



ADVANTAGE INCLUSIONS

Others Extras are

OUR STANDARD

Note: The Advantage Inclusions Range includes everything listed. Anything not listed in this brochure has not been allowed for. Price is subject to viewing of final plans once complete.

PLANS & APPROVALS

- Fixed Price Building Contract
- Council and Building Applications
- Soil Test, Working Drawings and Engineering Drawings
- Construction and Liability Insurances
- QBCC and Qleave
- Colour Consultant Appointment
- Construction to Australian BCA (Building Code of Australia)

FOOTINGS & SLAB

- Monolithic Slab and Footing Beam Design Up to 'H1'
- Concrete Slab to Minimum Height above NGL as per required
- "Termimesh" Stainless Steel Barrier to Penetrations Only
- Termite Resistant Structural Materials

EXTERNAL FRAME

- Masonry Wall Construction to External Walls 2700H
- Render to External Masonry Walls Quicksand 2 Coats

ROOF

- Roof Safety Rail in accordance with WH&S Regulations
- LOSP Treated Roof Trusses C1
- Colourbond Roof, fascia and gutter
- Painted PVC Downpipes

WINDOWS & EXTERNAL DOORS

- Aluminium powder coated windows and sliding doors
- Internal and External Key Locks (where applicable)
- External Sliding Glass Doors Keyed Alike
- Security Screens to external doors and window openings (excl Entrance Door)
- Glazing - Grey
- Entrance Door with Frosted Glass (Hume) - Newington Range
- Entrance Door Lock (Gainsborough) - Omni Tri-Lock

INTERNAL WALLS & CEILING

- Ceiling Height 2700H
- Plasterboard Linings to Timber Frames with Villaboard to Wet Areas
- Cornice throughout - 90mm Cove
- Bulkhead above Kitchen Overhead
- Pointed Blockwork to Garage Masonry Walls
- R2.5 Ceiling Batts

INTERNAL DOORS & HARDWARE

- Internal Doors (Hume) HAG 9
- Door Stops to all Internal and External Doors - Magnetic
- Internal Door Locks for Hinged Doors (Gainsborough Angular Levers with Round Rosettes)
- Internal Door Locks for Cavity Doors (Gainsborough 395 SS 395 Latch)

ARCHITRAVES & MOULDINGS

- Timber Skirting and Architraves Throughout - Curved Profile
- Square Dressed Treated Pine Trims Throughout

INTERNAL FLOOR COVERINGS

- Carpet to Bedrooms including WIR (Including Underlay) \$160/lm
* Carpet to Theatre Room if applicable
- Tiles to Living Areas, Wet Areas and Linen Cupboards \$25/m²

PAINTING

- White Sealer to all Internal Walls and Ceilings
- Flat White Paint to Ceilings (Excluding Wardrobes)
- Low Sheen Paint to all Internal Walls (1 Colour)
- Gloss Paint to all Internal Doors and Trims (Excluding Wardrobes) (1 Colour)
- Gloss Paint to all External Walls, Soffits, Ceilings and Gables - 2 Colours
- Entrance Door - Clear lacquer

BEDROOMS

- Built-In Robes to Bedrooms 2, 3 and 4 with 1 set of 3 Shelves, Full Length Top Shelf and Hanging Rail
- Aluminium Frame Sliding Door - 1 x Vinyl & 1 x Mirror
- Walk-In Robe to Bed 1 with 2 sets of Shelves, Full Length Top Shelf and Hanging Rail

BATHROOMS & ENSUITE

- Tiles to Floor - 2200H in Shower and 600mm above Bathtub Only, 100mm Skirting to all Wet Areas \$25/m²
- Feista 900mm Vanities - choice of floor mounted or wall hung
- 900 x 900 Mirrors Framed
- Raymor Atlanta II Back to Wall Toilet Suites
- Shower Screens - Semi Frame less
- Bathroom and Ensuite Tapware - Projix
- Kitchen and Laundry Tapware - Projix
- Accessories - Raymor
- Chrome Plated Brass Floor Wastes to Wet Areas
- Aruba Acrylic Bath Tub

GARAGE

- Panel Tilt-a-Door with 1 Remote in Garage and 2 Portable Remotes
- Plasterboard Sheeting to Ceiling

PORCH & PATIO

- Fibre Cement Sheeting to Ceilings
- Porch Floor Finish (Tiles) \$25/m²
- Patio Floor Finish \$25/m²

LAUNDRY, STUDY & LINEN CUPBOARDS

- 45L Laundry Cabinet with Tub - Everhard
- 400mm Tiled Splashback 25/m²
- Dryer Board Installed above Washing Machine Space
- 4 x 450mm Shelves to Linen Cupboard
- 4 x 450mm Shelves with Vertical Section for Broom
- Linen Cupboard Doors - 1 x Hinged and 2 x Vinyl
- Study Desk - Builders Range (If applicable)

KITCHEN

- Kitchen Layout as per Plans including Kitchen Sink - Choices of Standard Laminex Range
- Benchtop - Stone
- 4 x 450mm Shelves to Walk-in-Pantry (if applicable)
- 700mm Tiled Splashback \$25/m²
- Cooking Appliances -
 - Stainless Steel Rangehood
 - 900mm SMEG Freestanding Cooker

ELECTRICAL

- Internal Fans - White
- External Fans - Brushed Chrome
- Internal Lights - Circular LED Lights & LED Downlights
- Batten Fluoro Lights (Garage and Laundry Soffit)
- External Lights
 - 1 x Flood Light,
 - LED Downlights to Front Facade
- Ample GPOs
- Other GPOs (Kitchen Appliances, HWS, Smoke Detectors, A/C Points, etc..)
- Weatherproof GPO
- Exhaust Fans to Ensuite and Bathroom
- Telephone Point (1)
- Single Data Point - NBN Ready (1)
- TV Points to Main Bedroom, Family Room & Theatre Room *if applicable
- Hard Wired Photo-Electric Smoke Detectors
- Meterbox with Switchboard and Earth Leakage Circuit Breakers
- Meterbox suitable for Solar Provision
- 2 Extra Conduits for Solar Draw Wires

MECHANICAL

- Airconditioning throughout on Tariff - Daikin Splits
- Remote Controls and Outdoor Units to Suit

PLUMBING

- Rehau Pipe Throughout to complete Drainage as required
- PVC Plumbing Drainage to Sewer Connection
- Hot Water System 250L Electric or 16L Gas
- External Taps x 3
- Water Connection to Fridge and Dishwasher
- Dual Check Valve for Irrigation
- Stormwater Plumbed to Street

GAS INSTALLATION (if applicable)

- Connection Point for 2 x Gas Cylinder
- Connection to Hot Water System
- Connection to Gas Cooktop

DRIVEWAY, PATHWAYS & FENCING

- Up to 70m² of Honey Exposed Aggregate to Driveway, Clothesline & Pathways
- 1800H Timber Pailing Fence to Rear and Side at Half Share
- 1800H Timber Fence Returns including 1 x Single Gate and 1 x Double Gate

LANDSCAPING

- Site Preparation
- Supply and Lay Turf including Footpath
- Garden Bed with Mulch and Plants
- Burdekin Stone to Short Side *if applicable
- Automatic Irrigation

MISCELLANEOUS

- Rendered Letterbox
- Wall Mounted Clothesline
- Roller Blinds to all Windows, Venetian Blinds to Wet Areas and Panel Glides to Sliding Glass Doors
- Structural Guarantee - 7 Years
- Non-Structural Guarantee - 6 Months
- 6 Month Maintenance Period
- Builders Internal and External House Clean prior to Handover
- Home Owners Handover Manual

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