

GOLD AWARD STANDARD INCLUSION	POSSIBLE EXPECTATION FROM OTHER BUILDERS	BENEFITS OF THIS GOLD AWARD INCLUSION	VALUE DIFFERENCE
<b>PRELIMINARIES &amp; MANDATORIES</b>			
Council Fees, water connection , levies and insurances	Sometimes not included in the price	Included fees disclosed up front	\$500 to \$550
Energy efficiency requirements included in quote/contract	Possibly not included	Standard requirements are included	\$500 to \$5,000
Site environmental protection, and scaffolding as reqd	Possibly not included	Standard requirements are included	\$300 to \$5,000
<b>SITE WORKS &amp; ALLOWANCES</b>			
Engineer Designed Traditional Footings	Waffle pods or screw piers	Tried and trusted footings set under ground	\$3,000 to \$5,000
Concrete supply allowance	No allowance amount disclosed	Costs calculated and disclosed up front	\$500 to \$3,000
Concrete pump allowance	Not included, no allowance disclosed	Costs calculated and disclosed up front	\$500 to \$2,000
Steel Reinforcement allowance	No allowance amount disclosed	Costs calculated and disclosed up front	\$500 to \$2,000
Earthworks site cut/fill prep to 800mm over house pad.	Level site only / no allowance	Costs calculated and disclosed up front	\$500 to \$1,500
<b>GENERAL CONSTRUCTION &amp; EXTERNAL</b>			
Plasmitermiter barrier and Plasmiter tubes in wall	Could be slab edge only	Both a termite barrier and a pest control	\$500 to \$2,000
Sarking to Tile roof	No sarking	Provides waterproofing and insulation	\$500 to \$1,500
Sarking to external walls (all areas )	No wall sarking	Provides better insulation	\$800 to \$1,000
R1.5 external wall insulation batts ( Toowoomba only )	No wall batts	Provides better insulation	\$1,000 to \$1,500
R3 or better Ceiling insulation batts	Minimal or R1.5 Insulation	Assists create comfortable living	\$500 to \$1,500
Boral bricks Ranges	Cheaper limited brick choice	Creates exclusive appearance	\$500 to \$1,500
Colorbond sheeting on steel tophat battens	Sheeting on Timber Battens only	Ensures a quieter, stronger roof	\$500 to \$1,000
Ceiling battens attached to trusses	Plaster attached directly to trusses	Flatter ceilings, attached correctly	\$1,000 to \$2,000
Colorbond Facias and Gutters	Painted Zinc	Smoother finish and more durable	\$500 to \$1,000
Painted pvc downpipes	Zinc or coated metallic	Quieter, no metallic dripping noises	\$100 to \$500
Quality 5mm tinted glass powder coated windows	Non-tinted 3mm glass only	Stronger and reduces glare	\$500 to \$1,500
Windows and sliding doors all supplied with key Locks	No keyed locks	May be required for insurance	\$250 to \$500
Screens to windows and sliding doors	No screens	Ventilate without needing to fumigate	\$1,500 to \$2,000
Concrete to Porch and Verandahs	No flooring to porch / Verandah	Imagine stepping from your door onto dirt	\$200 to \$1,500
2 TV Coaxial points, 2 phone points	One of each only	2 each expected in a modern home	\$50 to \$200
Generous light and power point allowance	Minimal allowed, possibly only single pp's	Items expected with todays lifestyle	\$100 to \$500
Sectional Garage Door with 2 Remote senders	Manual roll up doors only	No centre pillar, no getting wet to open	\$750 to \$1,200
Interior and Exterior house clean before hand over	No final clean, no dumpster bins on site	Move into a clean tidy home and yard	\$500 to \$1,500
Solar lowline hot water system	Possibly a cheaper unit or roof mounted	Reduces power costs, looks tidy	\$300 to \$2,000
<b>WARRANTIES</b>			
12 month maintenance warranty	6 months	Double the industry standard	\$500 to \$1000

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<b>INTERNAL FINISHES</b>			
3.0 HP reverse cycle, split system air conditioner	Nothing	Who doesn't want air!	\$2,000 to \$3,000
Solid front door allowance	Hollow core doors	Look impressive, solid construction	\$200 to \$300
Moulded panel internal doors	Cheaper flat doors only	Stylish range	\$250 to \$500
Moulded panel sliding robe and linen doors	Plasterboard sliders	Match other doors, heavy duty runners	\$300 to \$750
Melamine shelving, with pigeon hole units	Painted chipboard, no pigeon hole units	Suitable provision for your storage	\$500 to \$1,500
Schlage Double cylinder deadbolts to front entry door	No deadlocks	Extra security, may need for insurance	\$50 to \$100
Schlage door furniture	Cheap door handles	Look and work great, excellent quality	\$200 to \$300
Colonial or Bullnose - 42mm Architraves 68mm Skirting	No profile choice, small sizes	Have the trim to suit your style	\$50 to \$350
COVE 90mm Cornices (55mm to robes, linen, pantry, )	Cove 55mm throughout	90mm more impressive	\$150 to \$300
Quality 3 coat paint system - 1 undercoat & 2 topcoats	2 coats with no primer	Only 3 coats will ensure an excellent finish	\$1,000 to \$2,000
Weather Seal to external swing door, and garage internal door	No positive seal	Stops water and draft penetration	\$50 to \$100
Stainless steel Laundry tub with overflow, and mixer	Plastic tub, wall mount taps	Looks great, wears well, saves overflows	\$100 to \$250
Laminate laundry bench	No bench	Of course you expect a bench!	\$300 to \$500
<b>KITCHEN</b>			
Microwave provision and pot drawer	Underbench oven, no microwave provision	Frees up bench space	\$500 to \$1000
Wall oven tower by cabinetmaker	The oven is stuck into the gyprock wall	The sort of kitchen you expect	\$500 to \$1000
Matching Overhead cupboards	No overheads	Provide extra storage at higher level	\$400 to \$1500
Retractable range hood	No rangehood, or cheap wallmount only	Quality unobtrusively built into overheads	\$100 to \$300
Touch control ceramic Cook Top	Cheap brand coil elements	Functional and durable	\$300 to \$600
Fan forced stainless steel wall oven	Cheap non fan-forced oven	Large capacity, Multi function, Stylish	\$500 to \$1000
1 1/2 bowl stainless steel sink to Kitchen	Non durable finish sink	Timeless stainless steel quality	\$50 to \$150
Chrome flickmixer to sink	Cheap plastic stopcocks	Superior in design and function	\$50 to \$150
Moulded pantry door	Pantry may not be provided	Matches other interior doors	\$10 to \$300
<b>BATHROOMS / ENSUITE</b>			
Vanities -Laminate doors with laminate top	Moulded top on prefab vanity	Quality to complement other features	\$100 to \$350
Cabinets include drawer units	Drawers an optional extra	Drawers are always expected and included	\$200 to \$400
Ceramic designer Vanity basins- with overflows	Plastic basins, no overflows	fashionable and durable	\$400 to \$800
1650mm acrylic Bath	Short, steel bathtub	Retains heat, decent size	\$50 to \$150
Pivot door shower screens	Curtains, or sliding doors	Hygienic, easyclean, splash seal to door	\$50 to \$250
Mirrors over vanities (frames match shower screen)	No mirrors	Mirror to same width as vanity base	\$150 to \$300
Pacific consort ceramic dual flush toilet cistern	Cheap Plastic units	Easy clean, lasting Ceramic quality	\$200 to \$600
Tiling to wet areas allowance \$33 including GST	Selected range only	Choose your own style, generous allowance	\$100 to \$500
Mixer tapware	Cheap plastic tapware	Superbly crafted tapware	\$150 to \$300
3-in-1 heater/light/fan to Ensuite and Bathroom	No assisted ventilation	Keep warm, reduce steam buildup	\$200 to \$300
Metal Chrome Toilet Roll Holders and Double Towel Rails	No towelrails or toiletrroll holders	Hard to imagine a new home without these	\$150 to \$300