kitchen with waterfall ends
- 900mm Smeg electric appliances including oven, cooktop, undermount ducted rangehood, semi-integrated dishwasher & microwave with trimkit.
- Deluxe stainless steel undermount kitchen sink
- Polished kitchen mixer with pull out hose
- Metal laundry cabinet with mixer tap (where applicable)
- 45L drop-in laundry tub
- Melamine shelves to all kitchen cupboards and pantry

Internal Doors & Windows

- Paint grade flush panel internal doors from builder's standard range - 2040mm high
- Internal door handles from the builder's standard range
- Block out roller blinds to applicable windows, excluding bathroom, ensuite, WC, powder room
- Colourboard - walk in robe to master bedroom with two (2) drawers and two (2) shelving units with four (4) shelves with overhead shelf and hanging rail under
- Mirrored sliding doors to all bedrooms with internal shelf, one (1) shelving unit with four (4) shelves and hanging rail in white melamine
- Privacy set to bedrooms and master bedroom
- Chrome flush mount cavity slider handles - as per plan

Internal Tiling

- 600mm x 600mm designer tiles to wet areas and main living areas from builder's standard range - as per plan
- Bathroom and ensuite: full height tiling
- 220mm high skirting tiles from the builder's standard range to WC and laundry
- Feature tile splashback or glass splashback to laundry

Bathroom, Ensuite & Toilets

- Laminate finish vanities from the builder's standard range with 20mm engineered stone top
- Large frameless mirror above each vanity
- Chrome mixers, towel rails and toilet roll holders
- Ceramic back wall toilet suite
- Frameless shower screens with clear safety glass 2400mm high
- Stylish above counter basins

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EXTERIOR GENERAL

External Floor, Wall & Roof Finishes

- Exposed aggregate entry portico from entry builder's standard range
- Tiles to undercover pavilion and balcony from builder's standard range (design specific)
- Select range of bricks with natural mortar from builder's standard range - colour specific to theme
- Wall cladding, aerated concrete panels, feature panels, rendering and columns (design specific)
- Colorbond roof from the builder's standard range of colour profiles
- Colorbond fascia and 125mm quad gutter to match
- 70mm pine wall frames with stabilized pine trusses
- Engineer designed and approved structural timber wall framing, floor systems, lintels and trusses
- Semi frameless glass balustrade to first floor external balconies (design specific)
- External paint to manufacturers' standard specifications from builder's standard range of colours

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 - as per plans
- Letterbox with house number
- Clothesline – fold down
- Two (2) external garden taps

External Doors & Windows

- Paint grade solid core front door with glazed panels and lever set handle from builder's standard range – 2400mm high
- Power-coated aluminium windows from the builder's standard range of colours with transparent glass to all windows & doors (design specific)
- 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 doors)
- Remote control panel lift garage door from the builder's standard range
- Doors and windows at 2400mm high
- Entry lever handle - bright chrome finish - Gainsborough tri lock contemporary align
- Hume Newington XNI or XNS paint grade entry door with transparent glass inserts or Savoy timber XSII / or XS45 - cubist/ expressionist façade only. 920mm wide x 2400mm high.