



#### SITE

1. Council Approved Plans, Soil, Survey and Engineer Slab Design
2. Fees for HIA contract, Brisbane City Council, QLEAVE, QBCC Insurance
3. 500mm total fall allowed over house pad made up of 250mm equal cut and fill
4. Site Cost Allowance including "S" Class Slab
5. Alfresco included where shown on plan

#### SERVICES

6. Plumbing - Sewer, Storm Water & Water Connection to house (to 500m<sup>2</sup> lot with 6.0m set back)
7. Telephone from street to first point in house
8. Electricity - Single Phase power to house with meter box (to 500m<sup>2</sup> lot with 6.0m set back)

#### ENERGY EFFICIENCY

9. ★★★★★ Energy Rating
10. R3.5 batts to roof space (includes garage & alfresco)
11. Single storey - sisalation to external walls with R1.5 batts
12. Double Storey - sisalation to ground & upper floor external walls with R1.5 batts
13. Ceiling Fan to Alfresco if Energy Efficiency stipulates

#### STRUCTURAL

14. Termite Treatment - stainless steel mesh flanges to concrete slab penetrations. Full stainless steel mesh to perimeter of brickwork including garage
15. Ceiling Height Single Storey - 2400mm
16. Ceiling Height Double Storey - 2590mm ground floor 2440mm upper floor (plan specific)
17. N2 Wind Rating
18. Frames and Trusses to engineer's design
19. Twelve (12) months maintenance period

#### STAIRCASE (DOUBLE STOREY)

20. Carpet grade treads and risers
21. Paint grade stringers and hand rail
22. Timber paint grade square newel posts if applicable
23. Round powder coated silver balustrade if applicable

#### ELECTRICAL

24. Safety Switch to Meter Box
25. Smoke detectors as per Council requirements
26. LED Light points and fittings as per plans
27. Double power points throughout as per plans
28. NBN connection provisions
29. 2 x TV Point
30. 1 x Phone Point
31. 1 x External Power Point

#### EXTERNALS

32. Builder's Standard Range Face brick veneer with cladding or render feature (as per plans)
33. F/C over garage / brick piers to front facade (house specific)
34. 170 Litre Electric Heat Pump Hot Water System
35. External garden taps (x2)
36. Colorbond fascia and gutters
37. Choice of Colorbond Metal Roof or Concrete Tiled from standard Range (refer plans for roof pitch)

38. Colorbond sectional overhead garage door with remote control - three transmitters (standard range)
39. Tiled upper balcony floor (double storey only – subject to facade)

#### PAINTINGS AND LININGS

40. 10mm plaster ceilings & walls 6mm villa board to wet areas
41. 75mm Cove cornice throughout [no square set]
42. 4.5mm FC sheeting to porch area
43. 42x12mm architraves / 68x12mm skirtings pencil round
44. Wash and Wear Dulux paint - 3 coat system throughout
45. 2-coat system to ceiling and cornice
46. Gloss enamel to interior timber and doors

#### WINDOWS

47. Powder coated aluminium windows and sliding doors with keyed locks
48. Restricted opening to all openable windows - double storey

#### DOORS

49. Front Entry - paint grade PMAD104 clear glazed door
50. Internal - Corinthian flush panel doors Includes pantry
51. Laundry - 2040mm painted half glazed door, or aluminium sliding door (Plan specific)
52. Robe doors hinged, sliding, or no door (Plan specific)
53. Gainsborough lever series door furniture

#### SHELVING

54. Robes- single white melamine shelf with hanging rail
55. Linen - four white melamine shelves
56. Broom cupboard 1 shelf (plan specific)

#### FLOOR COVERINGS

57. Builder's standard range tiles to bathroom, ensuite, laundry and WC areas (refer plans)
58. Fully tiled shower recess and base (refer plans)

#### KITCHEN

59. Technika 900mm upright cooker with electric oven/grill and gas cooktop stainless steel with black glass
60. Technika Canopy Rangehood - 900mm stainless steel
61. 1 <sup>3</sup>/<sub>4</sub> bowl stainless steel sink (drop in)
62. Chrome café style goose neck sink mixer
63. Hettich handles with soft close drawers from builder's standard range
64. Fully laminated kitchen (refer plans)
65. Large Pantry with 4 white melamine shelves and flush panel hinged door (plan specific)
66. 20mm Stone to island and rear benchtop
67. Ceramic tiles to kitchen splashback and return

#### BATHROOM / ENSUITE / WC / LAUNDRY

68. Laminated base cupboards & benchtops to ensuite & bath
69. White Vitreous china oval drop in basins
70. Wall hung basin to powder room where applicable
71. Designer Carina island bath to bathroom
72. Semi frameless polished silver coloured pivot action shower door with clear safety glass
73. Arised edge frameless mirrors above vanity tops to bathroom, ensuite and powder room if applicable



74. Hettich handles with soft close drawers from builder's standard range
75. Chrome flick mixer tapware to bathroom and ensuite
76. Chrome hand held shower rail to bathroom and ensuite
77. Chrome flick mixer tap to laundry & wall mounted washing machine tap set.
78. Chrome toilet roll holders (round backplate)
79. Soft close white vitreous china toilets
80. Chrome double towel rail to ensuite
81. Chrome single towel rail to bathroom
82. Chrome guest towel ring to powder (plan specific)
83. White steel cabinet with 45 litre stainless steel tub to laundry