

TURNKEY INCLUSIONS

“GOLD DELUXE” - BRICK VENEER



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PRELIMINARIES

- 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

- 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

- 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

- **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
- 2 television co-axial points with cable to ceiling
- 2 phone points (not including connection)
- 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

- BORAL bricks - selected ranges (see below or website for details)
HORIZON - Girraween, Longreach, Outback Blend, St George, Windorah
NUVO - Alpine, Barclay Blend, Raffia Blend, Riverclay, Sorrell, Tambo Blend, 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 top hat battens
- COLORBOND Facias and Gutters
- Concrete flooring to Porch and Alfresco areas
- Sectional Panel Lift Garage Door - powered with 2 remote senders
- Energy efficient Heat Pump Hot Water System
- Front door allowance of \$300 per door + \$245 per sidelight incl GST

- Schlage entrance lock and double cylinder deadlock
- 3 coats of quality paint used externally where paint is specified

INTERNAL FINISHES

- **3.0hp Reverse Cycle Split System Air Conditioner**
- Moulded panel internal doors
- Moulded panel sliding doors to robes and linens, to match interior doors
- Select range of Schlage or Legge architectural quality door handles
- Melamine shelving, including 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
- Steel 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

KITCHEN INCLUSIONS

- Laminate finish to Kitchen Benchtops
- Laminate finish to cabinetry
- Wall oven tower with microwave provision and pot drawer (if on plans)
- Overhead cupboards with stainless steel slideout rangehood
- Quality European Stainless steel fan-forced multi-function wall oven
- Quality European Ceramic glass electric cooktop with touch controls
- 1¾ stainless steel sink with mixer tap
- Moulded panel pantry door to match other internal doors

BATHROOM & ENSUITE INCLUSIONS

- Wet area wall and floor tiles
- Laminate finish to vanity cabinets and tops
- Ceramic Designer Vanity Basins with overflow protection
- 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
- Mixer tapware throughout
- 3 in 1 heat lamp + light + exhaust fan to bathroom and ensuite
- Quality designer metal towel rails and toilet roll holders

TURN-KEY FINISHING INCLUSIONS - Builders Range*

- Water Tank - 5000 ltr & Installation & Pump
- Fencing - Good Neighbour Timber Fence - 1800mm Paling
- Gate - Single
- 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 - Designer
- Ceiling Fans to Bedrooms

MAINTENANCE

- 12 months Maintenance Warranty - Twice the industry norm!
- BSA Approved Structural Guarantee