

INCLUSION RANGE

INCLUDED:

GENERAL

- Council fees & QBSA fees (Brisbane City Council only)
- Engineers soil test and contour survey
- Contractors all risk insurance, portable long service & training
- Workplace health & safety
- Wind category W33/N2
- Colour consultancy service (internal colours only)
- Internal piping (for future AC)

ENERGY EFFICIENCY (6 STAR)

- R2.5 insulating batts to ceilings
- Thermofoil sarking to external wall frames
- Thermofoil sarking to roof
- R1.5 wall batts to external light weight cladded walls
- 1 x ceiling fan/lights to Alfresco & Bedrooms living areas (design specific)

MAINTENANCE

- Six months minor defects period
- Six years major defects (QBSA)
- Stainless steel mesh physical termite barrier to slab penetrations & house perimeter

SITWORKS, FOOTINGS & SLAB

- Designed to suit soil conditions as per AS2870.1996
- Waffle raft system
- Site works
- All stormwater and sewer costs (provided serviced site provided)
- Water service allowance (potable & recycled)
- Electrical mains (single phase underground)

PLUMBING

- Instantaneous gas hot water system (design specific)
- 2 garden taps (1 x recycled & 1 x potable)
- Water tempering device to AS3500
- Chrome plated plastic floor wastes throughout

BRICKS

- | | |
|---------|--|
| Austral | Urban One |
| | Terranova |
| | Precision |
| | Purpose Made Common (bag & paint area) |
| PGH | New Naturals |

GARAGE DOORS

- Sectional overhead or roller door as per plan
- Remote to garage door
- Profile - 'Contemporary' or 'Roller'

FRONT DOOR

- Corinthian - 'Urban' PURB4, PURB04, PURB101, PURB104 (paint grade)
- 'Solidcarve' PSC1 (paint grade)
- Gainsborough governor 840 entrance lock
- Raven RP4 door seals to external hinged doors

WINDOWS & SLIDING GLASS DOORS

- Aluminium powder coated frames
- Keyed locks to windows, laundry SGD (single sided) and carport

TILES

- Ceramic tile supply allowance \$22.00/m2

LINING

- 10mm plasterboard to walls
- 6mm villaboard to bathroom walls
- 13mm plasterboard to ceiling

CORNICE

- 90mm cornice throughout

DOOR JAMBS

- Pine internal door jambs to bathroom & ensuite, MDF to remaining

SKIRTING & ARCHITRAVE

- 68 x 12mm preprimed MDF
- colonial/classic/bullnose/splayed
- 42 x 12mm preprimed MDF
- colonial/classic/bullnose/splayed

BUILT-INROBES

- Vinyl sliding doors
- Hanging rail & particleboard shelf

STORAGE

- Vinyl sliding doors or hinged 'readicote' (design specific)
- Linen and broom by carpenter with 4 particleboard shelves

PAINT

- 3 coat paint system
- Ceilings & cornice in white
- One colour paint to walls
- One colour gloss painted skirting/architraves/doors

INTERNAL DOOR FURNITURE

- Corinthian 'Readicote' Flushpanel doors
- Gainsborough Lever (G4 Series) Amelia, Lianna & Olive (Builder's nominated range) (design specific)
- Privacy locks to WC & bathroom, ensuite & bed 1 (design specific)
- Designs C and G (design specific)

LAUNDRY

- 30-45 litre freestanding laundry tub (white powder coated cabinet with white polymer tub) (design specific)

BATHROOM

- Aluminium hob to showers (design specific)
- Stegbar- 'softline' shower/bath screens with plastic pull handle (design specific)
- Apollo white pressed steel shower/bath (size as per plan) (design specific)
- Cabinetmaker made vanity, semi-suspended with laminate doors (Laminate from builders range)

BATHROOM CONTINUED...

- Laminated top (Laminate from Builders range)
- Open towel shelves to vanities
- Imperialware 'Tribune' vitreous china drop in basin (semi-recessed - 'Avon', standalone - 'Compact') (design specific)
- Frameless mirrors to full length of vanity (polished edge)
- Shelf to vanities
- Heirloom 'Toledo' 600mm wide chrome double towel rail (1 per shower) or towel ring
- Heirloom 'Toledo' chrome toilet roll holder (1 per suite)

TOILET

- Imperialware 'Cathay' close coupled dual flush toilet suite (design specific)

KITCHEN

- Formica or Laminex laminate benchtops
- 600mm wide and doors (design specific) with The Fischer & Paykel (DD60S16) dish drawers dishwasher (design specific)
- Formica or Laminex pantry with 4 melamine shelves by cabinetmaker (design specific)
- Overhead cupboards to 2100 high as per plan
- Single cutlery tray
- Westinghouse GHR16S 600mm wide gas cooktop (design specific)
- Westinghouse RRE635S 900mm slideout rangehood - ducted externally
- Westinghouse 25 litre stainless steel convection microwave oven with trim kit (GEM252TK) (design specific)
- Dishlex OX103SK dishwasher (design specific)

SINK

- Activa 'Hobart' single bowl with single drainer (bowl and a half for the Types, C, D, F, G, I and J) (stainless steel with basket wastes (design specific)

TAPWARE

- Methven Milos flickmixer to kitchen sink (design specific)
- Methven Milos flickmixer to basins, showers & bath (design specific)
- Methven 'Cascade 1' HiRise shower head 200mm bath spout (design specific)

ELECTRICAL

- Earth leakage system
- Predominantly double GPO's
- 1 x 4 plug GPO
- Hardwired smoke alarms with battery back up
- 1-2 Telephone outlets (design specific)
- 1-2 x TV outlets (design specific)
- Light and power points allowance (incl. 100% min. Energy Efficiency Lighting)
- Solartubes and exhaust fans (design specific)
- Electrical provision for AC
- Fibre optic and data cabling

I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THE INCLUSIONS.

Customer Name

Signature

Date

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TURN KEY INCLUSIONS

INTERNAL

FLOOR COVERINGS

- Carpet (from builders nominated range) to Bedrooms, Robes, Stairs (if applicable) (Timber stairs - design specific) and upstairs hallways (if applicable)
- Timber laminate flooring (from builders nominated range) to Entry, Living, Kitchen, Dining & Hallways (design specific)
- Timber stairs (design specific) (Types C, F, I and J)
- Dry Areas Tiles (supply allowance \$22/m²) to Entry, Living, Kitchen, Dining & Hallways (design specific)

WINDOW COVERINGS

- Holland blind to kitchen (if applicable)
- Slimline to Bathroom, Ensuite & Laundry (if applicable)
- Blinds set within window frame (subject to detailed design)
- Film to sliding glass carport doors in lieu of drapes (design specific)

LIGHT FITTINGS

- Generous amount Satin Chrome Downlights throughout Living, Hallways, Entry, Porch areas
- Circular Fluro to Kitchen
- Stainless Steel Ceiling Fan/Lights to Bedrooms
- Stainless Steel Ceiling Fan to Living rooms
- Oyster or Wall bunker lights to Carport/Garage
- Round exhaust fan/light to wet areas, Solartubes to bathrooms for exhaust fan (design specific)

INTERNAL

SCREENS

- Flies to windows and sliding glass doors

EXTERNAL CONCRETE

- Exposed Aggregate with sealed finish (from builders nominated range) to driveways, porch and private open space

FENCING

- 1800mm high 'Good Neighbour' fence with capping rail to side and rear boundaries (if applicable)
- 1500mm high Painted horizontal batten fencing to side front courtyards and bin bays (if applicable)
- Single gate to return (if applicable)

LETTERBOX

- Brick letterbox finish in face brick
- Open sleeve to built in wall (design specific)

CLOTHESLINE

- Unit Line or Slenderline 16 clothesline (design specific)

LANDSCAPING

- Garden beds with 80mm mulch and treated timber edging (location design specific)
- Gravel areas with agglime to sides and rear (if applicable)
- Tropica turf (if applicable)

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