

# SPECIFICATIONS & INCLUSIONS

## EXTRA FEATURES NO EXTRA COST:

- ▶ **2.2kW Solar Power System** with Tier 1 Jinko Panels and a 2kW SolaX. (Solar inverter integrated into external wall.)
- ▶ **Colorbond steel roof** with full sarking from selected range.
- Stainless steel kitchen appliances** including:
  - 600mm electric cooktop
  - 600mm electric multifunction oven
  - 600mm slideout rangehood
  - 600mm dishwasher
- ▶ **Ceramic floor tiles** from selected range to entry, living areas, kitchen, and wet areas.
- ▶ **Quality carpet** with standard 10mm underlay from selected range to bedrooms, study, and media room (design specific).
- ▶ **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).
- ▶ **Vertical blinds** to all windows and sliding glass doors (excluding garage).
- ▶ **Flyscreens** to all opening window sashes and sliding glass doors (excludes hinged doors).
- ▶ **White ceiling fans** to living areas, bedrooms and rear outdoor living.
- ▶ **3 coat paint system** including:
  - Washable low sheen acrylic to walls and 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.
- ▶ **Ceramic tiles** from selected range to porch/portico and outdoor living area.
- ▶ One (1) **NBN** connection point.

## 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 qualified Style Consultant

### FRAME, SITEWORKS & CONNECTIONS

- ▶ Frame and trusses
- ▶ Engineered waffle pod concrete slab up to 'H' classification
- ▶ Termite protection to slab penetrations and building perimeter
- ▶ 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

- ▶ 1¾ bowl stainless steel inset sink with brushed nickel flick mixer tap
- ▶ Kitchen benchtop 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 floor-mounted vanities from selected range (no drawers)
- ▶ Laminate benchtops from selected range
- ▶ Aluminium framed mirror to length of vanity
- ▶ Ceramic tiles from selected range to wet areas including:
  - bathroom, ensuite, and WC skirting
  - approx. 2100mm high to showers
  - vanity and bath splashbacks
  - bathroom, ensuite, and WC floors
- ▶ Ceramic basins from selected range with chrome mixer taps
- ▶ White acrylic inset bath with chrome wall mixer and bath outlet
- ▶ 6mm semi-frameless showerscreens with clear glass and polished silver frame (600 series)
- ▶ Chrome shower arm and rose with wall mixer
- ▶ Close coupled toilet suite with soft close seat
- ▶ Chrome single towel rail and toilet roll holder

### LAUNDRY

- ▶ Freestanding white steel cabinet with stainless steel tub
- ▶ Ceramic splashback tiles from selected range
- ▶ Chrome flick mixer tap

### INTERNAL

- ▶ 2440mm ceiling height throughout
- ▶ 90mm cove cornice throughout
- ▶ 68mm skirting and 42mm architraves from selected range
- ▶ Ceiling insulation incl. outdoor living and wall sisalation
- ▶ Painted flush panel passage doors
- ▶ 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

- ▶ Lightweight wall panels in rendered finish
- ▶ Colorbond fascia, quad gutters, and painted PVC downpipes
- ▶ Feature cladding and render to front façade if shown on plans
- ▶ Paint grade front entry door with clear glazing from selected range
- ▶ Entrance lockset from selected range with deadlock
- ▶ Powder coated aluminium framed windows and sliding glass doors with clear glass and keyed locks
- ▶ Powder coated aluminium sliding glass door or painted flush panel door with 1/3 clear glass insert to laundry (design specific)
- ▶ Painted flush panel door with 1/3 clear glass insert to garage (design specific)
- ▶ Powder coated aluminium external door frames
- ▶ 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) single powerpoints to master bedroom and living room
- ▶ One (1) double powerpoint to laundry
- ▶ One (1) single powerpoint to all other rooms including garage
- ▶ One (1) single powerpoint to fridge space, dishwasher space, microwave space and garage door motor
- ▶ Exhaust fan with light unit to bathroom and ensuite
- ▶ Interconnected photoelectric smoke alarms (with battery backup)
- ▶ One (1) TV point as nominated on plans
- ▶ One (1) phone point as nominated on plans
- ▶ One (1) data point as nominated on plans
- ▶ Mains pressure 250L 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. 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 at 31/3/2024.

3. QBCC and QLeave insurances calculated on total build contract amount.