



QBCC 1147795

STANDARD INCLUSIONS

COUNCIL & PRELIMINARIES

- Full set of plans (minimum six star energy rating).
- Fully engineered structural and footing design to suit N3 wind rating.
- Preparation and lodgment of building and plumbing applications to the value of \$3,000.00.
- Home Warranty Insurance for onsite work.
- Soil Test to the value of \$550
- Onsite Sewerage Design to the value of \$660

BASE FRAME & FOOTINGS

- 900mm deep concrete footing with reinforcing bar (concrete to the value of \$250 p/cubic meter).
- Galvanised 75x75x3mm Steel Adjustable stumps affixed to underfloor steel chassis at 600mm above ground. (Specified in excess of N3 wind rating).
- Underfloor RHS 150x75 PFC steel chassis.
- RHS Duragal galvanized 100x50x2mm steel floor joists.

FLOOR & FRAMING

- Termite treated 22mm particleboard flooring, glued and fixed with twist nails.
- H2 termite resistant Laser frames with 450mm centers and trusses (25 years manufactures warranty).
- Structural plywood wall-bracing around whole home.

ROOFING

- 12° roof pitch Colorbond Corrugated sheeting- your choice of standard colours (other sheeting profiles are available)
- Colorbond guttering, fascia and flashings (NB: downpipes not included).
- 350mm wide eaves with hardiflex.

CLADDING

- Sisolation wrap beneath all cladding.
- Your choice of painted Millwood Ruff Sawn Weathertex or Colorbond Corrugated Cladding (other profile upgrades are available for both Weathertex and Colorbond)

INSULATION

- Earthwool R3.5 insulation batts to all ceilings.
- Earthwool R2.5 insulation batts to all external walls.

WINDOWS & DOORS

- G James 5mm thick grey tinted aluminum windows and doors
- Colour matching flyscreens to all windows & barrier screens to all doors.
- Solid feature front and rear entry doors with weather seals.

INTERNAL LINING & FIXOUT

- 2400mm high ceilings (option of 2700mm high, raked ceilings & bulkheads are available)
- 10mm Plasterboard to ceilings and wall with 90mm cove cornice.
- Wet areas lined with Villaboard.
- Painted internal Oakfield Colonial doors throughout.
- 4 options of Quality door furniture throughout.
- 68mm Colonial finger join skirtings & 42mm architraves

PAINTING

- 3 coat paint system internally with your colour choice (multi-colour indoor paint schemes are extra).
- External painting with your colour choice

CARPET & VINYL

- Choice of quality carpet from allowance installed on gold underlay to bedrooms and lounge.



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- Choice of luxury plank vinyl floor covering from Karndean Flooring allowance to kitchen, living, dining and hallway areas. (Laminated, Timber and Tile flooring upgrades are available)

TILING

- Choice of tiles from Beaumont Tiles silver builders range.
- Full ceramic floor tiling with skirting tile to all bathrooms, ensuites, WC and laundry.
- Bathroom/ensuite walls tiled to 900mm high over bathtub, shower recess to 1800mm high with skirting tile to remainder.
- Full height splashback between vanity and mirror in bathrooms & ensuites.
- Full height splashback between kitchen bench and overhead cupboards.
- 1 tile high splashback over laundry benchtop

CUSTOM MADE KITCHEN

- Full-size Laminated kitchen cabinets with post formed Laminated benchtop. (2-pac cupboards, Granite & timber benchtop upgrades are available).
- Soft closers to all cupboard doors and drawers on metal rollers.
- Overhead wall cabinets as specified on plan
- Provision for microwave and dishwasher.
- Westinghouse Stainless steel 60cm wide electric wall oven with separate 4 burner cooktop (option of gas or electric).
- Westinghouse Stainless steel retractable rangehood over cooktop.
- Westinghouse Stainless steel dishwasher.
- 1&1/4 bowl stainless steel sink with chrome flickmixer tap.

WET AREA FITTINGS & FEATURES

- Custom made vanity with 900mm high mirror to bathroom & ensuite.
- Pivot-door shower screen with powdercoat frame as per plan.
- Built-in bath with headrest where shown.
- 4 lamp combination heater/fan/light to bathroom and 2 lamp combination to ensuite.
- Quality Double Stainless Steel towel rails (one per bathroom).
- Dual-flush toilet suite with chrome toilet roll holder.
- Quality chrome-plated solid brass tapware, including washing machine taps.
- Custom made Laminated bench cupboard (where shown on plan) with 45 litre stainless steel tub insert to laundry. (Freestanding tub in homes under 100sqm).

ROBES & LINEN

- Hume smart robe Oakfield Colonial sliding doors to all built-in-robos.
- Built-in-robos to all bedrooms with combination of hanging space with shelf above and 1 bank of shelves.
- Two banks of shelves to each walk-in-robe.
- Laminated shelving to all robes and linen cupboards.

ELECTRICAL & LIGHTING

- All electrical complete within your home ready for onsite connection
- Energy efficient LED downlights throughout home (2 per room)
- 2 double power points in each room throughout (1 double in wet areas).
- One (1) TV (draw wires only).
- Wired in smoke detectors.
- Oven isolating switch.
- Choice of an internal circuit board or external meter box
- 2 external power points.
- 1 downlight in soffit over entry doors.



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PLUMBING

- Quality chrome tapware throughout home with flickmixer taps to Kitchen and Laundry.
- All plumbing work tested in factory.
- Rinnai 26 high flow instantaneous gas hot water unit supplied ready for onsite connection (Rinnai 20 for all homes under 150sqm)

VERANDAHS (WHERE APPLICABLE)

- Constructed on steel adjustable stumps with steel bearers and joists (same as house)
- 90mm x 19mm merbau hardwood decking.
- Merbau verandah posts and beam
- 9 rows of Stainless Steel Wire balustrade (other balustrade options are available.)
- Natural decking oil to decking boards.

STAIRS & LANDINGS

- One (1) 1.0m x 1.0m merbau hardwood landing and stairs with 1.0m wide oiled hardwood stairs and single handrail to each external door (allowance of 3 treads per set of stairs)

DELIVERY

- Traffic Management Report
- Required Permits & Fees- Main Road, Queensland Rail, Telstra, Regional Council, Ergon
- 2 Police Escorts & 2 wide load Pilots
- Delivery in one (1) piece unless plan specifies otherwise

QUALITY CONTROL & WARRANTIES

- Quality and statutory inspections of the frame, plumbing, waterproofing & finish during construction.
- Full internal builders clean and pre-handover quality check.
- Six (6) year structural defects warranty.
- Twelve (12) month minor defect warranty.
- All appliance/manufacture's warranties.

CLIENTS RESPONSIBILITIES

- Connection of services – phone, power, water, hot water system, septic or sewerage, drainage & storm water inc downpipes)
- Onsite Earthworks inc Site preparation and site stabilization (removal of trees & fences, clearing & levelling,)

ADDITIONAL COSTS (IF APPLICABLE TO YOUR SITUATION)

- Extra Energy efficiency requirements (depend on your region)
- Cyclone, Flood & Bushfire prone area requirements outside our standard inclusions (depends on your region)
- Extra relating to stump depth (900mm) / height (600mm) depending on soil test & slope in land etc
- Extra stair treads and balustrade for height over 600mm
- Cross Bracing including bracing report if home is 900mm above ground
- Veranda & landing balustrade if home is over 900mm above ground
- Changes to plans after the plan has been submitted to the Draftsman
- Council development planning and application requirements
- Equipment Hire inc Crane Hire and Tow truck if required due to bogging
- Council requirements other than those included in our standard inclusions (eg. water tanks, site setup surveying, skirting's under the house etc)
- All earthworks inc Rock Excavation
- Heat pumps (if required)
- Ferries or Barges (if required)



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