



GENERAL

- Fixed price contract.
- Price based on fully serviced standard building lot up to 800m²
- Contour survey.
- Engineers soil test and concrete foundation design.
- Engineers certification of concrete slab.
- Working drawings and specifications prepared by builder
- Building certification fees, plumbing and drainage fees, including inspections. (based on Brisbane City Council)
- PLSLA levy fee, QBSA Insurance on base price and contractors all-risk insurance.
- Appointment with Colour Consultant.
- Builder's house clean external & internal. Builder's debris only removed from site (EXCLUDES EXCESS SOIL)
- 6 months maintenance period.

SITE WORKS

- Cut & Fill up to 300mm site fall.
- Slab to suit Class 'S' classification. (NO PIERS)
- Connection including - sewer, 2 x storm water drains, Up to 10Lm of single phase underground power from main supply to meterbox and Up to 10Lm of water from meter to house all same side of road.
- N2 wind loading as per Building Code of Australia.

ACCESS

- Access to building site is the responsibility of the owner. Any cost incurred by builder due to difficult site access including crane hire and hand carting of materials is to be paid by the owner.

TERMITE TREATMENT

- Termite system to slab penetrations and 75mm minimum visual barrier to perimeter.

EXTERNAL

- Brick Veneer construction (where applicable) with single height face bricks with natural mortar and raked joints from builder's range.
- Colorbond metal fascia and gutters.
- Painted downpipes & meterbox.
- Quality aluminium windows and sliding doors. (builder's range)
- Colorbond sectional garage door. (builder's range)
- Front and rear garden tap. (location by builder)
- Feature front entry door (Corinthian Flair FL4 & FL9) with clear glazed sidelight. (where applicable)
- Quality entrance set (Governor 840).
- Concrete roof tiles. (builders range)
- Hip roof (25deg) with 450mm eaves.
- Quality pine wall framing and roof trusses.
- Quality external paint (builder's range) (One Colour Only.) (excludes brickwork)
- Thermotuff wall wrap to external walls.

INTERNAL

- Quality pine framing lined with 10mm plasterboard to walls and ceiling with 90mm cove cornice throughout.
- 2440mm ceiling height to single storey.
- R2.5 glasswool insulation batts to living area ceiling Only (excludes Garage/Porch/Alfresco ceilings)
- 67mm x 12mm pencil round skirting painted finish.
- 42mm x 12mm pencil round architrave painted finish.
- Gloss enamel paint to all internal doors and woodwork. (builder range) (Solver)
- Velvet sheen paint to all internal walls. (builders range) (Solver)
- Flat acrylic paint to all ceilings. (builder's range) (Solver)
- One colour Only to walls, arch's, skirt's & doors as standard.
- Corinthian Readicote internal doors.
- Built in wardrobes with aluminium framed sliding doors with coloured vinyl fronts, one melamine shelf with hanging rail to all bedrooms, Walk in robes to have one melamine shelf with hanging rail were applicable.
- Quality internal passage sets with privacy latches to Bedroom 1, Bathroom and WC. (Gainsborough Contractor Porcelain).
- Linen cupboard with four melamine shelves.

KITCHEN

- 1 ½ bowl stainless steel sink with mixer tap.
- Fully lined white melamine interiors with one intermediate shelf.
- Post formed laminated bench tops. (1 colour)
- Square PVC edged doors.
- Space for dishwasher with single power point & tap. (no connection provided)
- Decorator laminates. (1 colour) (builders range)
- Door handles (builders range)
- Site built plasterboard pantry with hinged door and four melamine shelves.
- Ceramic wall tiles up to 600mm over bench tops. (Floor tiles not included) (builders range)

KITCHEN APPLIANCESS

- Blanco "BS06000X" S/S multifunction oven.
- Blanco "BCER6X" S/S solid electric cooktop.

ELECTRICALS

- Rheem Integrity 20Lt gas hot water service. (Connection to supply by Client)
- Generous light and power points as per electrical plan.
- Smoke detectors hardwired to main supply with battery backup.
- One (1) television point with coaxial cable in ceiling.
- One (1) pre wired telephone point to kitchen.
- Automatic circuit breakers with earth leakage safety switch in single phase meter box.

BATHROOMS / WC's

- Drop in Vitreous China Basin (White)
- Laminated vanity cabinet. (no drawers)
- 1675mm white bath.
- Double towel rail & toilet paper holder in Chrome.
- Quality metal tapware in Chrome.
- Framed pivot shower screen with clear laminated glass.
- Aluminium framed mirror above vanity.
- Dual flush white toilet suite. (builders range)
- Ceramic wall tiles to shower walls, over bath, one tile above vanity and one skirting tile to remainder. (builders range)
- Ceramic soap holders to showers. (builders range)
- Ceramic tiled floor and shower base. (builders range)

LAUNDRY

- 45 litre white polymer tub/cabinet with by-pass.
- Quality 3 piece tapware in Chrome.
- Ceramic wall tile over trough with one skirting tile to remainder. (builders range)
- Ceramic tiled floor. (builders range)

Stylemaster Homes reserves the right to change prices, plans, specifications, materials and suppliers without notice.

Effective 21st April 2007
Stylemaster Homes reserves the right to alter Prices & Inclusions without notice