

STANDARD INCLUSIONS

Pre-Construction

- Fixed Price Building Contract in accordance with Schedule 1B of QBCC Act 1991 ('QBCCA')
- Engineer Design Footings and Slab to M class site
- QBCC Insurance, Qleave Levy & All Risk Insurance
- Standard Building Application and Certification Fees

Site Works and General Construction Features

- All work to be carried out in accordance with Approved Plans and Local Government Regulations
- Set Out by registered Surveyor
- Site levelling to 1000mm (500mm cut & 500mm fill)
- N2 Wind Rating
- 2590mm high Hyne T2 Blue Pine (Termite Protected) Frame & Trusses designed & built in accordance with AS1684.2 with Fibre Cement Infill Panels above all window openings
- Provide 22.5-degree Roof Pitch
- All Masonry work in accordance with AS3700
- Sewer and Storm Water connection to Council Mains by licensed Plumber and Drainer up to 20lm each in accordance with AS3500
- Single Phase Electrical Underground connection to Mains Power supply by licensed Electrician up to 14lm
- Natural Gas line connected to house if applicable
- Phone & Data lead in by licensed Technician if applicable
- Termite Management System to AS3660
- Waterproofing to all Wet areas to AS3740
- All Fire Safety inclusions in accordance with AS3600 carried out in accordance with Approved Plans
- Builders Clean on completion and site rubbish removed

Energy Efficiency

- R1.0 Sisalation to External Walls
- R1.3 60mm Anticon Blanket to underside of Colorbond Roof
- R2.0 Bulk Insulation to External Light Weight Walls
- Weather Seal to bottom of all External Swing Doors
- All Plumbing Fixtures a minimum of 3-star WELS Rating
- One Whirly Bird Roof Ventilator

STANDARD INCLUSIONS

Standard External Features – Walls, Roof, Windows and Doors

- Face Brickwork with Light Coloured Mortar from Builders Range
- Light Weight External Linings as per plan
- Colorbond Metal Sheet Roof
- Colorbond Fascia and Colorbond Quad Gutters
- Powder Coated Aluminium Sliding Doors with Double Cylinder Locks from Builders Standard Colour Range
- Powder Coated Aluminium Sliding Windows with Keyed Locks from Builders Standard Colour Range
- 2040x820mm Front Entry Door from Builders Standard Range
- Tri-Lock Lever Set to Front Entrance Door
- External Lever Door Handles and Single Cylinder Deadlock to remaining External Hinged Doors
- Automatic Sectional Overhead Door to Garage including Two Remote Controls and Wall Button (No Door if Carport)
- External Paint to Exterior Walls in up to Two White Based Colours

Standard Internal Features

- 2040mm high Flush Panel Internal Doors
- 2100mm high Vinyl Sliding Doors to Robes
- Internal Lever Door Handles from Builders Range
- One Custom Fit Melamine Shelf with Hanging Rail to Bedroom Robes
- Four Custom Fit Melamine Shelves to Linen Cupboard & Pantry
- 42x12mm Pencil Round Profile Pine Architraves
- 66x12mm Pencil Round Profile Pine Skirting Boards
- 10mm Plasterboard to Walls, 10mm Uni Span to Ceilings and Villa Board in Wet areas
- 90mm Standard Cove Cornice
- 3 Coat Paint System to Interior Walls in One Colour with Gloss Finish to Woodwork
- Standard Ceiling Colour is White
- 450x450mm Ceramic Tiles or Laminate Overlay Flooring to Living areas from Builders Range
- Carpet to all Bedrooms and Media Rooms with 10mm Foam Underlay from Builders Range

Kitchen

- Custom Laminated Cupboards including One Bank of Four Cutlery Drawers from Builders Range
- 20mm Stone Bench Tops to Kitchen from Builders Range
- Overhead Cupboards up to 2250mm high including over Fridge Space with Plasterboard Bulkhead to Ceiling
- Soft Close Doors & Drawers to Kitchen
- Dishwasher & Microwave Provisions
- Overmount Double Bowl Stainless Steel Sink with Drainer
- Chrome Mixer to Kitchen Sink
- Quality 600mm Appliances including Electric Oven, Gas Cooktop & Slide Out Range Hood with Ducting to outside

STANDARD INCLUSIONS

Bathrooms and WC

- Custom Laminated Cupboards including One Bank of Three Drawers in Builders Range
- 20mm Stone Bench Tops to Vanities from Builders Range
- China Basins from Builders Range
- Polished Edge Mirrors Full Width of Vanities
- Soft Close Doors and Drawers to Vanities
- Chrome Mixers to Bathroom and Ensuite
- Chrome Shower on Rail including Soap Holder
- 1500mm White Acrylic Bath with Chrome Bath Spout
- Dual Flush Close Coupled China Toilet Suites with Soft Close Seats
- Chrome Semi Framed Shower Screens with Pivot Door
- Chrome Double Towel Rails in Bathroom & Ensuite
- Chrome Toilet Roll Holders to WC's

Laundry

- 45L Stainless Steel Laundry Tub in White Poly Cabinet
- One Chrome Mixer to Laundry Tub
- One Chrome Washing Machine Tap Set

Hot Water System

- Gas Instantaneous Hot Water System

Wet Area Tiles

- Ceramic Tiles in Wet Areas to approx. 2000mm high in Shower area, 600mm above Bathtub and Skirting Tile to remainder
- Skirting Tile in WC's and Laundry
- Approx. 600mm high Ceramic Tile Splashback above Laundry Tub & Washing Machine space
- Ceramic Tile Splashback between Bench and Overhead Cupboard in Kitchen
- All Tile Selections from Builders Range
- Smart Tile Floor Drains

Internal Stairs / Handrails

- Carpet or Laminate Internal Stairs from Builders Range (if required)
- Gloss Painted Handrails with 12x12mm Powder Coated Balusters

External Stairs / Handrails

- Galvanised Stringers with Hardwood Treads
- Powder Coated Aluminium Balustrade as applicable

STANDARD INCLUSIONS

Electrical

- Circuit Breakers and Earth Leakage to Meter Box
- One 48" White Ceiling Fan including Light to Each Bedroom & Alfresco
- One 48" White Ceiling Fan only to each Living room
- Two 11w White LED Down Lights to Kitchen and each Living room
- One 11w White LED Down Light to each separate Room
- One 11w White LED Down Light to Entry
- One 11w White LED Down Light to each Hallway
- One 11w White LED Down Light to Single Garage or Two 11w White LED Down Lights to Double Garage
- One External Light Point to Front Porch
- One External Light Point at Laundry Door (11w White LED Down Light to Eave if possible)
- Two Double Power Points per Main Bedroom and Kitchen Bench
- One Double Power Point in each other Bedroom, each Living area, each Bathroom, Laundry, Garage and Communication Connection position
- One Single Power Point for Refrigerator, Range Hood, Dishwasher, Microwave Provision & Garage Door
- One Single External Weatherproof Power Point for Gas Hot Water System
- 3 in 1 - Heat/Fan/Light Combo's to Bathroom and Ensuite
- Exhaust Fan only to Internal WC if applicable
- One Data Point & Two TV Points including Double Power Point per TV point (Standard in Fibre Optic Estates only to be NBN Ready)
- One Digital Roof Antenna supplied (If required)

Decking

- 88x23mm Modwood Composite Decking (if applicable)

External Plumbing and Drainage

- 90mm PVC Round Painted Downpipes as required
- Two Garden Hose Taps from Town Water supply
- Surface Drainage Provisions as required

External Concrete

- Plain Concrete to Front Porch & Alfresco/Patio

Warranty

- Twelve-month Maintenance Period (Starting from Date of Handover)
- Six years and Six months QBCC Statutory Insurance Period (Starting from the date of the Build Contract)

ADDITIONAL INCLUSIONS

Site Works, Site Conditions & Retaining

Item	Description	Amount
1	Provide up to H2 Class Soil Type Slab Upgrade in lieu of standard	Included
2	Provide Build up to Wind Rating N3 in lieu of N2 for Single Storey Slab on Ground Home	Included

External Features

Item	Description	Amount
1	Provide Mode Façade Upgrade for Design between 9m & 13m wide – Single Storey with Double Garage in lieu of standard	Included

Internal Features

Item	Description	Amount
1	Provide ½ Mirror ½ Vinyl Sliding Robe Doors In lieu of Standard Size Vinyl Sliding Doors up to 2100hx900w to Bedrooms 2, 3 & 4	Included
2	Provide One Standard Size Recessed Tiled Shower Niche (400 High x 400 Wide) to the Bathroom & Ensuite Showers	Included

Plumbing

Item	Description	Amount
1	Provide One Water Tap to Fridge Space	Included

ADDITIONAL INCLUSIONS

Electrical

Item	Description	Amount
1	Provide One Double External Weatherproof Power Points to Alfresco	Included
2	Provide Two Additional 9w White LED Down lights to Garage Eave / Overhang	Included
3	Provide Two Additional 9w White LED Down lights to Family / Dining Room	Included
4	Provide 2-Way switch to Entry/Hallway	Included
5	Provide Two USB to Double GPO – (1) to Bed 1 and (1) to Kitchen Bench	Included

Air-Conditioning

Item	Description	Amount
1	Provide One 6.3Kw Inverter Reverse Cycle Split System installed Back-to-Back to Family/Living room	Included
2	Provide One 2.6Kw Inverter Reverse Cycle Split System installed Back-to-Back to Master Bedroom	Included

Appliances

Item	Description	Amount
1	Provide Upgrade Appliance Pack: ARTUSI - 90cm Dual Fuel 7 Function Upright Cooker & 90cm Undermount Ducted Range Hood	Included
2	Provide Dishwasher – ARTUSI 60cm Stainless Steel Freestanding Dishwasher	Included

ADDITIONAL INCLUSIONS

Cabinetry

Item	Description	Amount
1	As per Activate Inclusions	

Floor Coverings

Item	Description	Amount
1	Confirmed Flooring Selection to Living areas from Builders Range is: 450x450mm Ceramic Tiles	Note Only
2	Provide 450x450 Ceramic Tiles in Builders Range (Pressed Edge) to plain Concrete Outside to Alfresco	Included

Security Alarm, Security Screens & Blinds

Item	Description	Amount
1	Confirmed Window Covering Selection is: Roller Blinds to all openable Aluminium Windows and Aluminium Sliding Doors (Excludes Wet Area Windows, Hinged, Bi-Fold and/or Stacker Doors)	Included
2	Provide One 7mm Diamond Grill Hinged Door Security Screen up to 1020mm wide to Entry Door	Included
4	Provide Two 7mm Diamond Grill Sliding Door Security Screens to Alfresco & Laundry doors	Included
5	Provide Fifteen 7mm Diamond Grill Window Security Screens to Aluminium Windows	Included

ADDITIONAL INCLUSIONS

Driveway, Landscaping, Letter Box & Clothesline

Item	Description	Amount
1	Provide Exposed Aggregate Concrete to Driveway & Front Porch including Reinforcing Steel	Included
2	Provide One Key Largo Letterbox – Including metal mail insert with Rendered Finish	Included
3	Provide One Wall or Fence Mounted Powder Coated Clothesline	Included
4	Provide Winter Green Turf on screened Topsoil to Front & Rear yards including Footpath	Included
5	Provide One 15m ² Garden Bed (Including Paved Edging, Mulch & 1 in season Plant per m ²) to Front Yard Only	Included

Fencing

Item	Description	Amount
1	Provide 1800mm High Treated Pine Butt Paling Fence to all side boundaries as required up to 1.0m behind front walls of home	Included
2	Provide One Single Steel Framed Gate up to 900mm wide with Treated Pine Palings to Right Hand side of home	Included