

double sided document

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 on level site
5. Alfresco included where shown on plan

SERVICES

6. Plumbing - Sewer, Storm Water & Water Connection to house
7. (to 500m² lot with 6.0m setback)
8. Telephone from street to first point in house
9. Electricity - Single Phase power to house with meter box (to 500m² lot with 6.0m setback)

ENERGY EFFICIENCY

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

STRUCTURAL

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

STAIRCASE

21. Durian stain grade treads, risers, and stringers
22. Square newel post and handrail
23. Black round powder coated balusters
24. Includes 2 coats of clear only – does not include a stain colour

ELECTRICAL

25. Safety Switch to Meter Box
26. Smoke detectors as per Council requirements
27. LED Light points and fittings as per standard plans
28. Double power points throughout as per standard plans
29. NBN connection provisions
30. 2 x TV Point
31. 1 x Phone Point
32. 1 x External Power Point

EXTERNALS

33. Builder's standard range no cost facade in face brick with painted lightweight cladding / render feature (as per plans)
34. F/C over garage / brick piers to front facade (house specific)
35. 170 Litre Electric Heat Pump Hot Water System
36. External garden taps (x2)
37. Colorbond fascia and gutters
38. Choice of Colorbond Metal Roof or Concrete Tiled from standard range (refer plans for roof pitch)

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

PAINTING AND LININGS

41. 10mm plaster ceilings and walls—6mm villa board to all wet areas
42. 75mm Cove cornice throughout [no square set]
43. 4.5mm FC sheeting to porch area
44. 42mm x 12mm architraves / 68mm x 12mm skirtings pencil round
45. Wash and Wear Dulux paint - 3 coat system to all internal walls
46. 2-coat system to ceiling and cornice
47. Gloss enamel to interior timber and doors

WINDOWS

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

DOORS

50. Front Entry - paint grade PMAD104 clear glazed door, large single, double entry or pivot design (facade & house specific)
51. Internal -2040mm high flush panel doors (applicable where 2590mm ceiling height is included as standard) includes pantry, sliding doors to robes as shown on master plans (house specific)
52. 2040mm high flush panel doors (applicable where 2440mm ceiling height to upper floor of double storey is included as standard – includes pantry, sliding doors to robes as shown on master plans (house specific)
53. Laundry - 2040mm painted half glazed door, or aluminium sliding door (Plan specific)
54. Robe doors hinged, sliding, or no door (plan specific)
55. Gainsborough lever series door furniture
56. Alfresco – Aluminium Sliding Door 2100mm high

SHELVING

57. Robes- single white melamine shelf with hanging rail
58. Linen - four white melamine shelves
59. Broom cupboard 1 shelf (plan specific)

FLOOR COVERINGS

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

KITCHEN

62. Technika 900mm free standing cooker with electric oven/grill and gas cooktop OR
63. Technika 900mm stainless steel gas cooktop and electric fan forced under bench oven - plan specific
64. Technika canopy rangehood - 900mm stainless steel
65. Technika stainless steel microwave and trim kit
67. Undermount stainless steel sink (excludes accessories)
68. Chrome café style square sink mixer
69. Hettich handles with soft close drawers from builder's standard range
70. Finger pull to overhead doors (plan specific)
71. Fully laminated kitchen (refer plans)
72. Large Pantry with 4 white melamine shelves and flush panel hinged door (plan specific)

CLIENT SIGNATURE / DATE:

- 73. 20mm Stone to island and rear benchtop
- 74. Ceramic tiles to kitchen splashback and return
- 75. Cold water point to fridge space

BATHROOM / ENSUITE / WC / LAUNDRY

- 76. Bathroom, Ensuite, Laundry - 20mm Stone Benchtop
- 77. Bathroom and Ensuite – Laminated base cupboards with portrait doors – no drawers
- 78. Laundry - Laminated base cupboards & 2 portrait doors
- 79. Wall hung basin to powder room where applicable
- 80. White Vitreous china square drop in basins
- 81. Designer Carina island bath to bathroom
- 82. Semi frameless polished silver coloured pivot action shower door with clear safety glass
- 83. Arrised edge frameless mirrors above vanity tops to bathroom, ensuite and powder room if applicable
- 84. Hettich handles with soft close drawers from builder's standard range
- 85. Chrome flick mixer tapware to bathroom and ensuite
- 86. Chrome hand held shower rail to bathroom and ensuite
- 87. Chrome flick mixer tap to laundry & wall mounted washing machine tap set
- 88. Chrome toilet roll holders (round backplate)
- 89. Soft close white vitreous china toilets
- 90. Chrome double towel rail to ensuite
- 91. Chrome single towel rail to bathroom
- 92. Chrome guest towel ring to powder (plan specific)
- 93. Laundry - stainless steel 45 Litre drop in tub