

# SPECIFICATIONS & INCLUSIONS

## EXTRA FEATURES NO EXTRA COST:

- ▶ **6.6kW Solar Power System** with Tier 1 Jinko Panels and a 5kW SolaX. (Solar inverter integrated into external wall.)
- ▶ **Higher ceilings**  
**Single Storey homes** - 2590mm ceiling height throughout  
**Double Storey homes** - 2590mm ceiling height to ground floor and 2440mm ceiling height to upper floor
- ▶ **Roof cover material** specific to chosen home design with full sarking from selected range (design specific)
- ▶ **Stainless steel kitchen appliances** including:
  - 900mm electric cooktop
  - 900mm electric multifunction oven
  - 900mm undermount rangehood
  - 600mm dishwasher
- ▶ **Ceramic floor tiles** from selected range to entry, living areas, and kitchen
- ▶ **Quality carpet** with standard 10mm underlay from selected range to bedrooms, study, and media room (design specific)
- ▶ **Tiled porch and outdoor living area** with ceramic tiles from selected range
- ▶ **Epoxy floor finish to garage** (12 colours to choose from)
- ▶ **100mm recessed white LED (daylight) downlights** throughout (Minimum two (2) per room except WCs, laundry and WIRs have minimum one (1) per room (design specific))
- ▶ **Roller blinds** to all windows and sliding glass doors (excluding garage and stairwell of double storey homes)
- ▶ **Flyscreens** to all opening window sashes and sliding glass doors (excludes hinged doors)
- ▶ **Stainless steel ceiling fans** to living areas, bedrooms and rear outdoor living area
- ▶ **3 coat paint system** including:
  - Washable low sheen acrylic to walls (one colour)
  - Enamel to trims and doors (one colour)
  - Exterior acrylic to external painted surfaces
- ▶ **Automatic Colorbond Panelift garage door** from selected range with two (2) handsets and one (1) wall unit
- ▶ **Reverse cycle split system air conditioner** to living area
- ▶ **Smart Home Hub with provision for NBN** connection within the garage

## PLUS ALL OF THIS:

### PRE-CONSTRUCTION

- ▶ Contour survey, soil test and engineering designs
- ▶ Building specifications and plans
- ▶ Fixed price HIA Construction Contract
- ▶ Building permits and fees<sup>1</sup>
- ▶ Selection Appointment with our qualified Style Consultant

### FRAME, SITEWORKS & CONNECTIONS

- ▶ 90mm frame and trusses
- ▶ Termite protection to slab penetrations and building perimeter
- ▶ Engineered waffle pod concrete slab up to 'M' classification
- ▶ Earthworks up to 500mm fall with equal cut/fill across building pad
- ▶ Single phase electrical mains run in and connection up to ten (10) metre setback
- ▶ Mains water connection from pre-tapped water main up to ten (10) metre setback
- ▶ Stormwater and sewer connections to existing serviceable points up to 500m<sup>2</sup> block
- ▶ N2 wind rating

### WARRANTIES

- ▶ Building Certification
- ▶ 6 ½ years Builders Warranty
- ▶ 8 Step Quality Assurance Program
- ▶ 12 month warranty period for peace of mind
- ▶ Product manufacturer warranties

### KITCHEN

- ▶ 1 ¾ bowl stainless steel sink with chrome flick mixer tap
- ▶ Kitchen benchtops from selected range
- ▶ Matt finish cabinets from selected range including:
  - Drawers, microwave and dishwasher provision as nominated on plans
  - Overhead cupboards as nominated on plans
  - Handles from selected range
- ▶ Painted bulkheads above overhead cupboards and pantry
- ▶ Ceramic tiles from selected range to kitchen splashback
- ▶ White melamine shelves to pantry

## ► SPECIFICATIONS & INCLUSIONS CONT.

### BATHROOM & ENSUITE

- Matt finish wall hung vanities from selected range
- Laminate benchtops from selected range
- 900mm high frameless polished edge mirror to length of vanity
- Choice of ceramic basins from selected range with chrome mixer taps
- White acrylic inset bath with chrome wall mixer and bath outlet
- Modern 6mm semi-frameless showerscreens with clear glass and polished silver frame (300 series)
- Tiled niche to showers as nominated on plans
- Chrome slimline shower with wall mixer
- Choose from our selected range of tiles for your bathroom, ensuite and WCs, including floor, skirting, shower, bath and vanity splashbacks (Approx. 2100mm high tiling to showers)
- Close coupled toilet suite with soft close seat
- Chrome double towel rail and toilet roll holder
- Chrome hand towel holder to Powder Room (design specific)

### LAUNDRY

- Matt finish cabinets from selected range
- Laminate benchtop from selected range
- Choice of ceramic splashback tiles from selected range
- 45L inset laundry tub with chrome flick mixer tap

### INTERNAL

- 90mm cove cornice throughout
- 68mm skirting and 42mm architraves from selected range
- Ceiling insulation incl. outdoor living and wall insulation
- Feature passage doors from selected range
- Lockwood chrome door furniture from selected range (privacy locks to bath, ensuite and WCs as applicable)
- Walk-in robe to master where shown on plans
- Built-in robes with vinyl sliding doors to bedrooms
- Melamine shelf and rail to all robes
- Four (4) melamine shelves to linen cupboard as nominated on plans

### EXTERNAL

- Clay face bricks from selected range with off-white mortar
- Colorbond fascia, quad gutters, and painted PVC downpipes
- Feature cladding and render to front façade if shown on plans
- Feature front entry door with clear glazing from selected range (size and whether the door is paint or stain grade is design specific)
- Triple lock entry lockset from selected range
- Powder coated aluminium framed windows and sliding glass doors with clear glass and keyed locks
- Powder coated aluminium sliding glass door or flush panel door with 1/3 clear glass insert or joinery door with clear glass inserts to laundry (design specific)
- Painted flush panel door with 1/3 clear glass insert to garage (design specific)
- Entrance set handle to external hinged doors (design specific)
- Sidelights with clear glass if shown on plans (design specific)
- Front and rear garden taps
- TV antenna (not required in fibre optic estates)

### ELECTRICAL

- Earth leakage safety switch and circuit breakers
- 100mm recessed white LED (daylight) downlights to porch/portico and outdoor living area (quantity is design specific)
- One (1) double fluorescent light to garage
- Two (2) double powerpoints to master bedroom and living room
- One (1) double powerpoint to all other rooms including garage
- One (1) single powerpoint to fridge space, dishwasher space, microwave space and garage door motor
- One (1) single weatherproof powerpoint to rear outdoor living area
- Heat/fan/light unit to bathroom and ensuite
- Interconnected photoelectric smoke alarms (with battery backup)
- Two (2) TV points (designs with MPR or media rooms include three (3) TV points)
- Two (2) phone points as nominated on plans
- One (1) data point as nominated on plans
- Main pressure 315L electric hot water system

### EXCLUSIONS

- Driveway concrete, landscaping, fencing, clothesline and letterbox

1. Building permits and fees based on Logan City Council. Additional fees may apply for construction within other local councils  
 2. To confirm if a design is classed as Coast, Elevate, Acres or Homestarter Plus, please refer to our price list  
 3. If a product is unavailable or discontinued, an equal quality product will replace it. The inclusions above are subject to change without notice and are current as 15.3.2024  
 4. QBCC and QLeave insurances calculated on total build contract account