

## GENERAL

- Fixed price, HIA 'Plain Language' building contract
- Engineered class 'M' slab with maximum 100mm site fall across house slab (as per the relevant standard engineering design)
- Engineered 70mm pine timber frame and trusses
- Council Certification fees based on Brisbane City, Logan City, Gold Coast City, Moreton Bay Regional, Sunshine Coast and Ipswich City Councils
- Construction within Zone 'A' (within 100km of Brisbane CBD, not including bay islands)
- Termite protection as per Australian Standards 3660.1 and Termspec to the full perimeter for peace of mind
- All prices based on a fully serviced 20m x 30m site, maximum 6m front set back with 1.5m clearance to outer most projection on side boundaries and 2.0m clearance to walls
- Water meters by owner
- Power connection to be single phase, underground and sewer connection up to 2.0m deep
- All environmental protection control requirements, concrete pump, 40lm of temporary fencing and crane hire
- Sewer and stormwater based on 6m setback and connections to front of block
- Sarking to external walls and R2.5 insulation to ceilings, including alfresco and garage. R1.5 wall insulation to lightweight cladding in two storey homes
- Council searches as required
- N2 (W33) wind rating
- 6-Star energy rating based on optimal orientation (assessment required)
- **4 hour customised colour selection appointment**

## EXTERIOR & SECURITY

- Colorbond Custom Orb roof with 22.5 degree pitch from builder's standard colour range
- Single height face bricks as per builder's standard range
- **2590mm ceilings (upper and lower floors of two storey homes)**
- 1020mm wide, **2340mm high**, hinged Meranti INF 5VG/6G entry door with clear glass inserts from builder's standard range

- Key locks to all windows and sliding doors
- **Your choice of Shlage S-6000 Electronic Keyless Entry Lock or Lane Back to Back Pull Handle set with Smart Mortice Lock**
- **Lane touch plus Oxford or Westminster entry set to additional external doors**, single-barrel deadlock to internal garage door (all keyed alike), from builder's standard range
- Gliderol, 2100mm high, Colorbond remote panel-lift garage door with (2x) remote handsets from builder's standard range
- (2x) garden taps and (3x) surface drainage field gullies
- Vented eaves where applicable
- Feature render to front facade (render areas plan specific) from builder's standard colour range
- External Balustrade to applicable two storey designs – Builder's "Type 1" glass balustrade with full aluminium powder coated frame
- Under roof alfresco with 100mm concrete slab

## ELECTRICAL/GAS

- **Rheem 26L continuous flow instantaneous gas hot water system with recess box**
- Hard-wired smoke detectors and earth leakage circuit breakers
- (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
- (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)
- (2x) TV points and (1x) telephone point (location per plan)
- Exhaust fans to WC's only where applicable
- (1x) white ceiling fan/light to alfresco from builder's standard range
- USB charge point with Double Power Point (location as per plan)
- NBN/Telephone provision – conduit and draw wire to the front boundary only (NBN and telephone connections and equipment by owner)
- Energex account establishment fee

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## INTERIOR

- **2340mm high mirrored sliding doors to robes and linen with melamine shelving from builder's standard range**
- **75mm Linear Cornice to Entry and connected main living areas**
- **Gloss paint finish to 67mm skirtings and 42mm architraves from builder's standard range**
- **2340mm high, Redicote internal doors and 6209CP Magnetic Telescopic door stops (as required) to all swing doors as required**
- **Choice of Lane Oxford, Westminster, Buckingham, Manchester or Biaggio lever door furniture with privacy sets to WC, ensuite and bathroom**
- **Solver Ultra Three Coat Paint System**

## ENSUITE/WC/BATHROOM/LAUNDRY

- **Melamine joinery made vanity cupboard including 2 drawers and 20mm Caesarstone from builder's group 2 colour range**
- **Caroma Basa Inset, Abey Park Avenue Inset or Caroma Luna Inset vitreous china basin to bathroom and ensuite (twin basins to ensuite only)**
- **Your choice of Dorf Enigma (CP), Dorf Hugo (CP), Caroma Quatro (CP), Abey Park Avenue (all colours) or Poco (all colours) basin mixer, wall mixer (bath & shower and corresponding outlet), and Clark Round Shower on rail with Overhead (chrome or black), Dorf Hugo (CP) shower on rail, Abey SRA06 (B, CP, GM, BN or BB) shower on rail or Caroma Quatro (CP) shower on rail to main bath and ensuite**
- **Frameless polished smoothed arised edge mirror to width of vanity. (Vanity widths per plan)**
- **Caroma Vivas 1675mm 4 Tile Flange acrylic bath**
- **Clark Round back to wall white vitreous china toilet suites with soft close seats CL30010.W4S**
- **Showerama 300 series semi-frameless clear laminated shower screens with frameless pivot doors. Fixed shower screens per plan.**
- **Your choice of Abey Poco (all colours), Park Avenue (all colours), Dorf Viridian (CP) or Caroma Quatro (CP) metal 600mm single towel rails (2 in each bath w/ shower) and toilet roll holders to bathroom, ensuite and WC**
- **Tiles to wet areas – up to 2m in shower with 150mm skirting, 200mm splash back to vanity and up to 600mm around bath splash back from builder's standard range**
- **Clark 45L stainless steel, drop in laundry tub; 20mm Group 1 Caesarstone bench (up to 1800mm**

**long) and melamine floor and overhead cabinets (w/ hang rail) and Clark Round Pin or Dorf Kip sink mixer**

- **Washing machine taps and power point relocated under bench with additional DPP for dryer**

## KITCHEN

- **40mm Caesarstone bench tops to kitchen from builder's group 2 range of colours**
- **600mm high melamine overhead cupboards with plasterboard bulkhead above (at 2350mm high) from builder's standard range**
- **Up to 920mm high bench tops with melamine cupboard doors, PVC edge strip and handles from builder's standard range.**
- **Oven tower to back bench ILO MW space and cabinet to refrigerator space, including cold water point as per plan**
- **Tiled Splashback – up to 750mm from builder's Gold range of colours**
- **Full joinery made breakfast bars from builder's standard range**
- **Fisher & Paykel (DW60FC1X1) Dishwasher including electrical and water connections**
- **Choice of Fisher & Paykel S/Steel pyrolytic multifunction wall oven (OB60SC8DEPX2) or 900mm under bench oven (OB90S9LEX1)**
- **Fisher & Paykel built in microwave (OM25BLSB1)**
- **Choice of Fisher & Paykel 900mm Induction cooktop (CI904CTB1) or 900mm SS Gas cooktop (CG905DX1)**
- **Choice of Fisher & Paykel ducted concealed rangehood (HP90ICSX3) or 900mm ducted canopy rangehood (HC90DCXB3)**
- **Clark Monaco double bowl or Prism 1.5 bowl undermount sink**
- **Dorf Vixen (all colours) or Abey Lucia (all colours) sink mixer with pull down veggie sprayer**
- **Butler's pantry cabinetry (up to 1800mm) with 600mm high melamine overheads, Gold Range tiled splashback and 40mm Caesarstone from builder's group 2 range of colours. 4 melamine shelves to balance pantry as per plan.**

## STAIRCASE (DOUBLE STOREY DESIGNS)

- **Internal stairs – polish grade timber treads and risers from builder's standard range, painted stringer, polished timber handrail and plasterboard balustrade as per individual designs**

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