



The *Deluxe* Package

FIXED PRICE HOME PACKAGE INCLUSIONS AT A GLANCE:

- All site costs – guaranteed with no extra charges!!
- 2440mm high ceilings
- Quality gloss floor tiles
- Modern style carpets
- Mirror sliders to all robes
- LED downlights
- Ceiling fans to all bedrooms & separate living room
- Split-system Air Cond. to Living & Bedroom 1
- Security screens to all windows & sliding glass doors
- Roller blinds
- Modern style kitchen & vanities with stone benchtops
- Bulkheads above kitchen overhead cupboards
- Phone & data points
- Internal & external painting
- 1x Double power point per room plus 3 extras
- Exhaust to bathroom & ensuite
- InAlto stainless steel appliances, ceramic cooktop & dishwasher
- Chrome mixer taps to kitchen, bathroom, ensuite & laundry
- Locks to all windows & sliding glass doors
- Garage door with 2x handsets & 1x wall remote
- Timber fencing & metal framed gates
- Exposed aggregate driveway & path
- Electric Hot Water System
- Wall sarking & ceiling insulation
- Fully landscaped & turfed
- Wall mounted clothesline
- Common letterbox
- 6-Star energy rating



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Fixed price home package includes the following carefully selected fixtures and fittings.

SERVICES, DOCUMENTATION & FEES

- Fixed Price Contract
- Building Plans and specifications
- Engineers Soil Test Report, contour survey & engineered ground slab design
- Local Council building, application and QBCC fees
- All insurances required

STRUCTURAL & EXTERNAL INCLUSIONS

SITE WORKS, FOOTINGS & SLABS

- All site works to encompassing area of building platform
- Concrete slab: Engineered waffle pod & concrete slab system with reinforcing and thickened at slab perimeter (AS 2870-2011, includes piers)
- Stormwater and sewer connections to residential sites
- Underground water & 6m electrical mains connection (overhead or underground)
- Termite protection to Australian standards (AS 3660.1-2000)

STRUCTURAL

- 2440mm high ground floor ceiling height (2440mm high upper floor ceiling for high-set designs)
- Timber wall frames & trusses to engineered design and specifications – constructed to N2 wind rating.
- ‘PGH’ face & feature bricks from builder’s range with off-white mortar joints
- Colorbond® steel roof sheeting, gutters & fascia from builder’s range – PVC downpipes
- Rendered & painted facade (as per elevations)

OUTDOORS & LANDSCAPING

- Façade feature options: Rendered & painted, feature bricks & partial cladding
- 2x external water taps
- Wall mounted Clothesline
- Exposed aggregate driveway and path to front door including porch
- Concrete to alfresco area and where applicable
- Landscaping including feild drains, planted & mulched garden beds and turf where applicable
- Treated timber butted paling fencing to boundary sides & rear with metal-framed lockable gate
- Common letterbox
- Full site clean and removal of builder’s rubbish

INTERNAL INCLUSIONS

WINDOWS, DOORS & FURNITURE

- Sectional overhead garage door from standard builder’s range with 2x handsets & 1x wall remote
- Flush-panel internal doors with chrome lever-set handles and door stops
- Privacy locks to bathroom, toilet & ensuite – lift-off hinges
- Entrance locksets to entry doors – deadbolt lock to front entry door
- ‘Special feature’ front entry door with sidelight/feature glass panel
- Rear door with 1/3 glass panel (design specific)
- Aluminium framed windows and sliding glass doors from standard builder’s range with keyed locks
- Security grille screens (including flyscreen) to all exterior doors, sliding glass doors, and window openings
- Roller blinds to all windows & sliding glass doors in bedroom & living areas

ELECTRICAL

- LED downlights from standard builder’s range to meet energy efficiency regulations
- Ceiling fan lights to all bedrooms (one in separate living room – design specific)
- External lighting from standard builder’s range to rear door, porch and alfresco areas.
- ONE double power point (GPO) per room plus 3 additional GPO’s to dwelling.
- TV points to living area and main bedroom (with cable), phone & data points.
- Photoelectric smoke alarms (hard-wired to 240v power supply, battery backup)
- Earth leakage system (safety switch)
- High-speed internet (NBN) ready (provision allowed)
- Split-system air conditioner to living area (approx. 5.2kW reverse cycle unit) & Bedroom 1 (approx. 2.5kW reverse cycle unit)
- Electric Hot Water System (storage system, 250L capacity)
- Exhaust fans from standard builder’s range to bathroom & ensuite (and W.C. – design specific)

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PLUMBING (BATHROOM, ENSUITE & TOILET)

- Laminated clear glass shower screens with pivot door, wall mounted chrome shower mixer tap & water efficient shower rose
- White acrylic inset bath with wall mounted chrome bath mixer tap & spout
- Dual flush toilet suite
- Designer laminated vanities with stone benchtop (20mm), full vanity width mirror, and basin with chrome mounted mixer tap
- Chrome towel rails & toilet roll holders
- Chrome plated floor wastes

PLUMBING (LAUNDRY)

- 45L free-standing stainless-steel laundry tub with chrome mixer tap.
- Hot & Cold chrome washing machine taps

KITCHEN

- Designer laminated quality kitchen cabinetry with stone benchtops (20mm) – dishwasher provision, microwave provision & cutlery drawers – colours from standard builder's range
- Built-in pantry with shelving
- Overhead cupboards with bulkhead above
- Refrigerator provision
- InAlto stainless steel multi-function, fan-forced electric oven, slide-out range hood and electric ceramic 4-zone cooktop from standard builder's range (600mm)
- InAlto stainless-steel multi-function dishwasher (600mm)
- 1 & ¾ bowl stainless steel sink with drainer & chrome sink mixer tap



Please note: Inclusion styles / brands may vary dependant on supply or builder's choice; where there is any substitution, the replacement will be of equivalent or superior quality. The schedule and finishes are those that are set-out in the residential building contract.

JOINERY, LINING & PAINTING

- 68x12mm splayed skirting and 42x12mm splayed architraves
- Built-in robes to all bedrooms with shelf & hanging rail
- Linen cupboard as per plans with 4 shelves
- Mirror sliding doors to all robes
- Vinyl sliding door or flush panel door to linen cupboard (design specific)
- 10mm plasterboard to walls & ceiling
- Water resilient plasterboard & Villaboard sheeting to wet areas where applicable
- 90mm plasterboard cove cornice
- Sisalation foil wrap to external stud walls & R2.5 insulation batts to ceiling of living areas under main roof
- Internal painting to walls, doors, architraves, skirting, ceiling & cornice.
- External painting to downpipes, rendered surfaces, cladding & soffit (design specific)
- Timber framed stairs with carpet, balustrade & handrail (high-set design specific)

TILING & CARPETS

- Quality ceramic tiles to living & wet areas from standard builder's range
- Wall tiles to shower area (2100mm high) & above bath
- Skirting tiles to bathrooms, laundry & W.C
- Tiles to kitchen splashback
- Designer modern carpet & underlay to all bedrooms, robes, stairs & separate living area (design specific)

SPECIAL WARRANTIES

- Warranties and guarantees supplied by the builder at handover
- 6-Year structural warranty
- 12-Month maintenance warranty