

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

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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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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 Nuleam 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)

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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.

UPGRADE OPTIONS

STRUCTURAL EXTERNAL BRICKWORK	UPGRADES	SELECTION
2700mm ceiling height in lieu of 2410mm nominal ceiling height	POA	
2590mm ceiling height in lieu of 2410mm nominal ceiling height	POA	
Alfresco / front entry Merbau timber decking per sqm (in place of tiles)	\$135.00	
Front entry timber veneer door XS26 1200mm wide with 600mm s/s door handle (if plan allows)	\$400.00	
Double gates (1.8m high butted timber pine) to fencing	\$420.00	
Good neighbour fencing per l/m	\$15.00	
Paint 1.8H timber fence per l/m	\$45.00	
Security Screens	POA	
Lockwood Cortex Digital Door Lock	\$550.00	
White mortar between bricks	POA	
FLOOR COVERINGS	UPGRADES	SELECTION
Beaumont tiles Silver Range (Additional tile laying charges may be incurred)	\$7.50 per sqm	
Beaumont tiles Gold Range (Additional tile laying charges may be incurred)	\$16.50 per sqm	
INTERNAL DOORS	UPGRADES	SELECTION
Lockwood Velocity Door Handle	\$20.00	
Deadlock to garage door	\$120.00	
ELECTRICAL	UPGRADES	SELECTION
Additional Power point (single or double)	\$62.00	
Additional Data or Phone Point (combined or individual)	\$100.00	
BATHROOMS LAUNDRY	UPGRADES	SELECTION
Vanity stone bench 20mm Essa Stone Builders Range 600mm wide – 1200mm wide	\$275.00	
Vanity stone bench 20mm Essa Stone Builders Range 1500mm wide – 1800mm wide	\$500.00	
Twin rail shower Dan Elle Linkware T870dan	\$420.00	
Shower/bath wall mixer Chrome Miros Everhard 71417	\$55.00	
Basin mixer Chrome Miros Everhard 71414	\$120.00	
Bath mixer & spout Chrome Miros Everhard 71416	\$140.00	
Floor to ceiling tiles in wet areas (Belga Range) per sqm	\$66.00	
Toilet suite Virtue back to wall (each)	\$210.00	
Base freestanding bath 1760 x 800 x 590mm White	\$1,500.00	
Niche 400 x 400mm to Shower (excludes feature tiles if applicable)	\$200.00	
Built-in Laundry Cabinetry	\$760.00	
Smart Waste floor drain	\$52.80	

UPGRADE OPTIONS

KITCHEN	UPGRADES	SELECTION
Oven electrical under bench 600mm wide S/Steel Westinghouse WVE615S	\$417.60	
Oven electrical under bench 900mm wide S/Steel Westinghouse WVE914SB	\$1,094.40	
Range hood recirculating integrated 600mm wide S/Steel Electrolux ERI512SA (plus cost for cabinetry)	\$106.56	
Range hood recirculating slide out 900mm wide S/Steel Westinghouse WRH9081S	\$100.80	
Range hood recirculating canopy pyramid 900mm wide S/Steel Westinghouse WRC913SB	\$475.20	
Cooktop gas 4 burner 600mm wide S/Steel Westinghouse WHG646SA	\$495.36	
Cooktop gas 5 burner 900mm wide S/Steel Westinghouse WHG956SA	\$756.00	
Cooktop electric ceramic 600mm wide Westinghouse WHC644BA	\$288.00	
Cooktop electric ceramic 900mm wide Westinghouse WHC942BA	\$447.84	
Cooktop electric induction 600mm wide Westinghouse WHI644BA	\$1,152.00	
Cooktop electric ceramic touch control 900mm wide Westinghouse WHC944BA	\$1,152.00	
Cooker dual fuel freestanding 900mm wide Westinghouse WFE914SA	\$1,395.36	
Dishwasher freestanding 600mm wide S/Steel Westinghouse WSF6606X	\$372.96	
Plumbed fridge connection	\$100.00	
Ducted range hood (single story dwelling)	\$720.00	
Under mounted Nugleam double bowl sink	\$379.20	
Undermounted Squareline Plus double bowl sink	\$540.00	
InSinkerator	\$344.00	
Sink mixer Gooseneck Excellence	\$95.00	
Sink mixer Chrome Miros	\$143.00	
Pot drawer in place of double opening cupboards	\$277.20	
Soft close drawer	\$33.00	
Pelmets above cabinetry	\$730.00	

COOLING HEATING	UPGRADES	SELECTION
Additional Split System 7.1kw Air-Conditioner	\$2,760.00	
Additional Split System 2.5kw Air-Conditioner	\$1,950.00	
Inverted Ducted Reverse Cycle Air-Conditioning	POA	
Additional Ceiling fan	\$280.00	

UPGRADE OPTIONS

LIGHTING	UPGRADES	SELECTION
External up / down Light 304 grade SS including installation	\$120.00	
Additional External Spotlight	\$160.00	
LED Downlight including installation	\$86.00	
Pendant light in place of existing LED downlights		
Tulip Large Drop	\$47.00	
Lisser Glass	\$55.00	
Charlie Industrial	\$78.00	
Pendant light in additional to allowed light fittings		
Tulip Large Drop	\$123.00	
Lisser Glass	\$132.00	
Charlie Industrial	\$155.00	

LANDSCAPE	UPGRADES	SELECTION
Additional garden bed when completed at the time of landscaping, including:	\$150.00 per sqm	
Cultivate 100mm Soil 150mm Mulch 75mm Fertiliser		
Timber edging		
Plants, 2x140mm & 1x200mm		

ADDITIONAL NOTES

OWNER 1 NAME

OWNER 2 NAME

Signature

Signature

DATE:

DATE: