

GENERIC INCLUSIONS



2016 SEPTEMBER EDITION
ROCKHAMPTON REGION, YEPPOON AND SURROUNDING AREAS

IMPORTANT NOTES:

- The brand or model of any item may change without notice. We will do our utmost to keep to the same brands and models as stated in this inclusions list, but if we are forced to change any we will replace them with another brand and/or model as near as possible to the original
- If there is a conflict between the plans and the inclusions list, then the inclusions list will be deemed to be correct
- All prices noted below are inclusive of GST

GENERAL INCLUSIONS

1. Fixed price Master Builders contract
2. Soil tests. Our standard price is based on an S or M result to the soil test. Please note that H1-sites, H2-sites, E-sites and P-sites will cost extra
3. House designed up to C2 wind rating
4. All required insurances, drafting and engineering
5. All council and private certifier fees for the Building Approval, including all required inspections
6. DA approvals, MCU applications, boundary relaxations and the like are not included
7. The house will achieve a minimum of a "6 STAR" energy rating
8. Termite protection system is a combination of the "Plasmite" pest control system to slab penetrations and to the perimeter of house, supplied and installed by "Creepy Crawly Pest Control"
9. Six years and three months' structural warranty
10. Six months' maintenance warranty
11. Our in house colour co-ordinator will help you through the selections process to make choosing your colours and selections a simple and hassle free process

EXTERNAL INCLUSIONS

12. Allowance for standard house setback of up to 6.0m from the front boundary
13. There is an allowance for a standard excavation and site preparation cost in the quote. This allows for no more than 500mm cut and fill across the house area. The site will be assessed and any extra costs associated with site preparation will be discussed before signing a contract
14. Concrete slab on ground, as designed by engineers
15. Frames and trusses are built with timber, as designed by engineers
16. Ceiling height to be 2400mm (8 foot)
17. **Optional Extra** – Upgrade to 2550mm ceilings
18. **Optional Extra** – Upgrade to 2700mm ceilings
19. Colorbond fascia and gutter, from standard colour range
20. Roofing is Corrugated Colorbond roofing on metal roof battens, from standard colour range
21. Roofing to be at a 22.5° pitch
22. Your roof design is based on a standard hip roof design
23. **Optional Extra** – Upgrade to a Gable, Dutch Gable, Skillion or a raised Portico entry roof design

EXTERNAL INCLUSIONS – Continued

24. Alfresco/Rear patio is under main roof and lined with plasterboard
25. Alfresco/Rear patio posts are 140x140 timber posts
26. Alfresco/Rear patio includes a standard grey concrete or exposed aggregate floor
27. **Optional Extra** – Upgrade to a tiled floor
28. Front porch is under main roof and lined with Hardiflex
29. Front porch posts are 140x140 timber posts
30. Front porch includes a standard grey concrete or exposed aggregate floor
31. **Optional Extra** – Upgrade to a tiled floor
32. Sisalation paper and damp proof course to all external walls
33. Brick veneer face bricks from “Austral Bricks”, standard builders range
34. Painted “Hardiflex” above the windows
35. Windows and glass external sliding doors, from standard colour range
36. Clear glass to all windows and glass sliding doors, with 6mm mistlite glass to the toilet, bathroom and ensuite
37. **Optional Extra** – Upgrade to grey glass
38. **Security screens** (Barrier screens) to all external windows and sliding glass doors
39. Panel lift door to garage, 2100mm x 4800mm, with two remotes, from standard range
40. **Solid core 820mm wide front door from “Hume” XN5 with Translucent glass** (or door of same cost)
41. **Optional Extra** – Upgrade to a 1200mm wide front door from “Hume” Savoy 1200 range
42. Weather seals to all external doors
43. **Driveway and path to the front door**, poured with exposed aggregate concrete. Allowance for up to 70m² of concrete in total
44. Clothes Line – Wall mounted “Hills” dual fold
45. Letter Box installed next to the driveway
46. Bobcat to do a site clean-up and level yard with existing material only. There is no allowance to import extra fill to level the yard

INTERNAL INCLUSIONS

47. R2.5 Insulation batts to the ceiling
48. Manhole framed into roof trusses in the garage, with whiteboard cover
49. Plasterboard sheeting throughout, with “Villaboard” to the bathroom & ensuite walls and “Pineridge” to the garage walls
50. **90mm cove cornice** throughout
51. Internal Doors – “Hume” HAG9 or similar
52. Door Locks – “Schlage” **lever locks** from the “Regent” series, satin chrome as follows
53. Entrance locks to the front door, back door and the internal garage door
54. Privacy locks to all other swing doors
55. Passage locks to all internal sliding doors
56. Door Catches – White plastic DS2 door catches to all doors
57. Mouldings – **68mm x 11mm Skirting and Architrave** a bevelled profile or similar
58. Robes – Mirror sliding doors to all bedroom robes
59. Linen – Lamiwood white sliding doors to linen cupboards

GENERIC INCLUSIONS



INTERNAL INCLUSIONS – Continued

60. **Shelving – 1 top shelf plus a bank of open shelves 450mm wide to all bedrooms. Hanging rails to all robes. 4 shelves to linen cupboards and 1 shelf to broom cupboards**
61. No window furnishings included
62. Professional builder's clean to the inside and out of the home

KITCHEN

63. Kitchen cabinets from builders preferred cabinet maker. Kitchen is as per plan with standard builder's selections and colour range
64. Soft close hinges included as standard
65. Engineered stone bench tops using 20mm Smartstone from our preferred supplier "Ten Commandments Granite and Marble"
66. **Optional Extra** – Upgrade to granite bench tops
67. Kitchen Sink – "Kinka" under mount sink, stainless steel, double bowl, 780mm x 480mm
68. **Westinghouse Package 2** from "Thomo's Better Home Living"
69. **Oven – "Westinghouse"** s/s electric, fan forced, 5 function oven. Model: WVE615S
70. **Cooktop – "Westinghouse"** ceramic, 4 zone, 60cm cooktop. Model: WHC642BA
71. **Rangehood – "Westinghouse"** Slide out, 3 fan speeds, 60cm stainless. Model: WRH608IS
72. **Dishwasher – "Dishlex"** 60cm stainless dishwasher. Model: DSF6105X
73. **Optional Extra** – Upgrade to 900mm wide upright cooker with glass canopy
74. Water connection point for fridge

TAPWARE, BATHROOMS, LAUNDRY and TOILET

75. **NOTE:** All plumbing selections noted below are from "Kens Plumbing Plus" your local supplier
76. Mixers throughout from the "Elegant" range
77. Shower rose to each shower **"Pisa" 200mm Round Overhead shower with upswept shower arm**
78. Showers – Sizes as per plan, with **semi-frameless** pivot shower screens
79. Shower Bases – Formed with a bedded tile floor, in a 50mm s/s hob and waterproofed to Australian standards
80. **Bath Tub – "Bambino" 1650mm** acrylic bath tub (note this bath is a larger than standard)
81. Bath Spout – "Aube" square swivel bath spout
82. Vanity Unit to Bathroom and Ensuite – 1x 900mm Glacier Twin, wall hung, premade vanity unit
83. **Optional Extra** – Upgrade to Cabinetmaker made units with "Cerro" counter top basins
84. Mirrors – Frameless polished edge mirrors 900mm high over vanity units
85. Toilet Suites – Dual flush, "Ikaria" suite
86. Laundry Tub – "Kara" white cabinet with a s/s bowl 45 litre
87. Towel Rails (double) – Chrome plated, "Giovanni", one to each bathroom and ensuite
88. Toilet Roll Holder – Chrome plated, "Giovanni", one to each toilet
89. Hot Water System – 250 litres "Radiant" electric hot water system
90. **Optional Extra** – Upgrade to a solar hot water system

GENERIC INCLUSIONS



PLUMBING ITEMS AND FIXTURES

91. **Optional Extra** – Upgrade to a gas hot water system
92. Hose Cocks – 2 external hose taps
93. Connection to council sewer mains
94. Stormwater drainage to the street/drainage pits as required
95. Down pipes are 90mm round PVC with painted finish

ELECTRICAL

96. Electric mains for standard 6.0m house setback, single phase (Ergon connection charge is not included)
97. Safety switch and circuit breakers installed as required by Australian Standards
98. The following electrical inclusions are based on a 4 bedroom and 2 bathroom house
99. **18 double power points**; separate to the power points needed for the garage door, rangehood, dish washer and fridge (Total of 22)
100. **1 external weatherproof double power point to the patio area**
101. **30 light points (NOTE: We include LED downlights as standard)**
102. **2 phone points** (Telstra connection charge is not included)
103. **2 TV points plus the TV antenna**
104. **2 fan/light/heater combos, with one each to the bathroom and ensuite**
105. **1 exhaust fan/light combo to the toilet**
106. **5 white, three blade ceiling fans allowed throughout**
107. Hard wired smoke alarms as required
108. Light fittings – Standard light fittings are supplied by our electrician. If you want to upgrade to feature lighting you can supply your own or discuss options with our electrician

AIR CONDITIONING

109. **Mitsubishi, reverse cycle, split system, inverter, air conditioners** allowed as follows
110. 1x 7.1kW split system to the main living/family room
111. 1x 2.6kW split system to the master bedroom

FLOOR COVERINGS

112. Carpet – To all bedrooms, robes and the second living area (if applicable). Laid with underlay
PS Allowance of \$50/m2 or \$180 per lineal metre (retail)
113. Tiles – Ceramic tiling to all wet areas, kitchen, dining, main living area and entry. Tiling heights are as follows: Shower walls tiled to 2000mm high, 600mm over bath, 400mm splash back over laundry tub and washing machine, 600mm splash back to kitchen, 100mm skirting to wet areas, 150mm over vanities. **PC Allowance of \$30/m2 (retail)**. Up to 500mm x 500mm ceramic floor tiles allowed throughout
114. **NOTE:** There are extra costs associated with the labour to install tiles larger than 500mm x 500mm, rectified tiles and/or porcelain tiles. Please seek advice before selecting these tiles
115. Garage floor with standard concrete finish

GENERIC INCLUSIONS



PAINTING

- 116. House fully painted with 3 coats inside and out using "Taubmans" paints. One wall colour allowed throughout
- 117. **NOTE:** Some light colours may need more than 3 coats to cover properly and will cost extra. Please discuss your colour options with the painter before he starts. Feature walls will also cost extra, please seek a quote from the painter if you want feature walls
- 118. Ceilings with flat white
- 119. Living Proof in low sheen, to all walls
- 120. Living Proof in gloss, to all doors, door jambs, architraves and skirting
- 121. All Weather to the external

LANDSCAPING

- 122. **NOTE:** No landscaping is included; however, we can include a full or part landscaping package as part of the contract. This can include any or all fencing, retaining walls, gardens, garden sheds and turf. Ask for pricing options if you are interested

OPTIONAL LANDSCAPE PACKAGES

- 123. Landscaping Package #1 – Includes 500m² of turf and 60m of 1800mm high pine fencing with a single gate and a double gate
- 124. Landscaping Package #2 – Includes 500m² of turf, 60m of 1800mm high pine fencing with a single gate and a double gate; plus a garden package including garden edging, plants, soil and mulch/stone
- 125. We can and will tailor these packages to suit your specific block of land

Thank you,
Chris Warren