

ORACLE

BUILDING CORPORATION

QLD ORACLE BUILDING CORPORATION

Standard Inclusions

Pre-Construction

- Home owners warranty insurance.
- Certified soil and wind rating certificate.
- Contour survey.
- Concrete slab to engineers design.
- Building certification fees, plumbing, drainage fees including inspections.
- Basix compliant (Where applicable).
- 12 months minor defects warranty (refer clause 24).
- Lifetime structural warranty (conditions apply).

Termite Protection & Framing

- Penetrations, perimeter and control joints protected by physical barriers.
- Engineered, pre-fabricated steel frame and trusses.
- N2 wind rating.

External

- Roof pitch 22.5°.
- Colorbond metal fascia and gutters.
- Colorbond roof.
- Aluminium sliding windows and sliding doors with keyed locks.
- Wall wrap to external walls.
- R1.5 insulation batts to lightweight cladded areas.
- Bricks from selected builders range.
- Natural mortar with round ironed joints.
- Colorbond sectional garage door with remote control and 3 transmitters.
- Feature front entry door.
- Lever entrance set including double cylinder deadlock to all hinged external doors.
- Rinnai B26 continuous, gas HWS.
- Painted PVC downpipes.
- 2 external garden taps.
- 3 external yard gullies.

Internal

- 2440mm ceiling height.
- R2.5 insulation batts to ceilings excluding porch.
- 10mm plasterboard to walls and ceilings unless noted otherwise.
- 90mm cove cornice throughout.
- 66mm x 11mm skirting.
- 42mm x 11mm architrave.
- Lever internal passage sets with privacy latches to Bathroom, WC and Ensuite.
- White cushion door stops as required.
- Built in linen cupboards with 4 melamine shelves.
- Built in wardrobes with aluminium framed sliding doors and pre-finished vinyl fronts, one melamine shelf and hanging rail to all bedrooms and walk in robe to Bed 1.
- Flat acrylic paint finish to all ceilings.
- Three coat paint system to all internal walls.
- Gloss enamel finish to all internal door and woodwork.

Two Storey Designs Only

- R1.5 insulation batts to lightweight cladded areas.
- Internal stairs consist of carpet grade treads, risers and landing with plasterboard dwarf wall & painted timber cap.

Kitchen

- Kitchen joinery with melamine cabinetry, soft close drawers & doors and stainless steel handles.
- Laminated front with PVC square edge doors.
- 20mm engineered stone bench tops from selected builders range.
- Ceramic tile splash back 600mm high above bench top.
- Kitchen bulkhead and microwave provision (design specific)
- 1³/₄ bowl stainless steel sink.
- Chrome plate sink mixer.
- 60cm Technika multifunction oven.
- 60cm Technika ceramic electric cooktop.
- 60cm Technika slide-out recirculating rangehood.
- 60cm Technika freestanding dishwasher.

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Standard Inclusions

Bathroom, Ensuite and WC

- Obscure glazing to windows.
- 2 door vanity unit with melamine cabinetry and stainless steel handles.
- Laminated front with PVC square edge doors.
- 20mm edge engineered stone vanity top
- Ceramic wall and floor tiles from selected builders range.
- Semi framed pivot shower screen with laminated glass.
- Frameless polished edge mirror above vanity.
- 1675mm acrylic bath where applicable.
- Drop in counter vanity basin.
- Dual flush toilet suite.
- Chrome plate basin mixer to vanity unit.
- Shower rail with wall mixer.
- Wall mixer with chrome plate bath spout.
- Chrome plate towel rail and toilet roll holder.

Laundry

- Ceramic tiled floor.
- Ceramic skirting tile.
- Ceramic tile splashback.
- 45 litre stainless steel tub and metal cabinet.
- Chrome plate flick mixer.
- Chrome plate washing machine stops.

Dual Living Inclusions – Where Applicable

- Electricity – 2 single phase power supply with 2 meters installed into one meter box. Meters are billed individually.
- Phone – An individual telephone line is installed per dwelling.
- Water – One meter service to the main dwelling, with a private meter for the second dwelling.
- Sewer – One connection to the sewer main per dwelling.
- NBN - one NBN service to the main dwelling with one communication distribution box to each Unit. NBN provider connections by owner.

Electrical

- LED down lights as per electrical plan.
- Fluorescent light to garage.
- Power points as per electrical plan.
- TV points to living areas, bedroom 1 and media room (where applicable).
- 1 phone point to kitchen.
- Exhaust fan to showers.
- Selected ceiling fan and 2 LED lights to bedrooms.
- Selected ceiling fan and 2 LED lights to alfresco.
- Smoke detectors hard wired with backup battery.
- Communications distribution box for NBN/FTTH. Lead in from street to house connection point. Lead in house connection point to cabinet installed in garage. Note – there is no allowance for the connection of NBN or phone to the home.

Turnkey Inclusions

- Builder's selection carpet to lounge, family, media and all bedrooms.
- Floor tiles to entry, dining, living and hallway, from selected builders range.
- Fly screens to all windows.
- Barrier screens to external doors and sliding doors excluding garage.
- Roller blinds to all windows and sliding doors.
- Wall mounted reverse cycle air conditioner to living room.
- Wall mounted reverse cycle air conditioner to bed 1.
- TV antenna.
- Exposed aggregate concrete driveway, in a colour at the builder's discretion.
- Tile finish to alfresco and porch.
- Butted paling treated pine fencing to 1800mm high with metal framed single gate, as per plan.
- Supply and lay builder's selection turf up to 800m² lot size, 6m² garden bed and gravel to site as per plan.
- Letterbox.
- 2.24m wall mounted clothesline.

PLEASE NOTE:

Oracle Building Corporation reserves the right to alter designs and specifications and substitute the make, model or type of any standard inclusion to a product of equivalent standard without notice.