

## PREMIER PLUS INCLUSIONS

### Pre-Construction

#### General

- Fixed Price Contracts
- Prices are based on construction within Moreton Bay, sewerred, 'Metropolitan' area.
- Prices are based on brick veneer construction with Colourbond metal roof
- All Homes are built to N3(W41N) wind rating classification for added strength
- Preparation of Plans & Specifications in accordance with the requirements of Moreton Bay City Council and Private Building Certifier
- Soil Testing & Report in accordance with the QBCC Subsidence Policy
- Contour Survey in accordance with the QBCC Subsidence Policy
- All homes are designed to achieve a 7 Star Energy Rating based on optimum site conditions.

Specific site conditions may require additional requirements to achieve and/or maintain a 7 Star Energy Rating.

As such all prices are subject to final Energy Efficiency Assessment and report. Site specific requirements resulting from this assessment may incur additional costs.

- The costs for the following items, if required are the responsibility of the Owner. Retaining walls, soil retention and or stabilization, erosion and sediment control, rock excavation, site clearing and removal of trees and stumps alike, bush fire assessment, flood and noise assessment
- Prices are subject to Workplace Health & Safety Site Assessment additional costs may apply.
- Owner to provide and pay for access to power to site for the duration of the construction term

#### Insurances, Levies & Fees

- QBCC (QLD) building insurance
- Portable Long Service Levy
- Contractors Risk Insurance (During construction)
- Building application fees for houses built within the Moreton Bay sewerred areas
- Water connection fee for sites developed prior to 2009 may incur additional connection costs. (site specific)

#### Site Management

- Silt Control Barrier allowance (site specific)
- Temporary Fencing allowance. Final costs will be Site Specific and determined prior to Contract

#### Site Works & Access

- Prices include site works for up to 500mm of combined cut and fill to produce a level site
- Imported fill and/or additional site works if required will incur additional charges.
- Allowance has been made for the use of one concrete pump for the placing of footings and slab. If additional pumps are required due to site access or additional works, the additional cost shall be the responsibility of the owner.
- Prices are based on the builder having clear site access. If any additional cost identified by the Builder due to difficult site access, the Owner will be advised, and additional cost will be the responsibility of the Owner.

#### Connections

- Connection to water, sewerage & storm water (up to 'M' site classification) and electricity (site specific)
- Telephone/NBN provisions (site specific)
- Surface water grates connected to storm water service (site specific)

### Structural

#### Slab

- Engineer designed raft waffle concrete slab to suit sites up to 'M' soil classification
- Minimum 100mm thick concrete slab for additional strength and performance
- No allowances for concrete slab piers or retaining walls have been included

#### Wall & Roof Framing

- Prefabricated wall frames and roof trusses to N3(W41N) wind classification in accordance with the manufacturers design & engineering
- Termite resistant T2 treated timber used for all wall framing and trusses
- External and internal framing studs spaced at 450mm centres for additional strength
- Trusses spaced at 600mm centres for additional strength and worker safety
- Roof built at 22.5° pitch, assisting with energy efficiency and overall street appeal
- 450mm eaves (design specific)

#### Termite Barriers

- *Termseal Ura-Fen* Shield to the entire perimeter
- *Termseal* Penetration Collars at all slab penetrations

## Roof, Fascia & Gutter & Downpipes

- *Colourbond* Corrugated Sheet Metal Roofing installed to N3(W41N) wind classification with sarking to the entire roof area.
- *Colourbond* fascia and gutter with a choice of two modern gutter profiles all in the latest *Colourbond* colours

## Aluminium Windows & Doors

- Powder coated aluminium windows and doors with key locks from the *UrbanLine* range by *Dowell Windows* with pre-primed pine reveals as standard
- Sizes and configuration are design specific as per drawings
- Fly Screens (Fibre Glass Mesh) to all Aluminium windows and Doors.

## Bricks & Cladding

- Brickwork to all areas indicated on plan
- Unless otherwise indicated brickwork terminates either side of windows and openings finished with a fibre cement infill panel above windows
- Range as specified by builder from *PGH & Austral Bricks*
- Natural grey mortar joints raked or shallow ironed finish

## Internal Linings

- Ceilings: 10mm Plasterboard directly fixed to trusses
- Walls: 10mm Plasterboard
- Wet Areas: 6mm Villa Board to all Bath & Ensuite walls  
10mm WR Board to wet wall of Laundry
- Cornice: 90mm smooth coved to all main walls  
55mm smooth cover to all cupboards, robes & linen areas

## External Linings & Cladding

- Patio/Alfresco Ceilings: 10mm WR Plasterboard fixed to timber battens
- Cladding: If shown, *Cemintel Scarborough* smooth weatherboards
- Soffits: 4.5mm Fibre Cement sheeting finished with timber trim

## Doors – External & Internal

- Entrance Door: *Hume* 2040x820x40mm, XS26, XS24, XN1 or XN5
- External Door: *Hume* 2040x820x35mm, Duracote Flush X1 or Glass Opening G1 Glass XF3(design specific)
- Internal Doors: 2040mm Flush panel internal doors
- Robes & Linen: Aluminium framed sliding doors with vinyl finish
- Broom Cupboards: 2040mm Flush panel internal doors (design specific)

## Garage Door

- Double Doors: *Centurion* 2100x4800mm Sectional Door with *Centurion* automatic opener.
- 2 x automatic opener remote & 1 x wireless wall controls.
- Single Doors: *Centurion* 2100x2400mm Sectional Door with *Centurion* automatic opener

## Door Locks & Accessories

- Entrance: *Lockwood Symmetry* Lockset – Satin Chrome
- External: *Lockwood Symmetry* Lockset – Satin Chrome
- Internal Hinged: *Lockwood Velocity* Series Lever handles. Selected range and finished.  
Cavity Sliders: *Gainsborough* 396 Round Set  
Privacy Units to Bathroom, Ensuite, WC, Master Bedroom. Passage units to all other doors
- Doors Stops: Stainless Steel with magnetic catch. Stainless Steel bump stops to all wet areas

## Internal Joinery

- Door Frames: Pine pre-hung jamb sets with recessed curved hinges.  
Cavity Sliding Units: Hume Evolution Units to suit 90mm walls.
- Architraves: 42x11mm FJ Pine in a variety of profiles
- Skirting: 66x11mm FJ Pine in a variety of profiles

## Shelving

- Bedroom robes: Single shelf 1700mm high, 450x16mm whiteboard shelf with hang-rail
- Broom (if shown): Single shelf 1700mm high, 450x16mm whiteboard
- Linen cupboard: Four shelves, 1700mm high and three shelves evenly spaced

## Kitchen & Pantry

- Benchtops: 20mm Silica Free Stone tops. Specific range applies.
- Body: 16mm White Melamine with 1mm PVC edging
- Doors: 16mm Melamine, various colours with matching 1mm PVC edging
- Overheads: To 2250mm in height with addition pelmet to ceiling
- Drawers: 1x set x four drawers including 1 x cutlery insert  
Additional drawer set may be included (design specific)
- Soft close hinges and drawer runners to all doors and drawers
- Pantry: As per cupboards. Adjustable shelves
- Walk-in Pantry: Where Shown: White Melamine, adjustable open shelf units on white melamine kickboards finished to 2100mm high.
- Colours: Standard colour range applies to all doors and bench tops
- Handles: Standard range applies for door and drawer handles
- Dishwasher: Provisions for free standing dishwasher

## Kitchen Appliances

- Hotplate: *Omega* - Ceramic cooktop Model: OCC604TCOM
- Oven: *Omega* - Black Glass, fan forced Model: OBO605MCOM
- Rangehood: *Omega* - slide-out ducted unit Model: ORT6WXA
- 5 Year Warranty for peace of mind

## Plumbing Fixtures & Fittings

### Bathroom

- Bath tub: *Base Acrylic*, white 1650mm with overflow set into a raised tiled bath hob
- Vanity Unit: *Posh Domaine Conventional*, wall mounted unit with seamless Ceramic top. Size and configuration are design specific
- Shower: Recessed step-free shower area with Aluminium framed Semi-Frameless clear laminated shower screen. Sizes as per plan.
- Mirror: Frameless polished edge, 900mm high. Width, to match vanity.
- Towel Rail: *Posh Solus* double chrome plated towel rail
- Soap Dish: Ceramic soap holder/shelf unit set into ceramic wall tiles

### Ensuite

- Vanity Unit: *Posh Domaine Conventional*, wall mounted unit with seamless Ceramic top. Size and configuration are design specific
- Shower: Raised tiled shower area on a *Waterstop Streamline* base, Aluminium framed semi-Frameless clear laminated shower screen. Sizes as per plan.
- Toilet Suite: *Posh Solus* round close coupled, back to wall with back inlet
- Mirror: Frameless polished edge, 900mm high. Width to match vanity.
- Towel Rail: *Posh Solus* double chrome plated towel rail
- Toilet Roll Holder: *Posh Solus* chrome plated toilet roll holder
- Soap Dish: Ceramic soap holder/shelf unit set into ceramic wall tiles

### Kitchen & Laundry

- *Posh Solus* 45Ltr tough with white metal cabinet
- *Everhard Squareline*, 1/3/4 Bowl Stainless Steel Sink with drainer

### Tapware & Spouts

- Vanity/s: *Posh Bristol* basin mixer. Chrome plated.
- Bath: *Posh Bristol* wall mixer. Chrome plated.  
*Posh Solus* 210mm Chrome plated.
- Shower/s: *Posh Bristol* wall mixer. Chrome plated  
*Posh Solus Mk3* Shower Rail. Chrome plated.
- Kitchen: *Posh Bristol* Flick mixer. Chrome plated
- Laundry: *Posh Bristol* Flick mixer. Chrome plated
- Washing Machine: *Arco* WM Stops w/-non-return valve, (90° Open/Close) 1 x hot, 1 x cold
- External Taps: 2 x Brass taps

### Hot Water System

- *Everhot*- 250ltr electric hot water system.

## Electrical Installation

### General

- Single phase underground connection from existing power supply box to the external of the house wall based on a maximum house setback of 6.0m.  
Earth leakage safety switches to all light and power point circuits

### Lighting

- Internal: One light per room. Additional light may be included (design specific)
- External: One light point per Alfresco, Porch/Portico & external doorways

### Power Points

- Internal: Double: One per room. Additional power points may be included (design specific)
- Single: Point to Dishwasher, Microwave & Fridge space and garage door.

### Smoke Alarms

- Photoelectric smoke alarms installed in accordance with AS3786-2014

### Television Antenna

- Included to all homes. (Amplifiers may be required in some areas)  
Amplifiers can be installed if required at an additional cost.

## Ceramic Tiling

### General

*Tile selections outside the nominated range and size may attract additional product and labour charges*

- All ceramic tiles selected form nominated builders' range from *National Tiles*.
- Stand size range up to: Walls: 300mm x 400mm  
Floors: 398mm x 398mm

### Bathroom

- Floor: As shown on plan
- Walls: Shower perimeter up to 2000mm high  
Bath hob  
Bath Splashback perimeter up to 600mm above bath hob  
Vanity wall tiled from floor to bath splashback height to end of shower wall  
Skirting tile up to 300mm high to the remaining walls

### Ensuite

- Floor: As shown on plan
- Walls: Shower perimeter up to 2000mm high  
Skirting tile up to 300mm high to the remaining walls

### Toilet (WC)

- Floor: As shown on plan  
Skirting tile up to 300mm high to the remaining walls

### Laundry

- Floor: As shown on plan  
Skirting tile up to 300mm high to the remaining walls
- Wall: To laundry tub perimeter connecting to wall/s, up to 600mm high

### Kitchen

- Splash-back: To bench edge connecting to wall/s, up to 600mm high

## Painting

### Internal

- Walls: Three Coats, *Taubmans* Pure Performance, Low sheen
- Ceilings: Two Coats, *Taubmans* Pure Performance Ceiling
- Skirting & Architraves: Three coat, *Taubmans* Pure Performance Acrylic Gloss
- Doors: Three coat, *Taubmans* Pure Performance Acrylic Gloss

### External

- Two coats *Taubmans* All Weather, matt finish

## Insulations

- Ceilings: R2.5 Glasswool ceiling batts to entire ceiling
- External Walls: Sarking to all external walls  
R2.0 wall batts to all external walls

## Floor Coverings

### Carpets

- To all Bedrooms and Media Rooms (if included) Selected range applies

### Hard Floors

- Stylish Hybrid Timber look Planking to all internal floors in a variety of colours to choose from.  
(Excluding Garage, Wet Areas, Bedrooms & Media Room)
- These floorboards are waterproof and come with a 15 Year product warranty

## Window Coverings

- Vertical Blinds to all Aluminium Windows and Doors

## Driveway and Pathways

### Driveway (Standard grey concrete, broom finish)

- Concrete Driveway from Garage to kerb based on standard setback  
Overall driveway area included varies by design and subject to change.

### Pathways (Standard grey concrete, broom finish)

- Generally, from driveway to Porch/Portico area

**NOTE:** Design rule in some estates may mandate an Exposed Aggregate finish. Exposed Aggregate finish is available at additional cost.

## Clothesline

- Single wall mounted fold down unit

## Letterbox

- *Polytec* Unit. Two styles to choose from,

## Site Clearing & House Cleaning

- All building waste will be removed from site on completion
- Unless nominated otherwise in the Contract documents, excess soils, rocks and non-building waste material will be left on site.
- Entire house including windows will be cleaned on completion