

WIDE BAY HOMES - PREMIER Standard Inclusions

GENERAL:

- FIXED PRICE CONTRACTS.
- PRICES ARE BASED ON CONSTRUCTION WITHIN THE HERVEY BAY SEWERED 'METROPOLITAN' AREA.
- BRICK VENEER CONSTRUCTION WITH COLOURBOND ROOF.
- ALL HOMES ARE BUILT TO N3 (W41N) WIND LOADING
- PREPARATION OF PLANS AND SPECIFICATIONS AS REQUIRED BY LOCAL AUTHORITY.
- FEES & PERMITS: Building, Plumbing, Drainage, Water Meter connection QLeave Levy, QBCC Insurance, Builders All-Risk Insurance.
- SOIL TESTS INCLUDING ENGINEERS DESIGN AND INSPECTION OF STRUCTURAL FOOTING AND SLAB.
- CONTOUR SURVEY PLAN – HOUSE SETOUT BY QUALIFIED SURVEYOR
- THE COSTS FOR THE FOLLOWING ITEMS IF REQUIRED ARE THE RESPONSIBILITY OF THE OWNER; RETAINING WALLS, SOIL RETENTION, STABILIZATION, EROSION AND SEDIMENT CONTROL, ROCK EXCAVATION, SITE CLEARING AND REMOVAL OF TREES AND STUMPS ALIKE. BUSH FIRE ASSESSMENT, FLOOD & NOISE ASSESSMENT
- PRICES ARE SUBJECT TO WORK PLACE HEALTH & SAFETY SITE ASSESSMENT ADDITIONAL COSTS MAY APPLY.

SITE WORKS & ACCESS:

- PRICES ARE BASED ON CLEAR LEVEL SITES.
- ALLOWANCE HAS BEEN MADE FOR THE USE OF ONE CONCRETE PUMP. IF ADDITIONAL PUMPS ARE REQUIRED DUE TO SITE ACCESS, THE ADDITIONAL COST SHALL BE THE RESPONSIBILITY OF THE OWNER.
- PRICES ARE BASED ON CLEAR SITE ACCESS. ANY EXTRA COST INCURRED DUE TO DIFFICULT SITE ACCESS SHALL BE THE RESPONSIBILITY OF THE OWNER.
- PRICES DO NOT INCLUDE ANY EXCAVATION OF ROCK

SITE PREPARATION:

- PRICES ARE BASED ON LEVEL SITES; IF ANY ADDITIONAL EXCAVATION OR PREPARATION IS REQUIRED THEN THESE COSTS SHALL BE THE RESPONSIBILITY OF THE OWNER.

TERMITE TREATMENT:

- KORDON TO ALL SERVICE PENETRATIONS TO AS3660
- PERIMETER PROTECTION – 75mm EXPOSED CONCRETE SLAB EDGE

FOOTINGS & SLAB:

- RAFT POD FOOTING & SLAB SYSTEM TO SUIT 'M' TYPE SOIL CLASSIFICATION. ADDITIONAL COSTS MAY APPLY IF ADDITIONAL FOOTING & SLAB REQUIREMENTS ARE SPECIFIED BY OUR ENGINEER DUE TO SITE CLASSIFICATION AND OR SOIL CONDITIONS.
- SLAB HEIGHT IS 325mm ABOVE NATURAL GROUND OR BUILDING PLATFORM WITH 75mm EXPOSED CONCRETE EDGE

WALL & ROOF FRAMING:

- ALL WALL & ROOF FRAMING (prefabricated trusses) ARE CONSTRUCTED WITH T2 BLUE TREATED PINE TO N3 (W41N) WIND CATEGORY.
- CEILING HEIGHT, 2400mm TO MAIN DWELLING & GARAGE AREA
- ROOF PITCH, 22.5 DEGREES, 7.5 DEGREES MAY APPLY TO SOME PORCH & VERANDAH AREAS. NOMINAL 450mm EAVES.

BRICKS:

- BUILDERS NOMINATED RANGE FROM, PGH OR AUSTRAL BRICKS
- NATURAL MORTAR RAKED FINISH.

ROOFING:

- SHEET METAL ROOF, BLUESCOPE COLOURBOND

FASCIA, GUTTER & DOWNPIPES:

- FASCIA & GUTTER (SQUARE LINE) COLOURBOND.
- DOWNPIPES - 90mm ROUND PVC

ALUMINIUM WINDOWS & DOORS:

- BRADNAMS ALUMINIUM FRAMED WINDOW SYSTEMS WITH CLEAR GLASS, OBSCURE TO BATHROOM, ENSUITE & WC STANDARD COLOUR RANGE APPLIES.

DOORS, EXTERNAL & INTERNAL:

- ENTRANCE: HUMES XV14 PAINT GRADE
- EXTERNAL: FLUSH EXTERIOR GRADE TEMPERED HARDBOARD
- INTERNAL: READYCOAT FLUSH FINISH
- ROBES & LINEN – GENERALLY ALUMINIUM FRAMED VINYL FINISH

GARAGE DOORS: (ONLY WHERE SHOWN)

- SINGLE DOORS: Gliderol Builder Series 2400mm COLOURBOND ROLLER DOOR. (Manual operation)
- DOUBLE DOOR: Gliderol Essentials Series 4800mm COLOURBOND SECTIONAL DOOR including Merlin MT60 Evo Remote with 3 Handsets
- Standard Colour Range applies

DOOR FURNITURE:

- ENTRANCE: Lockwood – Symmetry Series, LEVER SET
- EXTERNAL: Lockwood – Symmetry Series, LEVER SET
- INTERNAL: Lockwood – Velocity Series, LEVER SET
- *Privacy to Bath, WC, Ensuite, Main Bedroom - Robe knobs to Robes, Linen Cupboards & Brm Cupboards where hinged doors shown

INTERNAL FINISHINGS:

- MOULDINGS (FINGER JOINT PINE, BULL NOSE OR COLONIAL FINISH): ARCHITRAVES: 42mmx12mm SKIRTING: 68mmx12mm

INTERNAL FINISHINGS:(CON'T)

- CUPBOARD SHELVES (16mm PARTICLE-BOARD): LINEN 4 SHELVES, PANTRY: 5 SHELVES, ROBES;- 1 SHELF WITH HANGING RAIL

INTERNAL LININGS:

- 10mm PLASTERBOARD TO CEILINGS WITH CEILING BATTENS
- 10mm STANDARD PLASTERBOARD TO WALLS
- 90mm COVE CORNICE THROUGHOUT, CUPBOARDS 55mm COVE CORNICE

KITCHEN:

- BENCH CUPBOARDS AND OVERHEAD CUPBOARDS ONLY AS PER PLAN, * POST-FORMED BENCH TOPS
- PANTRY: WHERE SHOWN ON PLAN AS PER KITCHEN CUPBOARDS
- STANDARD COLOUR RANGE APPLIES
- SINK: Everhard – Squareline- 1080mm, 1,¼ BOWL SINGLE DRAINER
- APPLIANCES: WESTINGHOUSE – HOTPLATE MODEL: WHC642BA
OVEN: MODEL: WVE6135
RANGEHOOD: MODEL: WHR608IS

BATHROOM & ENSUITE:

- BATH-TUB: BASE ACRYLIC 1500mm(white)
- VANITY UNITS: Bristol: GLOSS FINISH
- SHOWER SCREENS: SHOWERAMA ALUMINIUM SEMI-FRAMELESS PIVOT SCREEN, CLEAR LAMINATED GLASS
- MIRROR: ALUMINIUM FRAMED 900mm HIGH LENGTH OF VANITY
- BATHROOM ACCESSORIES: BASE, Chrome Finish
BATHROOM: 1x SINGLE TOWEL RAIL – ENSUITE 2x TOWEL RINGS
- SOAP HOLDER: STANDARD CERAMIC SOAP DISH

WC FITTINGS:

- TOILET SUITE: POSH-DOMONIQUE CLOSE COUPLE SUITE
- TOILET ROLL HOLDER: BASE, Chrome Finish

LAUNDRY:

- POSH – KENSINGTON SS 45 LITRE TROUGH & WHITE METAL CABINET

HOT WATER SYSTEM:

- ELECTRIC, RHEEMPLUS: 250 ltr 4 & 5 BEDROOM HOMES,
125 ltr TO ALL OTHER HOMES

CERAMIC TILING:

- ALL CERAMIC TILES SUPPLIED FROM NATIONAL TILES HERVEY BAY NOMINATED BUILDERS RANGE: Maximum Size
WALLS: 300mmx400mm
FLOORS: 398mmx398mm

NOTE TILES LARGER THAN THE SIZES NOMINATED MAY ATTRACT ADDITIONAL LABOUR CHARGES.*

- LAUNDRY: FLOOR AS PER PLAN, 400mm SPLASH BACK TO LAUNDRY TUB, ONE ROW OF SKIRTING TILE TO THE REMAINING WALLS
- WHERE LAUNDRY IS IN GARAGE, NO FLOOR OR SKIRTING INCLUDED
- KITCHEN: 600mm SPLASH BACK
- BATHROOM & ENSUITE: FLOOR AS PER PLAN, UP TO 2000mm TO SHOWER PERIMETRE, BATH TUB FACE, UP TO 600mm ABOVE BATH, ONE ROW OF SKIRTING TILE TO REMAINING WALLS
- WC: FLOOR AS PER PLAN, 200mm TILED SKIRTING

PLUMBING & DRAINAGE:

- TAPWARE: BASE RANGE FLICK-MIXER TO KITCHEN SINK, SHOWERS, BASINS & BATH & LAUNDRY TUB. BASE RANGE CHROME PLATED TAPWARE TO WASHING MACHINE.
SPOUTS: Bath 125mm, Shower: All Directional Fitting
- WATER: 10 LINEAL METRES INCLUDED FROM WATER METER TO HOUSE, COLD WATER TO ALL FITTINGS PLUS 2 ONLY EXTERNAL TAPS. HOT WATER TO SHOWER, BATH, BASINS, LAUNDRY TUB, WASHING MACHINE, KITCHEN SINK.
- SEWER: Fixed Price up to an 800m2 Allotment SEPTIC OR SEWER TREATMENT SYSTEM INSTALLATIONS ARE NOT INCLUDED. ADDITIONAL COST WILL VARY DEPENDANT SITE CONDITIONS AND SYSTEM USED
- STORMWATER: 100mm Fixed Price up to an 800m2 Block.

ELECTRICAL:

- SINGLE PHASE MAINS POWER, UNDERGROUND CONNECTION BASED ON 6 METRE SET BACK *SINGLE & DOUBLE POWER POINTS THROUGHOUT, TV ANTENNA & UP TO 2 POINTS *LIGHT POINT INCLUDES SEALD LED DOWNLIGHT FITTING. *SMOKE DETECTORS MAINS CONNECTED * LIGHT & POWER POINT QUANTITIES VARY WITH EACH DESIGN * EARTH LEAKAGE SAFETY SWITCH AT METER BOX

PAINTING: HAYMES ELITE PAINT

- EXTERNAL: GLOSS ACRYLIC,
- INTERNAL: PREMIER FINISH (Three Coat System): FLAT VINYL TO CEILINGS, ELITE (WASHABLE) TO WALLS, GLOSS ACRYLIC TO ALL INTERNAL WOODWORK & DOORS. ONE COLOUR TO ALL WALLS INCLUDED AS STANDARD.

INSULATION:

- TILED ROOF SARKING AND R2.5 INSULATION BATTS TO CEILING AREAS
- SHEET ROOF: 60mm ANTICON BLANKET TO THE UNDERSIDE OF SHEETING ONLY
- SISALATION TO ALL EXTERNAL WALLS

CLEANING & SITE CLEARING:

- ENTIRE HOUSE INCLUDING WINDOWS CLEANED ON COMPLETION.
- ALL BUILDING WASTE TO BE REMOVED FROM SITE ON COMPLETION.
- EXCESS SOILS TO BE LEFT ON SITE UNLESS OTHERWISE ARRANGED.