

REWARD RANGE INCLUSIONS (A)

PRE-CONSTRUCTION & LANDSCAPE

Preliminary Inclusions

- HIA fixed price contract with engineered slab.
- Working drawings and home building specifications.
- QBCC home warranty and insurance.
- Standard council application fees for building and plumbing.
- 12 months maintenance warranty.
- Soil test and contour survey.
- 6 star energy rating or equivalent.

Site Costs and Connections

- Site cut across building pad up to 400mm fall (no allowance has been made for rock removal).
- Slab-foundation designed and guaranteed by qualified structural engineer.
- Provide concrete slab to engineers detail (no allowance has been made for piers).
- Termite treatment to slab penetrations and barrier.
- Sewer- storm water connections to existing serviceable connection points.
- Connection to electrical mains as per building plans.
- Water connection from pre-tapped water main up to 6m set back.
- House constructed to "N2" wind classification.
- Retaining walls as per attached building plans (where applicable)
- Three (3) meter council cross over.
- Provide driveway cut and excavation including gutter cut (where applicable).

Quality Inspections

- Independent quality inspections throughout building process.

Energy Efficiency

- Insulation under roof R3.0.
- Wall sarking externally.
- Wall insulation as required to meet energy rating.

Landscaping - (up to 450m2 allotments)

- Turf to front and rear yard with gravel to sides behind return fences (site specific).
- Up to 10m2 garden with a variety of up to 12 (twelve) 140 or 200mm pot sizes, black mulch to garden bed.
- Fencing to external boundaries with one (1) gate as per plans (where applicable). Painted side returns to front fence, colour to suit scheme.
- Letterbox and clothesline

EXTERNAL INCLUSIONS

Frame

- Engineer designed and approved structural timber wall framing, floor systems, lintels and trusses.
- 70mm pine wall frames with stabilized pine trusses.

External Doors

- Paint grade entry door with transparent glass inserts
- Entry lever handle - bright chrome finish.

Brickwork, External Walls and Render (as per plan)

- Select range of Bricks with natural mortar from builder's standard range - colour specific to scheme.
- Wall cladding, aerated concrete panels, feature panels, rendering and columns as per plans.
- External paint to manufacturers' standard specifications from builders standard range of colours.

Windows

- Aluminum powder coated windows and sliding doors with clear glazed glass from standard range of colours.
- Opaque glass to bathroom, ensuite & WC.
- Doors and windows at 2100mm high.
- Keyed locks to windows and sliding glass doors.
- Insect screens to opening windows and doors, excluding front door.

Roofing, Gutter and Fascia

- Colorbond from standard range of colours.
- Colorbond fascia and 125mm quad gutter to match roof.

Garage

- Colorbond panel lift garage door from standard range of colours (with 2 remotes and 1 wall button).

Pavilion & Balcony (as per plan)

- Undercover pavilion with brushed concrete slab (single storey only).
- Tiled undercover pavilion & balcony (double storey only).
- Semi frameless glass balustrade to first floor external balconies.



Entry Handle



HORIZONTAL *



VERTICAL *

* Door colour as per colour scheme