



HOUSE INCLUSIONS



ABOUT OUR PROPERTIES

All Homes are fixed price, turn key complete with standard inclusions to take the guesswork out of building your new home.

You know upfront exactly what your home will cost. Our quality range of fittings and the finishings are so extensive, your home will look and feel anything but standard!

PRE-CONSTRUCTION

- HIA Fixed Price Contract.
- QBCC Home Warranty insurance.
- Plans and Specifications.
- Engineers soil report & slab design.
- Council building & plumbing application fees and charges (standard applications in QLD Based).
- Building Structure to meet NCC National Construction Code.
- Footings and slab constructed to engineer's details as per site classification
- 6 star energy efficiency rating.
- Water connection fees (excludes water meter installation if required)
- Pre-determined external colour scheme by Allegra's Home Decor Consultant (covenant approved).
- Energy efficiency as per energy report.
- Wall sarking insulation (R1.0 Rated) to meet energy efficiency requirements.

SITE WORKS, FOUNDATIONS & CONNECTIONS

- Site scrape and/or balanced cut & fill excavation over building platform
- Removal of vegetation and/ or excess spoil
- Waffle pod concrete slab including bulk concrete bored piers (if required)
- Termite treatment to slab penetrations and physical perimeter barrier (as per Australian Standards)
- Sewer and stormwater connection to existing serviceable connection points
- Surface drains including dedicated stormwater line
- Electrical mains run in
- Water connection from pre-tapped water main
- House constructed wind rating conditions
- Retaining walls (if required)

WARRANTIES

- QBCC Insurance (6 years structural warranty from Practical Completions as per QBCC New Home Warranty)
- 12 month defect period from date of Practical Completion

FRAME

- To be constructed in accordance with current Building Regulations, National Construction Code and Australian Standards
- Frame and Truss to be erected in accordance with current National Construction Code and Australian Standards N2/N3 wind rating unless alternative wind ratings specified by Structural Engineer/Certifier

EXTERNAL FINISHES

- Roof Material Corrugated Sheet Metal (from Standard Builder's selection)
- Anticon blanket to under Roof insulation
- Metal fascia, gutter and PVC painted downpipes as per plan
- Colorbond automatic garage door with 2 remote handsets
- Humes hinged front entry door - with glass panels, painted or stained in accordance with selected colour scheme and manufacturer specifications Gainsborough Lennox Horizontal - Combination entry set
- Humes duracote flush hinged door (if depicted on plans) painted in accordance with Allegra colour scheme and manufacturer specifications Gainsborough Lennox Lever action lockset
- Aluminum powder coated windows and sliding doors in the standard builder's range of colours - with clear glass
- Security Screens to all opening window sashes and sliding doors
- Extensive range of materials - Brick render, face brick and colour painted cladding and render (as per plan) feature stone or brick pier (if applicable) from Allegra's colour scheme.
- Windows and door to have fibre cement sheet cladding and /or beading above where required unless otherwise noted on elevations
- Under roof alfresco is brushed concrete (unless otherwise noted on plan or site conditions permitting)

INTERNAL FINISHES

- Hume redicote doors flush finish pre-hung hinges internal doors
- Gainsborough Tristen lever series (privacy, passage and dummy)
- Door 75mm cushions series
- Door DS2 catch plastic series (if applicable)
- Vinyl robe sliders with aluminium frames
- Architraves 42mm x 11mm Splayed
- Skirting 66mm x 11mm Splayed
- Ceiling heights 2440mm
- Builders Range Air-Conditioner fitted to living room
- Builders Range Air-Conditioner fitted to master bedroom
- Vertical blinds to all sliding aluminum windows and doors excluding wet areas & garage windows (if applicable)
- Builders/ Sparkle house clean
- Builders range Carpet in all Bedrooms

KITCHEN & APPLIANCES

- 20mm stone benchtops (from Standard Builders selection)
- Laminated finished cupboards and drawers in the Standard Builders selection of laminates and door handles
- Bulkhead over kitchen cabinets
- Abby Project 1.75 Sink and drainer
- Flick mixer tapware - chrome plated
- 600mm Technika black electric ceramic cooktop with 4 zones and touch control (5 years manufacturers warranty)
- 600mm Technika stainless steel electric oven with 5 functions, push button programmable clock and knob control (5 years manufacturers warranty)
- 600mm Technika stainless steel front recirculating slideout rangehood with 3 speeds and switch control (5 years manufacturers warranty)
- 600mm Technika stainless steel freestanding dishwasher (5 years manufacturers warranty)

ELECTRICAL

- Recessed meter box
- Single phase underground mains and meter box
- Earth leakage safety switch and circuit breakers
- Clipsal LED downlights throughout the house as per electrical plan
- Strip fluorescent light in the garage
- Clipsal white aluminum ceiling fans in all bedrooms and living room
- Clipsal Iconic switches and power points
- Roof mounted digital compatible Tv Antenna to each unit
- Photoelectric smoke detectors (direct wired to board with battery back up)
- Exhaust fans (if required)
- Data and Tv points
- Air-con unit to living room
- Air-con isolator on external wall
- NBN conduct lead in to garage
- Telstra Lead Ins

PLASTERING

- To be supplied & installed in accordance with Current Australian Standards
- 90mm cornice
- Ceiling & walls 10mm plasterboard
- Partiwalls 13mm plasterboard
- Wet areas wall 10mm waterproof plasterboard or 6mm villa board
- Set plasterboard to alfresco ceiling (if applicable on plan)

PAINTING

- Internal 3 Coat paint system (1 coat of sealer & 2 coats of colour)
- Builders Selection paints as per (Allegra Home Decor Consultants Colour Scheme)
- External door, cladding, render and soffits as per (Allegra Home Decor Consultants Colour Scheme)
- Allegra white colour finish to all ceilings and cornice
- Allegra white internal walls premium sealer and professional low sheen
- Allegra white gloss to architraves, skirting and internal doors
- Downpipes painted to match roof, fascia, gutter or wall

TILING

- Ceramic Tiles Selected by (Allegra's Home Decor Consultant)
- Tile range 450mm x 450mm main floor as per plan, walls 2100mm high to shower compartments, 450mm high above bath hob and skirting 150mm high (including above basin and under mirrors).
- Feature subway splashback in kitchen (300mm x 100mm) as per Allegras colour scheme
- Water closet floors and skirting
- Laundry floors, skirting and splashback over tub (450mm x 450mm)

BATHROOM, ENSUITE & POWDER ROOMS

- 750mm Poly Marble rectangle top with custom cabinets to suit
- Frame mirror to width of vanity as per plan
- Flick mixer tapware - chrome plated
- Bambino 1520mm shower/bath - non slip bottom (if applicable)
- Chrome out of wall bath spout with separate flick mixer (if applicable)
- Rail shower Wels 3 star 8Lpmm including soak holder
- Prima link toilet suite
- Chrome Double Towel Rail 600mm
- Chrome Toilet Roll Holder

LAUNDRY

- Stainless Steel 40L Standard laundry tub and cabinet
- Flick mixer tapware - chrome plated
- Round chrome floor waste to laundry (where required)
- Laminated finished cupboard in the standard builder's range of laminates and door handles (available to certain designs only, refer to drawings)

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 covant requirements or 1 x 15m2 garden bed depending on site frontage and slope where possible).
- Batters to be mulched
- Exposed aggregate driveway, unless specified by developer or requi to match existing driveway colour.
- Brush finished concrete alfresco, unless specified by developer or requi to match existing driveway colour.
- 1.8m timber pailing fencing to rear, sides and returns where no existing fence provided to site and where possible depending on site conditions. Fence to include 1 single gate with timber pailing finish either side of the property, unless zero one side. Note Covenant Approval may require alternative fencing finish and requirements which are to be adhered to.

OTHER FINISHES

- Diamond grill security screens to all aluminum windows and doors
- Locks to all windows and sliding doors
- Gooseneck Tapware Kitchen Mixer
- Wall or fence mounted coloured clothesline
- Builders range mailbox painted with applicable street number to match home
- 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 in Fibre Cement Sheet
- Hot water system - Hotflo 250 Ltr Electric storage hot water system 3.6kw