

PRELIMINARIES

Application Fees	Application Fees: Building, Plumbing & Water Meter	✓	✓
Authority Fees	Authority Fees: Q-Leave Fee & QBCC Insurance	✓	✓
WH&S	Workplace Health & Safety Notification Fees	✓	✓
Insurance	Public Liability & Construction Insurance	✓	✓
Surveyor	Full house Site Set out by Surveyor	✓	✓
Engineer	Full Structural Design & Certification by licenced Engineer	✓	✓
Drafting	Full Design including all services plans	✓	✓
Decorating	Full Consultation with our Fully Qualified Colour Consultant	✓	✓
Safety	Safety Management Plan & Monitoring	✓	✓
Soil Test	Site Drilling & Lab testing & Classification	✓	✓
Wind Rating	Site Inspection & wind calculation rating	✓	✓

SERVICES AND STRUCTURE

Electrical Meter Charges	Ergon Meter Charges & Power usage charges during construction	✓	✓
Electrical	Up to 20LM Single Phase Underground	✓	✓
Telephone	Up to 20LM Underground Lead in	✓	✓
Sewerage	Up to 40LM outside slab	✓	✓
Stormwater	Up to 60LM from Downpipes	✓	✓
Water	Up to 15LM from water meter & 2 yard taps	✓	✓
Wind Rating	Up to a C2 Cyclone Category rating	✓	✓
Soil Class	Up to an "M" Class Site on a Waffle Raft Slab or "S" Class Stiffend Raft Slab	✓	✓
Cross Fall	Up to 600mm Max fall (400mm Cut & 200mm Filled, no piercing allowed)	✓	✓
Footing/Slab	Designed to fully comply with AS2870 to QBCC subsidence Policy requirements	✓	✓
Concrete Pump	For Footings, main slab & masonry block work all included as applicable	✓	✓
Termite Protection	All primary Building Elements to be constructed of Termite resistant materials to BCA req.	✓	✓
External Walls	2500mm High rendered 200 series Blocks & H2 Treated Timber frame with Hardies STRIA Cladding. (Plan specific)	✓	✓
Internal Walls	H2 Treated Pine Framed partition walls	✓	✓
Trusses	Engineer designed H2 Treated Pine Trusses	✓	✓
Roof Covering	Colorbond Custom Orb Metal	✓	✓
Fascia & Gutter	Colorbond Fascia & Colorbond Gutters	✓	✓
Downpipes	90mm PVC Painted	✓	✓
Insulation Roof	R1.4 Blanket Insulation to entire roof area	✓	✓
Safety Battens	For WH&S safe work methods	✓	✓
Front Porch Slab	Exposed Aggregate Concrete	✓	✓
Rear Patio Slab	Exposed Aggregate Concrete (TO LINE OF WALL)	✓	Not applicable
	Exposed Aggregate Concrete (OUT TO EAVE LINE)	Optional	✓

FIT OUT

Internal Ceilings	10mm Set Plasterboard	✓	✓
Ext. Ceiling & Soffits	4.5mm FC sheet with PVC joint mould	✓	✓
Internal Walls	10mm Set Plasterboard	✓	✓
Wet Area Walls	6mm Set Villaboard	✓	✓
Garage Frame Walls	6mm Set Villaboard	✓	✓
Cornice	55mm Cove Cornice	✓	Not applicable
	55mm Cove Cornice generally & choice of Feature cornice to Open plan living areas	Optional	✓
Plaster Corners	Choice of either Square set Corners or Bullnose (Rounded)	✓	✓
Window Reveals	Block walls to be Square Set (Top & Sides only, sill timber), Timber framed walls to be Treated Pine	✓	✓
Internal & External Feature Colour	DULUX PROFESSIONAL Premium Grade Paint System 1 x Additional External Feature Colour	Optional	✓
Garage door	Remote Panalift Door to C2 Cyclone Rating	✓	✓
Front Door & Frame	Standard Selection - Humes Feature Door Range in treated timber door frame with Aluminium sill Custom Made Feature Timber Door Selection Range in hardwood door frame	Optional	Not applicable
Front Door - Lock	Gainsborough TradePRO Entry Set Gainsborough "Contemporary" Tri Lock	Optional	Not applicable
Other External Hinge Doors	If shown on plan other external Hinge doors to be Aluminium framed glass hinge doors	✓	✓
Internal Doors	Humes Redicote Flat panel doors Humes "Accent" Series internal doors	Optional	Not applicable
Internal Door -furniture	Gainsborough TradePRO Lever sets Gainsborough 100 Series Lever Sets	Optional	Not applicable
Internal Door -Frame	FJ Treated Pine Jambes & door stops	✓	✓
Door Catches	DS1 or DS2 door catches	✓	✓
Skirtings	FJ 68x12 Treated Pine	✓	✓
Architraves	FJ 42x12 Treated Pine	✓	✓
Window Sills	FJ 140x19 Treated Pine	✓	✓
Robe Shelving	Full length top shelf & 1 nest of shelves to minor bedrooms & 2 nests to Main bedroom	✓	✓
Linen Shelving	4No. Full length shelves	✓	✓

ALUMINIUM JOINERY

Windows	Aluminium framed with SOLAR BLOCK Grey Glass generally & Obscure to WC's & bathrooms	✓	✓
Windows locks	Key Locks	Optional	✓
Sliding Glass Doors	Aluminium Framed with SOLAR BLOCK Grey Glass	✓	✓
Sliding Glass Door locks	Key Locks	Optional	✓
Window Screens	Insect Mesh Screens	✓	✓
Sliding door Screens	Grill Safety screens	✓	Not applicable
	ALU-GARD Security screens	Optional	✓
Bedroom Robes	Sliding Vinyl Composite doors to all panels	✓	Not applicable
	Sliding Lamiwood with 1No. Mirror Door	Optional	✓
Linen Cupb's- in Halls	All Sliding Optipanel Doors	Optional	✓
Linen Cupb's general	Sliding Vinyl Composite doors to all panels	✓	Not applicable
	All Sliding Lamiwood Doors	Optional	✓
Vanity Mirrors	Framed 900mm High x 900mm wide	✓	Not applicable
	Feature Round Mirror above each vanity basin	Optional	✓
Shower Screens	Semi-Frameless clear glass screen with Pivot Door screens (or screenless if shown on plans)	✓	✓

CARPET & TILES (to floors as marked on plan)

Carpet & Underlay	Carpet & Underlay selected from Builders GOLD Range at our partner suppliers	✓	✓
	Carpet & Underlay selected from Builders PLATINUM Range at our partner suppliers	Optional	✓
Ceramic Tiles	Tile Supply selected from Builders GOLD Range at our partner suppliers	✓	Not applicable
	Tile Supply selected from Builders PLATINUM Range at our partner suppliers	Optional	✓
Feature Tile Allowance	Feature Tile supply allowance PC \$350.00 (Standard labour rates to apply)	✓	✓
Wall Tiling	2.1m to shower walls & 0.6m to bath	✓	✓
Splashbacks	0.6m to Kitchen & Laundry 0.2m to vanities	✓	✓
Soap Holders	To each Shower or Recess's if shown on plans	✓	✓
Tile Glue	Rubberised Cement Glue	✓	✓
Tile Grouts	Grey to floors & White to walls	✓	✓

FIXTURES & FITTINGS

Oven	Omega SS 8 function 600mm Electric Oven	✓	Not applicable
	Ariston Stainless Steel Electric Oven	Optional	✓
Cook top	Omega Touch 60cm SS Elec cooktop	✓	Not applicable
	Ariston Ceramic Electric Hob	Optional	✓
Range hood	Omega S/S 600mm Slide out Rangehood	✓	Not applicable
	Robinhood 600mm slide out hood	Optional	✓
Dishwasher	Omega 600mm SS Dishwasher	✓	Not applicable
	Ariston Stainless Steel Dishwasher	Optional	✓
Hot Water Unit	250L Electric Hot Water unit	✓	✓
Toilet Suites	Standard Range Toilet Suite	✓	Not applicable
	"Plus" range Full Ceramic suite with soft close	Optional	✓
Toilet Roll Holders	Standard Range Toilet Roll Holders	✓	Not applicable
	Gemini 'Plus' Range Selection	Optional	✓
Bath Tub	Kensington 1500 Bath Tub & Cool 1500 Freestanding (Plan specific, see plan for type allowed)	✓	Not applicable
	Kensington Bath Tub & Cool 1500 Freestanding (Plan specific, see plan for type allowed)	Optional	✓
Bath Tapware	Standard Range Selection - Bath Mixer & spout	✓	Not applicable
	"Plus" Range Selection - Bath Mixer & spout	Optional	✓
Kitchen Sink	Standard Range Selection - Sink 1&3/4 bowl	✓	Not applicable
	"Plus" Range Selection - Sink double bowl	Optional	✓
Kitchen Tapware	Standard Range Selection - Sink Mixer	✓	Not applicable
	"Plus" Range Selection - Sink Mixer	Optional	✓
Laundry Tub	Standard Range Range Selection - 45L SS drop in	✓	Not applicable
	"Plus" Range Selection - 45L SS drop in	Optional	✓
Laundry Taps	Standard Range Selection - Sink Mixer	✓	Not applicable
	"Plus" Range Selection - Sink Mixer	Optional	✓
Washing Machine taps	Washing Machine standrad stops	✓	✓
Vanity Basins	Standrad Range Selection	✓	Not applicable
	"Plus" Range Selection	Optional	✓
Vanity Basin Taps	Standard Range Selection - Basin Mixer	✓	Not applicable
	"Plus" Range Selection - Basin Mixer	Optional	✓
Shower Taps & Rose	Standard Range Selection - Shower mixer & Shower Rose	✓	Not applicable
	"Plus" Range Selection - Shower Tapset & Shower Rose	Optional	✓
Towel Rails	Standrad Range Selection - Double	✓	Not applicable
	"Plus" Range Selection - Double	Optional	✓
Floor & Shower Wastes	Feature Tile insert type floor Wastes	✓	✓

ELECTRICAL FIXTURES (See our New Home Consultants to view the full electrical services layout plans for each standard plan in our plan range.)

Down lights	Glass Covered Recessed Fluoro Downlight White	✓	Not applicable
	LED downlights	Optional	✓
Round Fluoro	Round surface mounted Fluoro Lights	✓	Not applicable
Bath Area Ceiling Lights	3 in 1 Exhaust fan/heater/lights	Optional	✓
Kitchen Bench Spots	LED downlights	✓	✓
Garage Ceiling Lights	Single 36watt 1200mm Fluoro	✓	✓
Flood Lights	Double Globe Flood Light with Fluoro lamps	✓	✓
Vanity Lights	Feature LED downlights	Optional	✓
Feature Ceiling Fans	Standard Ceiling Fan White	✓	Not applicable
	Feature Ceiling Fan White	Optional	✓
Exhaust Fans	250mm White round	Optional	✓

CABINETMAKER CABINETS

Kitchen Tops	Laminate 32mm Tops	✓	Not applicable
	Feature STONE TOPS - 20mm Trendstone tops with Arris edging	Optional	✓
Kitchen Cabinets	Laminate Finish	✓	✓
Pantry	800mm Pantry inc. Microwave Provision & Fixed Shelves	✓	Not applicable
	800mm Pantry inc. Microwave Provision & Sliding Shelves	Optional	✓
Cabinet feature allowanc	Cabinet upgrade features allowance PC \$500.00 (Standard labour rates to apply)	✓	✓
	(Feature allowance can be used for soft close mechanisms, feature handles feature edging etc)	✓	✓
Cutlery Drawers	1 Set Cutlery Drawers	✓	✓
Pot Drawers	1 Set Pot Drawers	✓	✓
Dishwasher Space	Provision for Dishwasher (Dishwasher supply noted in Fixtures & Fittings section)	✓	✓
Overhead Cupboards	To ceiling to walls as marked on plan	✓	✓
Vanity Tops	Laminate 32mm Tops	✓	✓
Vanity Cabinets	Laminate Finish	✓	✓
Laundry Tops	Laminate 32mm Tops	Optional	✓
Laundry Cabinets	Laminate Finish	Optional	✓

EXTERNAL WORKS

Driveway & path	Exposed Aggregate - Double Garage plans - 50m2 & Single Garage Plans - 25m2	✓	Not applicable
	Exposed Aggregate - Double Garage plans - 60m2 & Single Garage Plans - 30m2	Optional	✓