

## General Inclusions

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Council application fees and certifier charges to \$2500  
 QBCC Insurance premium (6 years structural guarantee)  
 Portable long service leave levy (Q-Leave)  
 House plans which comply with council and energy efficiency ratings  
 Soil test and foundation inspections by engineer  
 Building Construction Insurance  
 Maintenance for 6 months

### Site work and allowances

Wind rating of N2  
 Engineer designed concrete slab and external footing beams. (Not waffle pods)  
 Steel reinforcing and concrete priced according to slab area (adjusted prior to contract after engineer report)  
 Site cut/fill to a maximum of 300mm slope over house pad (excluding rocks and trees)  
 Single-phase power connection, 10 metres underground or 10 metres overhead, as supplied by electricity supplier.  
 Sewerage connection point up to 8M from slab.  
 Storm water connection point to 10M from slab.  
 Termite protection – Homeguard to perimeter and collars on penetrating pipes  
 70mm treated frame and engineered treated trusses  
 Exposed aggregate driveway and path to front door  
 Fencing to sides of block and allowance for one single gate  
 Site clean during construction of construction materials only.  
 Concrete pump allowed for both footings and slab

### External Inclusions

Austral brick – selected ranges (Urban One, Vogue, Everyday Life, Character Brick ranges)  
 Off white mortar  
 Tinted solar block 5mm glass to windows and sliding doors, clear obscure glass windows to Bathroom, Ensuite and WC  
 Powdercoated frames to all windows and sliding doors  
 Security screens fitted to all windows and sliding doors  
 Colorbond fascia & 150mm quad gutter  
 Colorbond roofing fixed to steel top hat battens  
 Roof pitch to match plans  
 PVC downpipes  
 Sarking (foil) to perimeter of external walls to provide insulation and a moisture barrier.  
 Anticon blanket to underside of colorbond roof  
 Concrete floors to porch, patios and verandahs.  
 Panel lift garage door with remote control handsets  
 Gas Hot water system  
 Weather seals to external swing doors  
 Front door & side light from Corinthian Doors Madison Entrance Range (paint grade)  
 Gainsborough entry locks, keyed alike (Governor Range)  
 2 coats of Taubmans paint externally where paint is specified.  
 2 external garden taps  
 Exterior house clean before handover

### Internal Inclusions

Corinthian doors - Flush panel internal doors  
 Gyprock sliding doors to robes and linens, painted to match internal doors  
 Gainsborough internal door handles (Builders range)  
 Door stops fitted to all internal hinged doors and cushion stop to all wet area doors  
 Mesh shelving in robes and linen, melamine shelves in pantry.  
 2400mm (8ft) ceilings  
 10mm plasterboard linings to walls & ceilings  
 6mm fibre cement linings to bathroom & ensuite walls  
 42mm x 12mm architraves, 68mm x 12mm skirting, 90mm cornices, 55mm cornice to robes, linen and pantry.  
 3 coats Taubmans paint – easy coat low sheen to walls, gloss to doors and architraves.  
 Weather seals to external doors  
 45Ltr laundry tub  
 Carpets to all bedrooms and lounge area (selected builders range)  
 Tiles on all other floor areas excluding garage and patio  
 Interior house clean before handover.

### Kitchen Inclusions

High gloss melamine doors with 1mm PVC edging  
 Laminate post formed bench tops  
 Square Morton handles  
 600mm stainless steel under bench oven  
 600mm stainless steel gas cooktop  
 Provision for dishwasher  
 1 ¾ stainless steel sink with mixer tap  
 Pantry cupboards to suit plans

### Bathroom Inclusions

Wet area wall and floor tile from builders range  
 1 row of tiles to skirting and above vanity, 400mm above bath and 2m in shower recesses  
 Waterproofing to floor areas of shower and perimeter of bathroom Ensuite and toilet.  
 Ceramic vanity top with melamine doors with PVC edging  
 1500mm acrylic bath  
 Clear glass pivot framed shower screens  
 Mirror above vanity (frames to match shower screens)  
 Duel flush toilet with vitreous china cistern and pan  
 Mixer tapware  
 Tempering valves to restrict temperature of gas hot water

### Electrical Inclusions

Smoke alarms, hardwired with 240V battery backup as required  
 2 TV points with TV antenna  
 2 phone points, including lead in, but not connection  
 Earth leakage circuit breaker  
 1 light points per room (excluding cupboards)  
 2 lights for master bedroom, living, dining, family and media rooms  
 2 external lights  
 1 two-way switch  
 1200mm fluro to garage  
 Double power point per room, plus single power points for appliances  
 2 double power points to kitchen, family, master bedroom and media rooms  
 IXL heater fan light combo to bathroom and ensuite

