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RANGE OF DESIGNER INCLUSIONS

Following are our Designer Range of Inclusions that will be included in our price to build your home.
Notification will be required prior to quoting if you should wish to upgrade any items.

Should you wish to discuss these inclusions, please do not hesitate to contact us.

This document is subject to change without notice.
(June 2017 Edition)



PROFESSIONAL COLOUR CONSULTANT

Included to assist you with selections (no time limit)

GENERAL INCLUSIONS

Fixed price contract
All standard Council Fees relating to Building and Plumbing Approval
Q Leave fees
QBCC Building Services Insurance
All plan preparation
Soil Test
Engineers footing and slab design
Conventional footing and slab system (**No Waffle Pod slab system**)
Builders clean inside and out upon completion
Energy Efficiency Report 6 stars to meet BERS assessment

SITE WORKS/ENGINEERING

M Class Site Classification
Site cut, cut & fill excavation for up to 1 metre site fall - unless otherwise quoted
Provision for all-weather access & silt control
Temporary site fencing
Site amenities – toilet
N2 wind classification
Site clean during construction to remove builder's debris
Full site clean on completion
Excess excavation material will be stockpiled on site
Concrete pumping to footing & slab
Building Set Out by Surveyor

TERMITE PROTECTION

Termimesh to all penetrations and to full perimeter of house

CONSTRUCTION – EXTERNAL AND INTERNAL WALL FRAMING

2590mm ceiling height (lowset and lower level of double storey)
2440mm ceiling height (upper level of double storey)
Tie down rods to external walls (metal roof)
Seasoned pine frame – studs at 450 centres
Trusses 600mm spacing

BRICK WORK

Lowset Home

Rendered front with Face brickwork to sides and rear from Designer Range PGH & Austral with natural or off-white mortar (Plan Specific)

Highset Home

Rendered front with Face brickwork to sides and rear lower level from Designer Range PGH & Austral with natural or off-white mortar and cladding. Upper level light weight cladding. (Plan Specific)

Please ask Sales Consultant for Designer Range Brick Options

ROOF TILES/COLORBOND

Colorbond Roof
Sisalation to whole roof

FASCIA & GUTTER

Colorbond fascia and quad gutter (standard colorbond colours)

INSULATION

R2.5 Insulation batts to ceiling
R1.5 Insulation batts to external walls
Sisalation to external walls
Sisalation to whole roof

WINDOWS

Powder coated aluminium sliding windows and doors
Standard builders colour range in showroom

GARAGE DOORS

4.8m x 2.1m Colorbond panelift automatic door Premier Range with 2 remote handsets

FRONT DOOR & FURNITURE

Painted Front Door: 820w x 2100h Madison Range with Clear Glass

PMAD 4 G – Clear Glass

Or PMAD 0 4 – Clear Glass

Or PMAD 101 – Clear Glass

Or PMAD 104 – Clear Glass

Or PMAD 106 - Clear Glass

Or PMAD 111 – Clear Glass

Furniture: Gainsborough Tri-Lock

REAR DOOR & FURNITURE

Painted rear door : Corinthian – Duracote 820w x2100h paint finish

Furniture: Gainsborough - Governor Combination set with deadlock

INTERNAL DOORS & FURNITURE

Internal Doors	Corinthian PMDF Flush Door (2040H) Or Corinthian MOTP 2 (2040H) Or Corinthian MOTP 2V (2040H) Or Corinthian MOTP 3D (2040H)
Robe Doors	Sliding door to robes as per plan – vinyl coated with a powder coated metal frame
Internal Door Furniture	Gainsborough Trade Pro range Lennox Braxton Laurent Tanner Privacy sets to Bathrooms & Bedroom 1
Skirtings	68x11 Splayed Pine
Architraves	42x11 Splayed Pine

SHELVING

Bedroom 1 Walk In Robe	Top Shelf in White Melamine Board with hanging rail
Bedroom Robes	Top Shelf in White Melamine Board with hanging rail
Broom Cupboard	Top Shelf in White Melamine Board
Linen	Four Shelves in White Melamine Board

CONSTRUCTION – INTERNAL

Walls Internal	10mm Gyprock
Walls Wet Area	6mm Villaboard
Ceilings	13mm Gyprock
Cornice	90mm Gyprock
Alfresco Ceiling	10mm WR water resistant gyprock with treated timber moulding

STAIRS AND HANDRAIL

Internal Stairs stain grade durian with timber balustrade posts and handrail with stainless steel wire or 12mmx12mm aluminium uprights (Plan Specific)

PLUMBING SUPPLIES

Note: All tapware comes with a 7 year warranty

Kitchen Sink	Abey 1.75 Sink with drainer 1TH 1080x480mm
Kitchen & Laundry Tap	Streamline Axis mixer square or round
Laundry Tub	Abey 45Ltr Flushline laundry tub with single bypass
Basin	Azzurra Rettangolo 530 DI basin 1 TH with overflow Or Azzurra Ovale 530DI Basin 1 TH Or Azzurra Rettangolo 550SS Basin 1 TH Or Azzurra Cirque 420AC Basin 1 TH
Basin Taps	Axis Basin Mixer - square or round
Shower Rail	Methven Maku Rail Shower Or Flexispray Tetro Rail Shower
Shower Mixers	Axis Wall Mixer - square or round
Bath	Decina Fabrino 1675x765x440mm Bath
Bath Tap	Axis Wall Mixer - square or round with swivel spout
Toilet	Azzurra Basso BTW Toilet Suite with soft close seat
Bathrooms Accessories	To match Tapware Toilet roll holders to WC Double towel rails to Bathrooms Hand towel rings to Powder Rooms Floor wastes to bathrooms, smart tile insert
Hot Water System	Rinnai HotFLo 250 Ltr Electric Storage HWS 3.6Kw
Hose Taps	3 supplied Water Tap to Fridge and Provision for Dishwasher

DRAINAGE

Drainage as per Local Authorities approved plan on blocks up to 1000m2
Storm water to storm water drain or kerb adaptor

ELECTRICAL

Power connection to 15m underground (single phase)

Light points and power points as per electrical plan (plan specific)

LED downlights throughout

IXL 3 in 1 exhaust fans to bathrooms and ensuites

External lighting 2 x twin security motion sensor, 1 x bunker light, 2 x front feature lights
Any feature lighting supplied by client may incur additional installation costs

Smoke Detectors as per wiring regulations

3 x TV Points	Coaxial Cable to Roof
2 x Phone Points	(connection by Owner)
	Builder responsible for conduit & draw wire only for Lead-in

Provision for NBN wiring
TV Antenna

APPLIANCES

Omega appliances are European made and come with a 5 year warranty

Omega 60cm Multi-Function Stainless Steel (00653X)

Omega 60cm Ceramic Cooktop Black (OC64TZ)

Omega 60cm Slide out Range Hood Stainless Steel (ORT6WXA) ducted externally

KITCHEN, LAUNDRY & VANITIES

Kitchen	20mm Smartstone benchtop (Smartstone standard range) Laminated doors with PVC edge All drawers and cupboards to kitchen - soft close Overhead cupboards to 2.4m high ceiling included and also over refrigerator area Ceilings over 2.4m high – overhead cupboards to bulkhead or custom wood infill 3 Pot drawers 4 Standard drawers Provision for dishwasher, microwave and fridge
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Vanities	Laminate with 180° rolled edge to bench top Laminated Doors with PVC edge 1 Set of Drawers soft close
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Laundry Bench	Laminate with 180° rolled edge to bench top Laminated & 2 Doors with PVC edge
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TILING

Tiling to Wet Area Floors and Main floor areas

Tiling to Wet Area Walls – 2m high in the shower recess, 1 tile high over vanity, over bath tiled to height of vanity tile and 1 tile high to rest of walls

Wet Areas and Main floor – Ceramic tiles to the value of \$25.00 per square metre

NB: Tiles to be no larger than 450 x 450 in wet areas (larger tiles will incur an extra cost to lay)

Tiled splashback to kitchen

Tile Insert floor wastes to bathrooms

SPLASHBACK

Kitchen – Tiles

Pantry - Tiles

SHOWER SCREENS & MIRRORS

Semi-frameless shower screens with clear laminate glass

Mirror over vanities full length of vanity – 1000mm high with 1 tile splashback – Micro Edge Mirror

PAINTER

Fully painted throughout 3 coat system

Ceilings White - 1 colour throughout –Taubmans Flat Acrylic

Walls - 1 colour throughout – Taubmans Living Proof Silk

Doors, Skirting & Architraves - 1 colour throughout – Taubmans Acrylic Gloss Enamel
(to be same colour as walls)

Eaves - 1 colour throughout -Taubmans Acrylic (lowsheen or satin)

CARPET

Carpet to Bedrooms and Robes

Carpet to Media, Study, Rumpus and Upper hallways (plan specific)