

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 rating based on optimal orientation (assessment required)
16. **4 hour customised colour selection appointment**

EXTERIOR

1. Colorbond Custom Orb roof with 22.5 degree pitch from builder's standard colour range
2. Single height face bricks as per builder's standard range
3. **2590mm ceilings to lower floor of two storey and all single storey designs**
4. 2440mm floor to ceiling height to upper floor of two storey designs
5. 1020mm wide, 2040mm high, hinged Meranti INF 5VG/6G entry door with clear glass inserts from builder's standard range
6. Gliderol, 2100mm high, Colorbond remote panel-lift garage door with (2x) remote hand sets from builder's standard range
7. (2x) garden taps and (3x) surface drainage field gullies
8. Vented eaves where applicable
9. Feature render to front facade (render areas plan specific) from builder's standard colour range

ELECTRICAL/GAS

1. **Rheem 26L 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/passageway 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 touch plus Oxford or Westminster entry set to front door**
3. Lane double-barrel deadlocks 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. **Choice of Lane Oxford, Westminster, Buckingham, Manchester or Biaggio lever door furniture with privacy sets to WC, ensuite and bathroom**
6. Solver Ultra Three Coat Paint System

ENSUITE/WC/BATHROOM/LAUNDRY

1. **Melamine joinery made vanity cupboard including 3 drawers, 20mm Exclusive Range Caesarstone with Caroma Basa Inset, Liano 664715W or Luna Inset vitreous china basin to bathroom and ensuite**
2. Frameless polished smoothed arched edge mirror to width of vanity. (Vanity widths per plan)
3. **Your choice of Enigma, Saracom, Quatro or Hugo basin mixer, wall mixer (bath & shower and corresponding outlet), and Hugo, Quatro or Pin hand shower on rail to main bath and ensuite**
4. **Caroma Vivas 1675mm 4 Tile Flange acrylic bath**
5. **Stylus Dorado wall faced white vitreous china toilet suites with soft close seats - 4 star rating**
6. **Showerama 300 series semi-frameless clear laminated shower screens with frameless pivot doors. Fixed shower screens per plan.**
7. **Dorf Viridian, Kip or Caroma Quatro metal double towel rails and toilet roll holders to bathroom, ensuite and WC**
8. 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
9. **Clark 45L stainless steel drop in laundry tub; laminate bench (up to 1500mm long) and melamine floor and overhead cabinets (w/ hang rail) and Cadet Pin or Dorf Kip sink mixer**
10. **Washing machine taps and power point relocated under bench with additional DPP for wall mounted dryer**

KITCHEN

1. 40mm Caesarstone bench tops to kitchen from builder's Exclusive range of colours
2. **600mm high overhead cupboards with plasterboard bulkhead above (at 2350mm high), including refrigerator space (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. Oven tower per plan
4. **Glass kitchen splash back – up to 650mm from builder's standard range of colours**
5. Pantry as per individual plans, melamine shelving to pantry
6. **Fisher & Paykel DW60FC1X1 Dishwasher including electrical and water connections**
7. **Fisher & Paykel S/Steel pyrolytic multi function wall oven (OB60SC9DEPX1)**
8. **Fisher & Paykel built in Microwave (OM25BLCX1)**
9. **Fisher & Paykel 600mm Induction cooktop (CI604CTB1)**
10. **Fisher & Paykel ducted concealed rangehood (HP60ICSX2)**
11. Full joinery made breakfast bars from builder's standard range
12. **Clark Monaco double bowl undermount sink**
13. **Dorf Vixen sink mixer with pull down veggie sprayer**

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 _____