



# PREMIUM SCHEDULE OF INCLUSIONS

## PRE-CONSTRUCTION | CONNECTIONS

- Designed house plan by award-winning designer including full working drawings
- HIA Fixed Price Contract for customer protection including GST
- Soil Test
- Energy Efficiency for Australian Standard
- Local council building application fees (charges and permits only)
- Third Party / Building Insurance
- Sewerage, storm water, data & electrical connections (max 8m from slab)
- Final engineering inspections & certification
- Q-Leave fees
- Handover inspection with independent third party
- You choice of internal and external colour schemes from Builders Range (as per covenant)

## WARRANTIES

- Builders 20-Year Structural Warranty
- QBCC Structural Warranty (6 years and 3 months)
- QBCC Non-Structural Warranty (12 months)
- Visual Termite Barrier for Australian Standards - Lifetime warranty \*conditions apply

## SITE WORKS | SLAB | FRAME

- Engineer frame design
- "H" Class concrete slab (waffle pod) to 300mm above ground
- Visual Termite Barrier for Australian Standards
- CCA pine frames constructed onsite & prefabricated pine trusses
- Standard ceiling height of 2410mm

## DRIVEWAYS | LANDSCAPE | FRONTYARD | BACKYARD

- Exposed aggregate driveway (to 50sqm) or as per covenant
- Wall mounted clothesline
- Letterbox with street number Moderna or Vectra design
- Front and rear water taps
- 1.8m butted timber pine fence to 1 side, rear & return, 1 x single side gate
- Turf to front, rear & sides
- Gravel to 1 x side where required
- Planted garden bed to front of the lot (to 10sqm) or as per covenant

INITIALS: \_\_\_\_\_

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## ENERGY EFFICIENCY | ROOF | BRICKWORK | EXTERNAL

- Insulation & sarking to Energy Efficiency ratings
- Metal Colorbond roof, fascia & gutter, PVC downpipes (as per colour selection)
- Brick veneer (PGH Naturals Range) 1 standard brick colour with grey mortar
- Weatherboard (if required as per covenant)
- Render finish as indicated on plans (Builders Range or as per covenant)
- Beaded soffit and front patio ceiling 4.5mm Hardiflex
- Aluminium framed windows with grey tint Glass 3.5mm (keyed alike)
- Tiled alfresco and/or porch
- Hinged front door from Humes Newington Range (paint grade 920mm wide)
- Whitco External Entrance Handle with security deadbolt to front door
- Panel lift Garage door (with 2 remotes)
- Fly screens to all opening windows & doors

## WALLS | MOULDINGS | PAINT

- 10mm plasterboard to walls (low sheen) & ceilings (flat)
- 6mm villa board / WR board to wet areas
- 90mm cove plaster cornice
- 42 x 11mm architrave (gloss finish)
- 68 x 11mm skirting (gloss finish)
- Painting 1 coat primer, 2 top coats (Dulux Builders Range)

## FLOOR COVERINGS

- Polypropylene carpets to Bedrooms & robes with 11mm foam underlay (Builders Range)
- Beaumont Belga range tiles to Living Areas
- Illusions range of vinyl planks to Living Areas in place of tiles

## WET AREA TILING

- Beaumont Belga range tiles to wet areas (refer to plan)
- Bathroom, Ensuite, Laundry & Toilet floors with half tile skirting
- Showers (hob less) floors and walls to 2100mm high
- Splashback to baths 600mm high above rim
- Splashback to Laundry unit 400mm high
- Splashback to vanities half tile

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# PREMIUM SCHEDULE OF INCLUSIONS

## KITCHEN

Stone Kitchen benchtops 20mm Essa, 905mm high

Tiled Kitchen splashback 600mm

1 x bank of 4 metal sided drawers with 1 x cutlery insert

2110mm high cabinets - no pelmets

600mm high overheads (no handles)

Electrolux appliances:

OVEN: Electrical Fan Forced 600w Chef CVE612SA

RANGEHOOD: Recirculating Slide Out Westinghouse WRR614SA

COOKTOP: Gas 4 Burner S/Steel Chef CHG642SA (or) Electric Ceramic 600w Chef CHC644BA

DISHWASHER: Dishlex S/Steel DSF6106X

Sink Nugeam 1080mm 1&3 / 4 bowl LH / RH Everhard 73105

Sink Mixer Chrome Excellence Everhard 71436

## BATHROOMS | LAUNDRY | LINEN | CUPBOARDS

Semi frameless shower screens with clear glass

Mirrored robes – 1 shelf and 1 hanging rail

Custom built-in vanities with laminate bench

4 shelves to linen and pantry

Standard pull handles. Cupboards from standard Formica Range.

Frameless mirrors full width of Vanity to 2100mm high

Washing machine taps Installed inside cabinet

45lt stainless steel laundry bowl and cabinet unit

Double towel rail Master Rail

Towel ring in Master

Toilet roll holder Master Rail

Soap dish Master Rail

Bath Decina Bambino White 1510

Toilet suite Virtue Coupled S Trap

## COOLING | HEATING

Split System Panasonic Air-Conditioner to 7.1kw Living area and 2.5kw Main Bedroom

Ceiling fans to all Bedrooms

Ceiling fan 316 SS grade to Alfresco (1)

INITIALS: \_\_\_\_\_

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## LIGHTS | EXHAUST

LED down lights to Living Areas (to a max of 38 includes fan lights if applicable)

1 x LED slimline batten light to Garage

Exhaust fan / light unit to non-ventilated Toilets

Light / heat lamp / exhaust fan unit to Bathrooms & Ensuite

External LED down lights to Porch & Alfresco

1 x external spotlight w/sensor to Front Yard

## ELECTRICAL FITOUT

3 x double power points to Master and Kitchen

2 x double power points to Bedrooms and Media (if applicable)

1 x double power points to Family, Dining, Bathrooms, Ensuite, Laundry and Garage

1 x data / phone point in Kitchen

Up to 3 x TV points in the Family, Media and Master

1 x TV Antenna

Hard wired smoke alarms to meter box

## PLUMBING FITTINGS

Basin Mixer Chic Everhard 71455

Wall Mixer Chic Everhard 71450

Shower hand on rail 5 function chrome HSPKS1CP

Spout bath 200mm w/aerator

Electric storage or gas instantaneous hot water unit 24L per min or as per covenant

## INTERNAL DOORS | WINDOW FURNISHINGS

Roller blinds to windows and sliding doors

Hume or similar flush Doors (2040mm) with door stops

Whitco SS internal door furniture

# EXCLUSIONS

## SITE WORKS

No allowance for retaining wall

No allowance for demolition

For Dual Occupancies please be aware there are connection fees for services, e.g. Telstra, NBN second connections.

INITIALS: \_\_\_\_\_

