

GENERAL

1. Fixed price, HIA 'Plain Language' building contract
2. Engineered class 'M' slab with maximum 100mm site fall across house slab (as per the relevant standard engineering design)
3. Engineered 70mm pine timber frame and trusses
4. Council Certification fees based on Brisbane City, Logan City, Gold Coast City, Moreton Bay Regional, Sunshine Coast and Ipswich City Councils
5. Construction within Zone 'A' (within 100km of Brisbane CBD, not including bay islands)
6. Termite protection as per Australian Standards 3660.1 and Termspec to the full perimeter for peace of mind
7. All prices based on a fully serviced 20m x 30m site, maximum 6 metre front set back with 1.5 metre clearance to outer most projection on side boundaries and 2.0m clearance to walls
8. Water meters by owner
9. Power connection to be single phase, underground and sewer connection up to 2.0m deep
10. All environmental protection control requirements, concrete pump, 40lm of temporary fencing and crane hire
11. Sewer and storm-water based on 6 metre setback and connections to front of block
12. Sarking to external walls and R2.5 insulation to ceilings, including alfresco and garage
13. Council searches as required
14. N2 (W33) wind rating
15. 6 Star Energy Efficiency Assessment
16. 2 Hour Signature Colour Appointment

EXTERIOR

1. Colorbond Custom Orb with 22.5 degree pitch from builder's standard colour range
2. Single height face bricks as per builder's standard range
3. 2440mm floor to ceiling height
4. 1020mm wide, 2040mm high, hinged Meranti INF 5VG/6G entry door with clear glass inserts from builder's standard range
5. Gliderol, 2100mm high, Colorbond remote panel-lift garage door with (2x) remote hand sets from builder's standard range
6. (2x) garden taps and (3x) surface drainage field gullies
7. Vented eaves where applicable
8. Feature render to front facade (render areas plan specific) to Builder's specification

ELECTRICAL/GAS

1. Rheem 16L continuous flow instantaneous gas hot water system with recess box
2. Hard-wired smoke detectors and earth leakage circuit breakers
3. (1x) double power point to all single bedrooms, meals, kitchen, bathroom, ensuite, garage, laundry. (2x) double power points to main bedroom, lounge, family and rumpus
4. (1x) light point per room/passage with energy efficient halogen globes per room, plus (1x) light at every external door and under stair storage (if applicable)
5. (2x) TV points and (1x) telephone point (location per plan)
6. Exhaust fans to WC's only where applicable
7. (1x) white ceiling fan/light to alfresco from builder's standard range
8. USB charge point with Double Power Point (location as per plan)
9. NBN/Telephone provision – conduit and draw wire to the front boundary only (NBN and telephone connections and equipment by owner)
10. Energex account establishment fee

SECURITY

1. Key locks to all windows and sliding doors
2. Lane double-barrel deadlocks and Endeavor entry set to entry door & to additional external doors, single-barrel deadlock to internal garage door (all keyed alike), from builder's standard range

INTERIOR

1. Vinyl sliding doors to robes and linen with melamine shelving from builder's standard range
2. 90mm cove cornice
3. Gloss paint finish to 67mm skirtings and 42mm architraves from builder's standard range
4. 2040mm high, Redicote internal doors and doorstops to all swing doors as required from builder's standard range
5. Lane Caletta or Montebello lever door furniture with privacy sets to WC, ensuite and bathroom
6. Solver Ultra Three Coat Paint System

ENSUITE/WC/BATHROOM/LAUNDRY

1. Laminated cabinet made vanity cupboard with Caroma Cosmo vitreous china inset basin to bathroom and ensuite
2. Frameless polished smoothed arised edge mirror to width of vanity. (Vanity widths per plan)
3. Stylus Venecia or Blaze basin mixer, wall mixer (bath & shower), Caroma Elegance bath outlet and Stylus Cadet adjustable shower head to main bath and ensuite
4. Caroma Maxton 1525mm acrylic bath
5. Stylus Symphony white vitreous china toilet pans and dual flush plastic cistern - 4-Star rating
6. Showerama '600 series' aluminium semi-framed clear laminated shower screens with one-way pivot doors. Fixed shower screens per plan.
7. Stylus Venecia metal double towel rails and toilet roll holders to bathroom, ensuite and WC
8. Nubleam freestanding stainless steel tub and polycarbonate cabinet to laundry with Stylus Cadet laundry arm and wall mounted washing machine taps
9. Tiles to wet areas – up to 2 metres in shower with 150mm skirting, 200mm splash back to vanity and up to 600mm around bath splash back from builder's standard range

KITCHEN

1. 20mm Ceasarstone bench tops to kitchen from builder's Signature range of colours
2. 600mm high overhead cupboards with plasterboard bulkhead above at 2250mm high (as per plan) from builder's standard range
3. 900mm high bench tops with laminated cupboard doors, with PVC edge strip and handles from builder's standard range
4. Tiled kitchen splash back – up to 650mm from builder's standard range
5. Pantry as per individual plans, melamine shelving to pantry
6. Dishwasher provision including electrical and water connections
7. Clark Punch 1.75 bowl stainless steel kitchen sink and Venecia OR Blaze sink mixer
8. Fisher & Paykel stainless steel fan forced oven (OB60SC5LCX1)
9. Fisher & Paykel ceramic cooktop (CE604LBX1)
10. Fisher & Paykel recirculating slide-out rangehood (HS60LRX4)
11. Full joinery made breakfast bars from builder's standard range

STAIRCASE (DOUBLE STOREY DESIGNS)

1. Internal stairs – carpet grade treads and risers, painted stringer, timber handrail and plasterboard balustrade as per individual designs
2. External Balustrade – Builder's "Type 1" glass balustrade with full aluminium powder coated frame

Client Initials _____