

PRELIMINARIES	Investor Edge Standard	Gold Award Standard	Investor Edge Turnkey	Gold Award Turnkey
Council fees and charges to \$1650 (excluding town planning if required)	✓	✓	✓	✓
BSA insurance premium	✓	✓	✓	✓
Standard design by qualified designer, complying to energy efficiency ratings	✓	✓	✓	✓
Soil testing by engineer, contour survey to house site	✓	✓	✓	✓
Portable long service levy (as required by law)	✓	✓	✓	✓
Comprehensive works insurance during construction	✓	✓	✓	✓
MANDATORY ITEMS	Investor Edge Standard	Gold Award Standard	Investor Edge Turnkey	Gold Award Turnkey
Earth leakage circuit breaker - cuts power when a short is detected	✓	✓	✓	✓
Hardwired smoke detectors, sound audible alarm when smoke is detected	✓	✓	✓	✓
Water tempering valves - reduces the chance of scalding	✓	✓	✓	✓
Non-return valves - stops contaminated water re-entering the system	✓	✓	✓	✓
Scaffolding and edge protection during construction - as required	✓	✓	✓	✓
Workplace health and safety notification and levy	✓	✓	✓	✓
Sediment control to local authority regulations	✓	✓	✓	✓
SITE WORKS & ALLOWANCES	Investor Edge Standard	Gold Award Standard	Investor Edge Turnkey	Gold Award Turnkey
Traditional concrete slab and external footing beams (not Waffle Pod Slabs or Screw Piers)	✓	✓	✓	✓
Steel reinforcing allowance calculated according to concrete slab area (adjusted prior to contract)	✓	✓	✓	✓
Concrete allowance calculated according to house size (adjusted prior to contract)	✓	✓	✓	✓
Earthworks site Cut / Fill to maximum 400mm Cut and 400mm Fill over house pad (excluding rocks and trees)	✓	✓	✓	✓
Single phase power connection point to 8 metres from slab	✓	✓	✓	✓
Sewerage to connection point up to 8 metres from slab	✓	✓	✓	✓
Stormwater to connection point up to 10 metres from slab	✓	✓	✓	✓
GENERAL CONSTRUCTION ITEMS	Investor Edge Standard	Gold Award Standard	Investor Edge Turnkey	Gold Award Turnkey
Treated Pine Frames and Trusses	✓	✓	✓	✓
Termite Barrier - physical or chemical as determined by builder	✓	✓	✓	✓
Sarking (foil) to external walls - provides moisture barrier and insulation	✓	✓	✓	✓
R3.0 Insulation Batts to ceilings (excluding outdoor areas)	✓	✓	✓	✓
R1.5 Insulation Batts to external walls - achieving 5 Star Energy Rating	✓	✓	✓	✓
2400mm (8 foot) internal ceiling height (unless otherwise specified)	✓	✓	✓	✓
Draft excluder to internal swinging garage door.	✓	✓	✓	✓
5mm grey tinted, powder coated aluminium windows and sliding doors	✓	✓	✓	✓
All aluminium windows and sliding doors supplied with key locks and flyscreens		✓		✓
Television co-axial points with cable to ceiling	1	2	1	2
Phone points (not including connection)	1	2	1	2
Generous light and power point allowance (refer to project quote for numbers)	✓	✓	✓	✓
Interior and exterior house clean before handover (dumpster bins used)	✓	✓	✓	✓
Ceramic tiles to external door sills - easy clean, non porous	✓	✓	✓	✓
EXTERNAL FINISHES	Investor Edge Standard	Gold Award Standard	Investor Edge Turnkey	Gold Award Turnkey
BORAL bricks - selected ranges (see below or website for details)	✓	✓	✓	✓
HORIZON - Girraween, Longreach, Outback Blend, St George, Windorah	✓	✓	✓	✓
NUVO (a) - Alpine, Barclay Blend, Raffia Blend, Riverclay, Sorrell, Tambo Blend,	✓	✓	✓	✓
NUVO (b) - Ascot, Bianca, Brampton, Grange Blend, Bisque, Stonewash, Coralstone		✓		✓
WOODSTOCKS - Lexington Gold, Potters Gold, Rose Gold, Sandstone Gold, Winter Gold,		✓		✓
BLENDS - Bakehouse Gold, Diggers Gold, Homestead Gold, Highland, Rywood, Barweave, Dustwood		✓		✓
COLORBOND Roofing fixed to steel tophat battens	✓	✓	✓	✓
COLORBOND Facias and Gutters	✓	✓	✓	✓
Concrete flooring to Porch and Alfresco areas	✓	✓	✓	✓
Sectional Panel Lift Garage Door	✓	✓	✓	✓
Powered Garage Door Opener with 2 Remote Senders		✓		✓
Energy Efficient Heat Pump Hot Water System		✓		✓
Rinnai Infinity V1500 Continuous Gas Hot Water System	✓		✓	
Front door allowance of \$300 per door + \$245 per sidelight incl GST	✓	✓	✓	✓
Schlage entrance lock and double cylinder deadlock		✓		✓
Schlage front door entrance lock set (\$38 incl. GST)	✓		✓	
3 coats of quality paint used externally where paint is specified	✓	✓	✓	✓

INTERNAL FINISHES	Investor Edge Standard	Gold Award Standard	Investor Edge Turnkey	Gold Award Turnkey
3.0hp Reverse Cycle Split System Air Conditioner		✓		✓
Moulded panel internal doors		✓		✓
Flush panel internal doors	✓		✓	
Moulded panel sliding doors to robes and linens, to match other interior doors	✓	✓	✓	✓
Select range of premium Schlage or Legge architectural quality door handles		✓		✓
Schlage quality door handles (\$28.00 incl GST)	✓		✓	
Melamine shelving top shelf and hanging rail in robes	✓	✓	✓	✓
Pigeon hole shelf unit to each robe		✓		✓
42mm x 11mm Architraves, 68mm x 11mm Skirting	✓	✓	✓	✓
90mm Cove Plaster cornices - 55mm Cove to robes, linen, pantry	✓	✓	✓	✓
Ceiling battens screwed to trusses to support ceiling grade plaster	✓	✓	✓	✓
3 Coats of quality paint- including primer / sealer undercoat.	✓	✓	✓	✓
Weatherseals to external doors	✓	✓	✓	✓
45 litre stainless steel laundry tub with overflow protection		✓		✓
Laminate benchtop and cabinetry to laundry as per plan		✓		✓
45 litre stainless steel laundry sink and cabinet combo.	✓		✓	
KITCHEN INCLUSIONS	Investor Edge Standard	Gold Award Standard	Investor Edge Turnkey	Gold Award Turnkey
Laminate finish to Kitchen Benchtops & Cabinetry	✓	✓	✓	✓
Wall oven tower with microwave provision and pot drawer (if on plans)	✓	✓	✓	✓
Overhead cupboards with stainless steel slideout rangehood		✓		✓
Overhead cupboards with rangehood	✓		✓	
Quality European stainless steel fan-forced multi-function wall oven		✓		✓
European stainless steel fan-forced underbench oven	✓		✓	
Quality European Ceramic glass electric cooktop with touch controls		✓		✓
European stainless steel 4 plate electric cooktop	✓		✓	
1¾ stainless steel sink with mixer tap	✓	✓	✓	✓
Pantry door to match other internal doors	✓	✓	✓	✓
BATHROOM & ENSUITE INCLUSIONS	Investor Edge Standard	Gold Award Standard	Investor Edge Turnkey	Gold Award Turnkey
Wet area wall and floor tile allowance per square metre (including GST)	\$ 27.50	\$ 33.00	\$ 27.50	\$ 33.00
Laminate finish to vanity cabinets and tops		✓		✓
Ceramic Designer Vanity Basins with overflow protection		✓		✓
Polymere moulded vanity top and pre-fab vanity units	✓		✓	
1650mm acrylic bathtub	✓	✓	✓	✓
Clear glass pivot shower screens	✓	✓	✓	✓
Mirrors above vanities (frames to match shower screens)	✓	✓	✓	✓
Dual-flush toilet suite with enclosed S bend - quality ceramic pan & cistern		✓		✓
Dual-flush 6/3 litre toilet suite	✓		✓	
Mixer tapware throughout	✓	✓	✓	✓
3-in-1 heat lamp + light + exhaust fan to bathroom and ensuite		✓		✓
Quality designer metal towel rails and toilet roll holders		✓		✓
Chrome plated towel rails and toilet roll holders	✓		✓	
TURN-KEY FINISHING INCLUSIONS - Builders Range*	Investor Edge Standard	Gold Award Standard	Investor Edge Turnkey	Gold Award Turnkey
Water Tank - 5000 ltr & Installation & Pump			✓	✓
Fencing - Good Neighbour Timber Fence - 1800mm Paling + Single Gate			✓	✓
Driveway & Paths (as per plan)			✓	✓
Turf - Front & Back up to 350 m2			✓	✓
Gravel to service side of house			✓	✓
Front Landscaped Garden			✓	✓
Letterbox, TV Aerial & Clothesline			✓	✓
Floor Coverings - Carpet to Beds & Lounge, Tiles to Living areas			✓	✓
Window Furnishings - Designer Roller Blinds & Venetians			✓	✓
Light Fittings - Ceiling Fans to Bedrooms			✓	✓
MAINTENANCE	Investor Edge Standard	Gold Award Standard	Investor Edge Turnkey	Gold Award Turnkey
Maintenance Warranty	6 months	12 months	6 months	12 months
BSA Approved Structural Guarantee	✓	✓	✓	✓

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