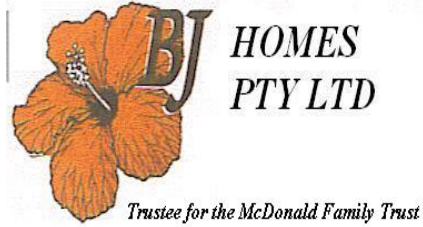


## STANDARD LIST OF INCLUSIONS



**QBCC 1084119**

### **PRELIMINARY**

- Fixed price building contract
- All plans, engineering, plumbing and council approvals
- Soil testing
- Slab engineering to class H
- Excavation cut and fill to 1 metre
- 12 Months Maintenance period
- QBCC 6 1/2 year structural warranty

### **EXTERNAL**

- Colour bond roof, fascia, gutter
- **R 3.5 roof insulation to entire roof area**
- Brick veneer selected PGH or Austral Bricks
- Power and water connection to 18 metres
- Clothesline wall mounted
- 3 external taps
- Grey float glass to powder coated windows and sliding doors
- Security screens to all windows and doors
- Patio small stone exposed aggregate
- 600mm exposed aggregate concrete to house perimeter
- Driveway small stone exposed aggregate
- Engineered pine frames and trusses
- Panel lift door with 3 remotes
- Plasmite termite protection blanket
- Plasmite tubes in wall additional pest protection

### **INTERNAL**

- Hume door select Readycote, Oakfield or HAG 9
- Lane lever locks
- Robe doors and linen sliding vinyl, mirror or combination
- Robe shelving 1x4 box shelves, top shelf and hanging rail per robe
- Walk in 2 x box shelves, top shelf and hanging rail
- 4 shelves to linen
- **Beaded round corners to internal gyprock sheeting**

- 90MM cornice
- Pine ridge sheeting to Garage
- Window coverings to \$2000.00
- Full cleaning on completion

## **KITCHEN**

- Kitchen and cabinetry owner select **Prime cost item**
- Fan forced 3 function Westinghouse oven
- Ceramic Westinghouse cook top
- 600mm Dishlex dishwasher
- Westinghouse slide out range hood
- Samar 1 3/4 SS kitchen sink
- Meno Gana Sink mixer

## **BATH ROOM ENSUITE TOILETS**

- Bambino 1520 Bath
- Meno Gana Shower bath wall mixers
- Astra hand shower shower rail
- Skyros VC toilet suite
- Meno Gana toilet roll holders
- Meno Gana double towel rails
- Tiled showers with water proofing certificate
- Shower walls tiles to 2.1 metres
- Bath tiled to 1500 mm
- tiles to skirtings and all splash backs
- Vanities owner select kitchen cabinetry

## **FLOOR COVERINGS**

- Tiles to front porch
- Small stone exposed aggregate to patio
- Seamless flooring to garage floor
- Tile Allowance \$25.00 /m<sup>2</sup>
- Not including feature tiles
- Tile laying allowance \$44.00 / m<sup>2</sup> (standard 450x450 ceramic tiles, Porcelan,rectified edge are extra to labour cost)
- Tiles to all wet areas, Kitchen, dining, living, entry
- Carpets to all bedrooms \$44.00 / m supplied and layed

## **DRIVE WAYS, PATHS AND PATIOS**

- Small stone exposed aggregate (75 m<sup>2</sup>)

## **AIR CONDITIONERS**

- Mitsubishi Reverse cycle inverter split system
- 1 x 8 K W Living and lounge
- 1 x 3.5 KW Media
- 4 x 25.8 KW beds 1,2,3 and 4

## **ELECTRICAL INCLUSIONS**

- Meter box mains to 18 meters
- TV antenna with booster
- 2 x phone points
- 2 x TV points
- Smoke alarms as required
- 25 down light connections
- 30 double power points
- 3 single power points (Dishwasher, Microwave Panel lift door)
- 8 ceiling fan points
- 8 stainless or acrylic fans supply and fit
- 1 x stove point
- 1 x hot water point
- 2 x 3 in 1 exhaust fan points
- 2 x 3 in 1 exhaust fans supply and fit
- 6 x air conditioner points
- Light fittings Prime cost Item

## **LANDSCAPING AND FINAL COMPLETION**

- Supply and lay cooch turf (500 M2)
- Garden bed to front yard
- Brick Letter box 500 W x 300 D x 1000 M
- Full house clean

## **PRIME COST ITEMS ( OWNER SELECT)**

<b>Window coverings</b>	<b>\$ 2000.00</b>
<b>Kitchen and Cabinetry</b>	<b>\$12000.00</b>
<b>Tiles</b>	<b>\$ 25.00 / m2</b>
<b>Carpet</b>	<b>\$ 40.00 / m2</b>
<b>Light Fittings</b>	<b>\$ 1000.00</b>
<b>Entry Door and lock (standard 820mm )</b>	<b>\$ 350.00</b>

**These are our standard inclusions and can be upgraded to specific owner requirements**