



INCLUSION OPTIONS

2021 Version Current as at 15/02/23

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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)	✓
Footings/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	2.5m High rendered Block & H2 Treated Timber frame with 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 (OUT TO EAVE LINE or noted on plans)	✓

FIT OUT

Internal Ceilings	10mm Set Plasterboard	✓
Ext. Alfresco Patio Ceiling	Set Joint Ceiling	✓
Ext. Porch Ceiling & Soffits	4.5mm FC sheet with PVC joint mould	✓
Internal Walls	10mm Set Plasterboard	✓
Wet Area Walls	10mm Water Resistant Plasterboard	✓
Garage Frame Walls	10mm Water Resistant Plasterboard	✓
Cornice	55mm Cove Cornice	✗
	55mm Cove Cornice generally & choice of Feature cornice to Open plan living areas	✓
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	DULUX Premium Paint Specification	✓
Feature Colour	1 x Additional External Feature Colour	✓
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	✗
	Aluminium Framed Door with Clear Glass or Signature selection timber front door & door frame.	✓
Front Door - Lock	Gainsborough TradePRO Entry Set	✗
	Door lock to suit aluminium framed entry door or Gainsborough "Contemporary" Tri Lock for timber doors	✓
Other External Doors	If shown on plan other external Hinge doors to be Aluminium framed glass hinge doors	✓
Internal Doors	Humes Redicote Flat panel doors (Standard 2040mm high)	✗
	Humes "Accent" Series internal doors (Standard 2040mm high)	✓
Internal Door -furniture	Gainsborough TradePRO Lever sets	✗
	Gainsborough G4 Series Lever Sets	✓
Internal Door -Frame	FJ Treated Pine Jambs & 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	✗
	Full length top shelf & 1 nest of shelf/Drawer to minor beds & 2 nests of shelf/Drawer to Main bed	✓
Linen Shelving	4No. Full length shelves	✓

ALUMINIUM JOINERY

Windows	Aluminium framed with Grey Glass generally & Obscure to WC's & bathrooms	✓
Windows locks	Key Locks	✗
Sliding Glass Doors	Aluminium Framed with Grey Glass	✓
Sliding Glass Door locks	Key Locks	✓
Window Screens	Insect Mesh Screens	✓
Sliding door Screens	Grill Safety screens	✗
	ALU-GARD Security screens	✓
Bedroom Robes	Sliding Vinyl Composite doors to all panels	✗
	Sliding Lamiwood with 1No. Mirror Door	✓
Linen Cupboards	Sliding Vinyl Composite doors to all panels	✗
	All Sliding Lamiwood Doors	✓
Vanity Mirrors	Framed 900mm High x length of vanity	✗
	Frameless Mirrors 900high x length of vanity	✓
Shower Screens	Semi-Frameless clear glass screen with Pivot Door screens (or screenless if shown on plans)	✓



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FLOOR COVERINGS (to floors as marked on plan)

Carpet Bedrooms & media rooms	Carpet & Underlay selected from Builders ESSENCE Range at our partner suppliers	⊗
	Carpet & Underlay selected from Builders SIGNATURE Range at our partner suppliers	⊙
Wet areas	Tile Supply selected from Builders ESSENCE Range at our partner suppliers	⊗
	Tile Supply selected from Builders SIGNATURE Range at our partner suppliers	⊙
Open plan living areas	Vinyl Plank Supply selected from Builders ESSENCE Range at our partner suppliers	⊗
	Vinyl Plank Supply selected from Builders SIGNATURE Range at our partner suppliers	⊙
Feature Tile Allowance	Feature Tile supply allowance PC \$350.00 (Standard labour rates to apply)	⊙
Wall Tiling	2.1m to shower walls & 1.2m 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 60cm Electric Oven	⊗
	Blanco 75cm Electric Oven	⊙
Cook top	Omega Ceramic Touch control 60cm SS Elec cooktop	⊗
	Blanco Ceramic Touch control 75cm Electric cooktop	⊙
Range hood	Omega 60cm Undermount Rangehood ducted to soffit	⊗
	Blanco 70cm Undermount Rangehood ducted to soffit	⊙
Dishwasher	Omega 60cm Freestanding Dishwasher	⊗
	Blanco 60cm Freestanding Dishwasher	⊙
Hot Water Unit	250L Electric Hot Water unit	⊙
Toilet Suites	Everhard Classic Close coupled with soft close	⊗
	Santa Fe back to wall suite with soft close	⊙
Toilet Roll Holders	Essence level Toilet roll holder - HARMONY MENO - Chrome	⊗
	Signature level Toilet roll holder - MIXX - Chrome	⊙
Bath Tub	Kensington drop in Bath Tub or Freestanding (Plan specific, see plan for type and size allowed)	⊙
Bath Tapware	Essence level - HARMONY MENO Chrome Mixer with Vienna Bath Chrome Spout	⊗
	Signature level - SAFFRON Wall plate Spout & Mixer - Chrome	⊙
Kitchen Sink	Essence level - ARGENT Format Drop in Double Bowl - SS	⊗
	Signature level - Alpina double Bowl - White	⊙
Kitchen Tapware	Essence level - HARMONY MENO Sink Mixer - Chrome	⊗
	Signature level - Lucia Gooseneck Mixer - Brass	⊙
Laundry Tub	Drop in - 45L SS Tub with bypass	⊙
Laundry Taps	Essence level - HARMONY MENO Laundry Mixer - Chrome	⊗
	Signature level - SAFFRON Sink Mixer - Chrome	⊙
Washing Machine taps	Washing Machine standard stops	⊙
Vanity Basins	Essence level - Counter Top or Semi recessed Basin - White with pop up plug	⊗
	Signature level - Counter Top or Semi recessed Basin - White with pop up plug	⊙
Vanity Basin Taps	Essence level - HARMONY MENO Basin Mixer - Chrome	⊗
	Signature level - SAFFRON Wall plate Spout & Mixer - Chrome	⊙
Shower Taps & Rose	Essence level - HARMONY MENO Chrome Mixer with KROME 150 Hi Rise wall mount Rose - Chrome	⊗
	Signature level - SAFFRON mixer with 2 in 1 Rail shower - Chrome	⊙
Towel Rails	Essence level Toilet roll holder - HARMONY MENO Double Rail - Chrome	⊗
	Signature level Toilet roll holder - MIXX Double Rail - Chrome	⊙
Floor & Shower Wastes	Feature Tile insert type floor Wastes & Channel wastes (Plan specific, see plan for type and size allowed)	⊙

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	LED downlights	⊙
WC's	2 in 1 Exhaust fan light	⊙
Kitchen Bench Spots	LED downlights	⊗
	Feature Track Light	⊙
Garage Ceiling Lights	Single 36watt 1200mm Fluro	⊙
Flood Lights	Double Globe Flood Light with Fluro lamps	⊙
Vanity Lights	Feature LED downlights	⊙
Feature Ceiling Fans	Standard Ceiling Fan White	⊗
	Feature Ceiling Fan White	⊙
Exhaust Fans Bath & Ens	White round	⊙

AIR CONDITIONING

Bedroom 1	Daikin Wall hung split system cool only	⊙
Open Plan Living areas	Daikin Wall hung split system (Plan specific for number of units required.)	⊙

CABINETMAKER CABINETS

Kitchen Tops	Laminate 32mm Tops	⊗
	Feature STONE TOPS - 20mm tops	⊙
Kitchen Cabinets	Laminate Finish	⊙
Pantry	800mm Pantry inc. Microwave Provision & Fixed Shelves (Plan specific, see plan for type and size allowed)	⊗
	800mm Pantry inc. Microwave Provision & Sliding Shelves (Plan specific, see plan for type and size allowed)	⊙
	Walk in Pantry if shown - 1 x laminate shelf & 3 x fixed white shelves (Plan specific, see plan for type and size allowed)	⊙
Cabinet features allowance	Cabinet upgrade features allowance PC \$500.00 (Standard labour rates to apply)	⊗
	Cabinet upgrade features allowance PC \$900.00 (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	⊗
	4 Sets Pot Drawers	⊙
Overhead Cupboards	To ceiling to walls as marked on plan	⊙
Vanity Tops	Laminate 32mm Tops	⊙
Vanity Cabinets	Laminate Finish	⊙
Laundry Tops	Laminate 32mm Tops	⊙
Laundry Cabinets	Laminate Finish	⊙

EXTERNAL WORKS

Driveway & path	Exposed Aggregate - Double Garage plans - 50m2 & Single Garage Plans - 25m2	⊗
	Exposed Aggregate - Double Garage plans - 60m2 & Single Garage Plans - 30m2	⊙
Clothes line	Hills Paraline Wall Mounted	⊙
Letter box	Standard Selection - Powdercote	⊗
	Precast Concrete	⊙