



INGENIOUS HOMES

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HOUSE & LAND PACKAGE

*Lot 342 Welford Circuit, Yarrabilba QLD 4207
"Wickham Rise – Stage 5"*

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LICENCE NUMBER:1216867


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WE WORK HARD FOR YOUR TRUST

ANNEXURE A – Specification of Works PACKAGE BREAKDOWN

HOUSE BASE (Andrews 182)	\$ 213,200.00
◦ Site Improvements	\$ 5,000.00
◦ Smartwire	\$ 1,000.00
◦ Full Render to Brick Walls as per Construction Plans	\$ 9,000.00
◦ 1200 Wide Front Entry Door	\$ 500.00
◦ 900mm Upright Stainless Steel all in one 5 burner gas cooktop and electric oven	\$ 1,800.00
HOUSE CONTRACT AMOUNT	\$ 230,500.00
LAND (319m²)	\$ 185,000.00
<u>TOTAL</u>	<u>\$ 415,500.00</u>

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IN 2020 WE WILL BUILD OUR 1000TH
NEW HOME

ANNEXURE A – Specification of Works Turn Key Packages Premium Inclusions

BASE CONTRACT	Value	
<input type="checkbox"/> Colorbond Steel Roof with anticon blanket insulation	\$2,500.00	✓
<input type="checkbox"/> 2 Pac kitchens doors with polished edge stone benchtops and breakfast bar	\$2,000.00	✓
<input type="checkbox"/> 2 Pac vanities with soft close doors, slimline ceramic/acrylic top	\$ 500.00	✓
<input type="checkbox"/> 600x600 porcelain tiling throughout living areas as per plan	\$1,500.00	✓
<input type="checkbox"/> Diamond barrier screens to all openable sides of sliding doors and windows	\$1,500.00	✓
<input type="checkbox"/> White fitting LED lights to house as per electrical plan	\$2,500.00	✓
<input type="checkbox"/> Full House Concrete Render and Painted as per elevations	\$9,000.00	✓
<input type="checkbox"/> 1200 Wide Front Entry Door	\$ 500.00	✓
<input type="checkbox"/> 900mm Upright Stainless Steel all in one 5 burner gas cooktop and electric oven	\$1,800.00	✓

SITE IMPROVEMENTS	Value	
<input type="checkbox"/> Site Works (including site cut and fill of up to 500mm, retaining and piercing up to 1m deep at 300mm - 450mm diameter)	\$5,000.00	✓
<input type="checkbox"/> Smartwire (NBN, Velocity or OptiComm)	\$1,000.00	✓

Client Signature dated this _____ day of _____ 2021

Owner Name: _____ Owner Name: _____

Signature: _____ Signature: _____

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Standard Inclusions

WITH INGENIOUS HOMES

PACKAGE HIGHLIGHTS

- ✓ Full house concrete render and paintwork
- ✓ Colorbond roof with the thickest insulation in the market - to achieve minimum Rating R3.0
- ✓ Engineered Stone benchtops
- ✓ 2 Pac kitchen cabinetry, with soft close cupboard doors
- ✓ Stainless steel dishwasher with 3 years warranty
- ✓ Stainless steel glass canopy range hood with 5 years warranty
- ✓ Technika 900mm wide upright stainless steel five burner gas and electric oven with 5 years warranty
- ✓ Fridge water connection
- ✓ 2 Pac wall hung vanities with soft close doors
- ✓ Combination rain shower with built in niche
- ✓ Melamine custom robe fit out with shelving
- ✓ 3 x USB power points (2x to master bed + 1 x to kitchen)
- ✓ LED downlights throughout
- ✓ White designer ceiling fans
- ✓ 1200mm wide front door
- ✓ 600 x 600 polished porcelain floor tiles throughout
- ✓ Pin mixer tap ware
- ✓ Split system Air-conditioning
- ✓ Security screens to windows and sliding doors
- ✓ Smart wire ready/NBN prewired
- ✓ Exposed aggregate alfresco and driveway
- ✓ Fully fenced and landscaped with mature plants
- ✓ Raised alfresco ceiling with ceiling fan
- ✓ Integrated client handover pack with product warranties and manuals
- ✓ Complete Property Management handover pack
- ✓ Progress stage photos throughout construction
- ✓ Professional photos upon completion (Value \$600.00)
- ✓ Tax Depreciation Schedule included (Value \$450.00)
- ✓ 6 years structural warranty
- ✓ 25 years timber frame & truss supplier warranty
- ✓ Frameless mirror to bathroom vanities

Preliminaries & Approvals

- Council/Certifier Building Approval to current Legislation Standards. Architectural Drawings may require minor modifications to gain approval
- Council Plumbing Approval to current Legislation Standards
- Council Vehicular Cross Over Approval where required
- Energy Efficiency Compliance to National Construction Code
- Building structure to meet building classification
- Termite Treatment – perimeters and penetrations as per Australian Standards
- Site cut and fill where required to a maximum of 500mm (cut & fill) unless upgraded on page 2
- Footings and/or screw piers and slab and/or suspended floor constructed depending on site conditions to engineers specifications
- QBCC Insurance (6 years structural warranty from Practical Completion as per QBCC New Home Warranty) including a 12 month defect period from date of Practical Completion.
- Developer Covenant Approval – minor design amendments may need to be made to the roof, external finish and colours to gain approval

Frame

- To be constructed in accordance with current Building Regulations, National Construction Code and Australian Standards
- Frame and Trusses to be erected in accordance with current National Construction Code and Australian Standards N2/N3 wind rating unless alternative wind rating specified by Structural Engineer/Certifier
- 70mm timber frame with compliant standard ceiling heights as indicated on architectural working drawings.
- All framing dimensions are from frame to frame and/or slab to underside of trusses/floor framing.

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Standard Inclusions

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Exterior Finishes

- Roof Material Corrugated Sheet Metal (from Standard Builders selection)
- Anticon blanket to under Roof insulation to achieve required energy rating
- Metal fascia, gutter & PVC painted downpipes as per plan
- Metal automatic sectional panel lift lock up garage with 2 remotes, profile as per builders range
- Hinged Entry front door - with glass panels, painted in accordance with selected colour scheme and manufactures specification
- Hinged other external doors (if depicted on plans) to be Duracote tempered hardboard door, painted in accordance with selected colour scheme and manufactures specification and single lever action lockset
- Aluminium powder coated windows and doors with clear glass. Obscured glass to wet areas unless street and or park facing
- Lever action mechanical entrance lockset to front door
- Aluminium powder coated screen frame to match window colour and includes black diamond security/barrier screen and plastic fly mesh to all openable sides of sliding doors and windows. Note design covenant requirements for estate may not permit diamond barrier screen, in this instance standard plastic fly screens to be provided (if in bushfire area screens are as per AS3959-2009)
- Brick Rendered and/or cladding external walls with feature cladding painted as per architectural working drawings and client signed builder's nominated colour scheme
- Windows and doors to have fibre cement cladding and/or beading above where required unless otherwise noted on elevations
- Under roof alfresco with exposed aggregate as per plan (site conditions permitting)
- Plastic Stormwater gully pits connected to 100 diameter stormwater line discharged to provided legal point

Kitchen & Appliances

- 2 Pac Kitchen cabinetry including soft close hinges and overhead cupboards (bulkhead above) with microwave recess as per builders standard range
- 20mm Polished edge stone benchtops with breakfast bar
- 900mm Upright Stainless steel gas cooktop and oven in one with 5 year manufacturers warranty
- 900mm Stainless steel with glass canopy rangehood with 5 year manufacturers warranty
- Stainless steel 1 ½ drop in bowl sink
- Stainless steel dishwasher with 3 year manufacturers warranty
- Flickmixer tapware – chrome/satin plated
- Single Fridge Water Connection

Wet Areas

- Cabinetry – 2 Pac wall hung vanity with soft close doors + draws and slimline ceramic or acrylic top
- Frameless mirror to width of vanity as per plan
- Drop in tiled acrylic white bathtub to bathroom only *where noted on construction plans only
- 3-in-1 Tastic heat lamp with light and exhaust to bathroom and ensuite
- Flick mixer tap ware to shower/bath and vanity
- Shower screen – clear laminated glass with chrome aluminium surround. Pivot or sliding door
- White 3.5 star well ceramic toilet with soft close toilet seat where shown on plan
- Niche to showers as depicted on plan
- Chrome double towel rail to bathroom and ensuite from builders range as per plan
- Chrome toilet holder adjacent each toilet from builders range as per plan
- Combination Rain Shower + handheld rail to showers
- Chrome out of wall bath spout with separate flick mixer

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- 45 or 35 litre freestanding stainless steel bowl laundry cabinet with flick mixer tapware

Tiling Note: colours to tiles may vary depending on supplier availability

- Tile range, 600x600 polished porcelain throughout as per plans and 600x300 rectified wall tiles and splashback as per Colour Scheme from Builders range
- Feature freeze tiles to bathroom, laundry & ensuite as per plan
- Tiling to wet area walls and skirting including bath hob and 600mm above hob as per selected colour scheme
- Tiling skirting to water closet and laundry walls
- Shower walls tiled to 1800mm high as per builder nominated colour scheme

Electrical Note: Detailed plan with specific outlets identified below to be provided following finance approval

- Lighting – White fitting LED lights as per electrical plan
- External lighting – porch, alfresco and front of garage
- Double power points to all areas excluding water closet
- Single power points to garage and kitchen
- Air-con unit to living area
- Air-con isolator on external wall
- 1 telephone point
- TV Antenna (if not in a Smartwire – OptiComm or Telstra Velocity area)
- RCD safety switch
- 2 TV Points
- 2 DATA Points
- White designer ceiling fans to all bedrooms, living, and alfresco
- USB Power Point x2 to Master Bedroom
- USB Power Point x1 to Kitchen

- Instantaneous Gas Hot water system
- External power point to service Gas Hot water system
- Exhaust fan to water closet where shown on plans
- Smoke alarms to all bedrooms and applicable internal areas to conform with legislation at time of Building Approval

Painting

- Internal 3 Coat paint system (1 coat of sealer & 2 coats of colour)
- Builders selection paint as per selected colour scheme
- White colour finish to all ceilings and cornice
- White Internal walls premium sealer & professional low sheen
- Feature paint work to front facade, as per selected colour scheme, plan and covenant requirements
- Doors – Aquanamel as per selected colour scheme
- Architraves, skirting and all doors are full-gloss as per selected colour scheme
- Soffit/eave lining – ceiling white colour finish
- Downpipes painted to match roof, fascia, gutter or wall

Plaster

- To be supplied & installed in accordance with Current Australian Standards
- 90mm cornice
- Ceilings & walls 10mm plasterboard
- Wet area walls 6mm villa board or 10mm waterproof plaster board
- Set plasterboard to alfresco raised ceiling

Internal Finish

- Brushed silver Gainsborough/Lanes/Lockwood or equivalent door hardware with privacy to master and wet areas

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- Door stops and/or clips to all swing doors
- Hume redicote flush finish pre-hung with chrome or satin hinges to internal doors
- Vinyl robe doors with brushed aluminium frame
- Architrave 42mm x 11mm
- Skirting 66mm x 11mm
- Custom robe fit out including overhead shelf and hanging rail to all robes, 4 shelves to linen, if a broom cupboard is provided a single overhead shelf to be installed

Other Finishes

- Solution dyed nylon carpet including 11mm underlay to all bedrooms and/or living as per plans and builders range selected Colour Scheme
- Wall or fence mounted coloured clothesline
- Designer mail box painted with applicable street number to match home
- Key locks to all windows and sliding doors
- Vinyl vertical blinds to all clear glazed windows and sliding doors
- Wall sarking to achieve required energy rating
- Eaves as per plan – changes may be required to comply with council or covenant requirements
- Soffit/eave lining Fibre Cement Sheet
- 31x11 Finger Joint beading to seal eaves and wall joint
- Gas regulator or gas meter fixed to external wall or fence
- Smartwire includes internal house wiring and fit off of outlets only. Conduit between house and provided/proposed communication pit provided with feed line. Service provides to complete lead in from property boundary to house. Service provider fees and final connection to be paid by owner.

Exterior & Landscaping

- Turf/pebble and or mulch to site where possible with a garden bed to front as per covenant requirements (minimum garden beds to street front as per covenant requirements or 1x15m2 garden bed depending on site frontage and slope where possible). Batters to be mulched.
- Exposed aggregate driveway, unless specified by developer or required to match existing driveway colour
- Exposed aggregate alfresco, unless specified by developer or required to match existing driveway colour or deck depending on site conditions and construction plans
- 1.8m timber pailing fencing to rear, sides and returns where no existing fence provided to site and where possible depending site conditions. Fence to include 1 single gate with timber pailing finish. Note Covenant Approval may require alternative fencing finish and requirements which are to be adhered to.

At Ingenious Homes we use high quality products and materials from some of Australia's leading trusted Trades & Supplies partners.



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PREMIUM INCLUSIONS ARE
STANDARD WITH EVERY PROPERTY

ANNEXURE A – Specification of Works Special Conditions

Any contract variations after contract signing will incur a \$250 administration fee. If you feel there is anything missing from these specifications it is advisable to contact us immediately. It is possible for the builder to alter this specification without notice, provided the materials are of comparable standard. Whilst all care is taken to ensure accuracy, should the drawings not match this document, specifications will take precedence.

1. Post practical completion it is the owner's responsibility to maintain the below which is not classified as maintenance or a defect:
 - a. Gutters/roofs clean from debris; and
 - b. Lawn mowing and weeding to garden beds; and
 - c. Topping up landscaping areas due to sediment around adjoining slab edge; and
 - d. Lawn grub and pest control
2. It is the owner's responsibility to provide the construction site clear of any structures and/or vegetation where the proposed works and associated works are required to be carried out within the site. Commencement of construction will be delayed until such time this clearing has taken place.
3. Any proposed retaining wall works are subject to change on site by contractor to ensure compliance with developer conditions, legislative requirements and/or neighbouring site conditions and proximity to structures without notice to the owner.
4. All works within this contract are to be in accordance with:
 - a. National Construction Code
 - b. National Construction Code Referenced Australian Standards Only
 - c. Applicable Queensland Development Codes
 - d. Relevant Council/Certifier Approvals and Plans
 - e. QBCC Standards and Tolerances Guide

Construction methods, guides and standards not referenced above are not required to be complied with and are at the principle contractor's discretion to provide compliance.

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WE USE HIGH QUALITY PRODUCTS AND MATERIALS

ANNEXURE A – Specification of Works

Ingenious Homes discloses, and the owner acknowledges at: **Lot 342 Welford Circuit, Yarrabilba QLD 4207 “Wickham Rise – Stage 5”** the following termite treatment will be used:

Termite Systems Specification **Perimeter and Penetrations Treatment Systems for Monolithic Slabs**

Providing 50 Year Warranty

The Perimeter and Penetrations Retreatment Systems were developed to meet on-going market demands from within the building industry, and the national and local government authorities. The system was purposely designed to provide an effective pre-treatment and replenish able Termite Management System around the perimeter of the structure and all service penetrations of monolithic, infill/footing designs where termites are most likely to breach.

This system has the following certifications, compliances and appraisals:

- Australian Building Codes Board (Certificate of Conformity 97/001)
- National Construction Code compliance
- CSIRO Appraised (Technical Opinion # 212).

This economical system has been designed to protect the external perimeter and penetrations of monolithic slab-on-ground construction in compliance with the Australian Standard AS2870-1996, to form a full and continuous termite barrier. The system allows for the treatment and replenishment of approved termite control agents around the slab edge and to critical areas where termites are most likely to enter a building. This is a cost effective method of application for project housing, additions, renovations and commercial buildings where a monolithic slab is constructed to **AS2870-1996** to form part of the termite barrier.

- **Termite Barrier** warrants its products to effectively apply and replenish termite control agents in accordance with manufacturers' labels, to protect a building from termite attack, subject to certain conditions being met.
- **Termite Barrier** systems comply with the requirements of the Building Code of Australia, which in general provides indemnity to builders under their existing Warranty policies.
- **Termite Barrier** systems are warranted* for the life of the building that in the event that the system does not perform as claimed, it will repair or replace any timber which is damaged as a result of attack by termites entering the premises by subterranean infestation.

Warranties are subject to annual inspections* by a licensed Pest Controller, and subject to certain compliance conditions. This warranty is subject to instructions in official Termite specification installation manuals being adhered to.

*Australian Standard AS3660 strongly recommends regular inspections take place, Termite System warrants for timber replacement only when the property is inspected annually or at periods as recommended by the AS3660

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OUR TEAM HAVE EXTENSIVE KNOWLEDGE AND EXPERIENCE

ANNEXURE A – Specification of Works Home Owner Termite Control Agreement

1. I will have the house inspected regularly by a suitable qualified pest control operator, licenced in Queensland by QBCC, and to seek to comply with the advice of that operator
2. If I build an extension or renovate, I will reinstate any broken barriers
3. I will ensure that if any other work breaks a barrier, the barrier will be re-instated
4. I will not store firewood or other timber products close to the house
5. I will comply with the warranty for the system of Termite control installed
6. I will regularly inspect for infestations
7. I will inspect the perimeter and underside (if appropriate) to detect any breach of the barriers
8. I will forward all termite information given to me by the Builder, to subsequent owners of the dwelling should I sell the dwelling at any time in the future
9. I am aware that if I do not keep this agreement both the product Warranty and the State's statutory Warranty may be voided
10. I will get a qualified Pest Control inspection every six to twelve months or as per the termite manual requirements, whichever is the lesser

Builders/Installers Declaration

I hereby certify that being the registered Licence system installer for the above building work, I have advised the owner of the details in relation to the proposed method or termite prevention. This advice included constraints and required maintenance provisions of the proposed systems.

Disclaimer – the onus is fully on the owners to maintain the building in accordance with the manufacture's specification. AS3660.1 and BCA Housing Provisions Part 3.1.3 – Termite Risk Management. Ingenious Homes Pty Ltd, Certifier and Council take no responsibility for any loss or damage incurred through termite damage to buildings.

Home Owners Declaration

I/we hereby certify that being the owner of the above described premises, I am aware that the above system of termite protection will be installed in the proposed building. Further, I/we have been advised of and understand the system detail, constraints and maintenance program. This advice was received from the builder.

By signing this document I/we agree to all of the above dated this _____ day of _____ 2021

Owner Name: _____

Owner Name: _____

Signature: _____

Signature: _____

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WE AIM TO EXCEED CLIENTS EXPECTATIONS

ANNEXURE A – Specification of Works Acknowledgments & Signatures

I/we _____

Being the owners of the proposed new home to be located at: **Lot 342 Welford Circuit, Yarrabilba QLD 4207 “Wickham Rise – Stage 5”**

1. authorise Ingenious Homes to act on our behalf in accordance with the Neighbourhood Disputes. (Dividing Fences and Trees) Act 2011.
2. authorise Ingenious Homes to sign and collect on our behalf all required Development Application/Approval documentation for the construction of our structure;
3. authorise Ingenious Homes as per *Planning Act 2016* to lodge all required Development Application to the applicable Local Authority;
4. authorise Ingenious Homes to gain a refund from QBCC Insurance should our contract not proceed
5. acknowledge that the builder requires all services including power, water, sewer, etc. to be provided prior to commencement of construction by the owner of the site;
6. acknowledge that Ingenious Homes are not responsible for payment of the water consumption for the construction and that these charges are my/our responsibility.
7. acknowledge that Ingenious Homes may change building elements in the form of shape, size, functionality and/or appearance if the building requires to comply with any legislative or prescribed criteria with no notification to us the owners.
8. acknowledge that Ingenious Homes are not liable for stains to the driveway and/or garage as a result of natural properties being imbedded into the surface such as but not limited to soil, dirt, etc.

I hereby give consent to Pacific Approvals Pty Ltd to: -

1. Collate and lodge all development related applications on my behalf;
2. Issue the building approval;
3. Carry out building inspections.

I/we hereby confirm we have fully read and understand all inclusions of our Building Contract, Specifications and Concept Plans. We acknowledge we accept and agree to the documentation. Furthermore we understand minor plan or specifications changes may be required to comply with local approval requirements.

Note: Whilst all care is taken to comply with local council requirements prior to this contract of sale, some developments may have specific requirements which we may not be aware of until council lodgement occurs

By signing this document I/we agree to all of the above **dated this** _____ **day of** _____ **2021**

Owner Name: _____ Owner Name: _____

Signature: _____ Signature: _____

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