



STANDARD INCLUSIONS

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 REMOVAL)
 6 months maintenance period

SITE WORKS

Nil earthworks included (no import or export of fill is included)
 Slab to suit Class 'S' classification on level site (PIERING AND PUMP FOR SLAB ARE NOT INCLUDED)
 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
 Rock excavation/removal excluded
 Standard Sediment Control

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 round downpipes & meterbox

Quality aluminium windows and sliding doors (builder's range)

Colorbond sectional garage door (builder's range) MANUAL

Front and rear garden tap (location by builder)

Feature front entry door (Corinthian Panelcarve PPC4, PPC9 & PPC104) 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 & Garage ceiling areas only (excludes Porch/Alfresco ceilings)

67mm x 12mm pencil round skirting (paint finish)

42mm x 12mm pencil round architrave (paint finish)

Gloss enamel paint to all internal doors and woodwork. (builder

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)

Built in Linen cupboard with four melamine shelves

KITCHEN

796mm Double Bowl stainless steel sink with drain tray & mixer tap

Fully lined white melamine interiors with one intermediate shelf

Post formed laminated bench tops. (1 colour throughout)

Square PVC edged doors

Space for dishwasher with single power point & tap. (no connection provided)

Decorator laminates. (1 colour) (builder's range)

Door handles (builder's range)

Site built plasterboard pantry with hinged door and four melamine shelves

Ceramic wall tiles up to 650mm over bench tops. (builder's range) (Floor tiles not included)

KITCHEN APPLIANCESS

Blanco "OE604XP" 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 Oval Vitreous China Basin (White)

Laminated vanity cabinet. (no drawers)

1650mm white bath (Acrylic)

Single 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 (200mm high), over bath, one tile above vanity and one skirting tile to remainder (builders range)

Ceramic tiled floor and shower base. (builders range)

LAUNDRY

45 litre white polymer tub, metal 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)