

BUILDER SPECIFIC

GOLD INCLUSION RANGE

PRELIMINARY WORKS

Contour survey & soil test
Engineer consultation & design
Drafting of standard plans
Building permit, associated application fees & site inspections
Energy rating & certification
Statutory Q-Leave Levy & QBCC Home Warranty Insurance

EARTHWORKS

Geo-fabric sediment control, chemical toilet & waste receptacle
All weather access driveway
Earthworks to suit balanced cut & fill over the building platform
Site set out survey

PLUMBING

Connection of water, sewer & roof stormwater to existing pre-tapped junction
Two (2) off external garden taps attached to the dwelling
Minimum two (2) off 250mm x 250mm yard gullies connected to existing pre-tapped junction via separate 90mm PVC drainage line

CONCRETING

Piering - Engineer designed concrete piers to suit balanced cut & fill (where applicable)
Slab - Engineer designed reinforced concrete waffle pod slab construction to suit 'M' Class soil classification
Garage - 86mm step down from main slab

PEST CONTROL

Termite treatment system as required by the Local Authority to all slab penetrations & perimeter of dwelling

FRAMING

Prefabricated 70mm internally & externally untreated pine wall frames
Studs spaced at 600mm centres
Engineered designed roof trusses spaced at 600mm centres
Structural requirements to suit N2 wind classification

Nominal Ceiling Height 2400mm to ground & upper floors (where applicable)

Engineer designed floor joists spaced at 450mm centres
19 mm yellow tongue sheet flooring to first floor

ROOFING

Colorbond® fascia & quad guttering to roof perimeter
Premium concrete roof tiles from the Bristile 'Classic' range
Provision for roof safety rail to perimeter
90mm paint finish round PVC downpipes connected to the stormwater system

GLAZING

Powder coated aluminium framed windows & sliding glass doors with keyed locks
Frame colour from standard range
Obscure glass to bathroom, ensuite & WC
Paint grade timber reveals

EXTERNAL TREATMENTS

Brickwork - Single height face bricks to external walls from the PGH 'Classic & Naturals' range. Paint finish smooth render over common brickwork to feature front façade (where applicable)

Mortar - Raked finish brick joints with natural mortar

External Door Frames - Hume 'Weatherguard' entry frame with aluminium sill & full perimeter seal

Entrance Door - Hume 'Newington' range painted front door with translucent glazing

Entry Lock - Lane 'Celetta' lever set & double cylinder deadbolt to entry door

Other External Doors - Hume 'XF3' 1/3 clear glazed external door

Other External Door Locks - Lane 'Caletta' lever set & double cylinder deadbolt

Garage - Remote operated automatic Colorbond® sectional garage door including 2 hand remote opening transmitters & 1 internal wall mounted opening transmitter

Eaves - 4.5mm unvented F.C sheeting as level eave soffits to perimeter of home (where applicable)

4.5mm F.C Sheeting with pvc joint strip to front Patio ceiling

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10mm Plasterboard lined Alfresco ceiling fixed directly to underside of roof trusses

Trim - 18x18mm paint grade square timber bead to intersection between eave soffit and external wall cladding

INSULATION

External Walls - Sarking to perimeter of external wall frames

R1.5 glass fibre insulation batts installed to external wall frames

Ceilings - R2.5 glass fibre insulation batts installed to the roof cavity of living areas & garage

INTERNAL LININGS

10mm Plasterboard lined internal walls (Excludes Wet Areas – Area specific linings where required)

10mm Plasterboard lined internal ceilings fixed directly to underside of roof trusses

90mm cove cornice to the intersection between the internal wall & ceiling

JOINERY & HARDWARE

Skirting - 68x11mm 'Splayed' pine suitable for paint finish (excluding wet areas)

Architrave - 42x11mm 'Splayed' pine suitable for paint finish

Internal Doors - Hume hollow core flush panel internal doors suitable for paint finish

Door Furniture - Lane 'Caletta' lever internal door handles throughout. Privacy sets to Ensuite, Bathroom & W.C (where applicable). White air cushioned door stops

Stairs - Closed riser cover grade internal stairs including paint finish newel posts and handrails with metal balustrade (where applicable)

Wardrobe Doors - Powder coated finish aluminium framed sliding doors with vinyl insert

Shelving - Single painted shelf & chrome hanging rail to robes

Four (4) off painted open shelves to linen

CABINETRY

Laminate kitchen cabinetry including pantry (no overhead cupboards)

Laminate cabinetry to vanities

Finish - 16mm 'Sheen' finish colour-board with ABS Edges to door & drawer fronts, back panels & gables

39mm 'Matt' finish bench tops throughout

16mm White melamine shelving with ABS edging & solid back carcasses

One (1) off bank of 4 drawers including cutlery tray (450mm wide) to kitchen; One (1) off bank of 3 drawers to vanities

Brushed stainless laminate kickboards

Quality Hettich or Hafele fully adjustable hinges & drawer runners

Stefano Orlati 1092-AU 128mm handles to kitchen

Stefano Orlati 1092-AU 96mm handles to vanities

PAINTING

Specification - Quality three coat Dulux professional range acrylic paint to all walls & ceilings. All paints to be white base. All painting to be completed as per manufacturers specifications

Internal Walls - Sealer undercoat & two coats low sheen acrylic (single colour only)

Internal Ceiling - Two coats ceiling flat (white)

Internal Timberwork - Prep & two coats with gloss enamel finish (colour to match walls)

Eave Soffits - Two coats exterior low sheen

Clad Wall - Two coats exterior low sheen (allowance includes main & feature colour)

TILING

Application of waterproof membrane to wet area floors, shower walls & external balconies to comply with AS 3740

Ceramic floor & wall tiles from the Essentials Range to wet areas (nominal heights as listed):

- 600mm over bath

- 200mm over vanities

- 400mm as laundry splashback

- Single height skirting tile to remaining wet area walls

- 600mm high splashback to kitchen wall backing bench top

- 1900mm high in shower recess

- Feature or contrasting tiles from Essentials Range to shower recess wall

(Feature or contrasting tiles to a single wall within each shower compartment)

(One feature only per shower compartment)

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Chrome plated floor wastes to bathroom & ensuite

BATHROOM FIXTURES

Fully framed shower screens with clear safety glass & pivot door

800mm high (nominal) polished edge mirrors over width of vanity

PLUMBING HARDWARE

Base 42ltr freestanding stainless steel laundry tub & cabinet with bypass

Phoenix 'Ivy' wall mixer & swivel spout to laundry tub

Chrome tapware to washing machine within laundry cabinet

Base 'MkII' Double Bowl stainless steel kitchen sink

Phoenix 'Ivy' sink mixer to kitchen

Roca 'Victoria' semi recessed vitreous vanity basins including pop up waste

Phoenix 'Ivy' basin mixers

Base 1500mm bathtub to bathroom

Phoenix 'Ivy' bath mixer with 180mm Posh 'Solus' wall spout

American Standard 'Studio' wall hung hand basin including chrome bottle trap to powder room with Phoenix 'Ivy' basin mixer (where applicable)

Posh 'Dominique' close coupled vitreous toilet suites

Chrome tapware to toilet suite cold water supply

All directional shower arm & rose

Phoenix 'Ivy' shower wall mixer

Phoenix 'Gen X' soap dish (one (1) off to each shower enclosure)

Phoenix 'Gen X' double towel rail (one (1) off to each Ensuite & Bathroom)

Phoenix 'Gen X' toilet roll holders (one (1) off to each toilet enclosure)

ELECTRICAL

Conduit & cabling for underground connection of three phase electricity to meter box including circuit breakers, safety switch/RCD's as required to service the home, plus application/lodgement for meter, provision of temporary power including set up & installation of box at commencement of work

Technika Bellissimo 600mm 'TB60FDTSS-5' stainless steel electric wall oven

Technika 600mm 'CFM641-2' ceramic electric cooktop

Technika Veneto 600mm 'VCR600SS' canopy rangehood

Technika Veneto 'CSDW60SS-5' stainless steel dishwasher

250 litre Everhot 3.6kw electric storage hot water system

LED white downlights with 7w lamp in lieu of standard (where applicable)

Note: Selected LED downlights do not have dimmable functionality

LED downlights have been selected to comply with statutory government energy efficiency requirements

48" white ceiling fan only to Bedroom 1

48" white ceiling fan/lights to all remaining bedrooms

48" white ceiling fan only to Living room

Hager Series' light & power switch plates throughout

Kitchen

- Two (2) off double power points to splashback
- One (1) off single power point to fridge space
- One (1) off single power point to dishwasher space
- One (1) off single power point to rangehood
- One (1) off single power point to cooktop / oven

Living Room

- Two (2) off double power points
- One (1) off TV point
- One (1) off data point

Bedroom 1

- Two (2) off double power points
- One (1) off TV point
- One (1) off telephone point

Bedroom's 2, 3 & 4 (where applicable)

- One (1) off double power point each Bathroom/Ensuite/Laundry
- One (1) off double power point each

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Garage

- One (1) off double power point

SMOKE ALARMS

Interconnected smoke detectors hard wired with battery backup as required to comply with Australian Standards

NBN

Provision for connection to estate provided NBN/FTTH network including:

- Installation of a telecommunications approved conduit, with draw through, from the service providers point of connection position to the 'Premises Connection Device' (PCD) (location as marked on plan)
- Installation of a telecommunications approved conduit, with draw through, from the 'Premises Connection Device' (PCD) (location as marked on plan) to the 'Network Termination Device' as nominated within the home
- Installation of a phone/data connection point (two (2) off in total), including Cat6 cable to the nominated Home Distribution position within the home
- Installation of one (1) off TV connection point, including RG6 Quad cable to the nominated Home Distribution position within the home

Note: Where NBN is unavailable, provision will be made for future connection. It will be the owner's responsibility to have this rectified once NBN facilities are available.

FLOOR COVERINGS

Ceramic floor tiles from Essentials Range to kitchen, hallways & main living areas as per plan

Heavy duty polypropylene textured sisal carpet from the Essentials Range including 7mm foam underlay to all bedrooms & wardrobes plus non tiled living areas

WINDOW COVERINGS

Powder coated aluminium framed insect screens to window openings & sliding glass doors only

Frame colour to match windows

Vertical blinds from the Essentials Range to windows & sliding glass doors

Note: Excludes wet areas & garage

LANDSCAPING

Garden bed to front yard with select range of plants & shrubs including border to perimeter

Turf to yard & nature strip

Note: Feature stone or gravel may be used in place of turf in areas where there is a likely hood that turf will not grow

1800mm high treated timber paling fence between adjoining properties including wing return & one (1) off pedestrian gate

Note: Only where fencing is not existing

Exposed aggregate (unsealed) reinforced concrete from Essentials Range to driveway & patio including path

Plain broom finish reinforced concrete slab to alfresco area

Wall/Fence mounted fold down clothes line from Essentials Range

Render style textured finish contemporary letter box

CONTRACT WORKS

12 month maintenance warranty

6 year statutory warranty on building completion

Builders clean on completion

Full sweep out & vacuum of all internal areas

Cleaning of all windows & doors

Removal of builder associated debris

PROMOTIONAL UPGRADES

Colorbond 0.42mm custom orb sheet metal roofing to the entire roof in lieu of standard

Lane Tri-Lock to front entry door in lieu of standard

Overhead cabinets comprising plaster lined bulkheads to ceiling in addition to standard kitchen cabinetry

Secondary feature colour from Essentials Range to kitchen cabinet fronts

Technika 520mm 'CP5' undermount rangehood. Note: Includes ducting kit

20mm stone bench tops throughout in lieu of standard

White melamine shelving throughout in lieu of paint finish

Ceramic floor tiles to alfresco

Posh 'Bristol' 7 function hand shower on rail to bathroom & ensuite

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Semi-frameless shower screens to bathroom & ensuite

Polished edge mirrors in lieu of standard

Exhaust fan to Bathroom & Ensuite

Provide two (2) off total TV points

48" white ceiling fan only to alfresco

6kw wall mounted reverse cycle split system air conditioning to the main living area.

2kw wall mounted reverse cycle split system air conditioning to the main bedroom. Includes separate circuit & isolator switch

Roller blinds to windows & sliding glass doors in lieu of vertical blinds

Note: Excludes wet areas & garage

Powder coated finish aluminium framed 'Barrier' screens to sliding glass doors only

Plain broom finish concrete slab beneath clothesline