

Inclusions for: Turn-Key Single Dwellings (Low Set Lots)

Full 'Turn-Key' Builder Inclusions
PO BOX 321, Browns Plains Q 4118
QBSA Licence No: 1095539



General Inclusions (where required)

- ❖ All council plans and specifications
- ❖ Engineers Soil Report & Slab Pier Design
- ❖ QBCC insurance and other relevant fees
- ❖ Twelve (12) months maintenance period
- ❖ Six (6) star energy rating

Site Works

- ❖ Earth works to cut and fill
- ❖ Standard slab engineer designed (as per plans)
- ❖ Fixed price site costs up to and including 'M' site classification
- ❖ Termite protection as per Australian standards
- ❖ Sewerage, drainage and stormwater connections
- ❖ Water supply and power connections
- ❖ 2440mm high ceilings

External Finishes

- ❖ Face brick veneer (as per plans)
- ❖ Powder-coated aluminium windows and sliding doors with keyed locks
- ❖ Security screens to all doors and windows
- ❖ Concrete roof tiles or Colorbond roof from builder's range (as per plans)
- ❖ Two (2) garden taps
- ❖ Standard 270L hot water system
- ❖ Colorbond fascia and gutters
- ❖ Panel lift garage door with remote control
- ❖ 1.8m high timber paling (buted) fences to perimeter of block with side returns & gate
- ❖ Mounded, mulched and planted garden to front with concrete edging
- ❖ Turf to lawn area
- ❖ Clothesline to side of house/yard
- ❖ Exposed aggregate driveway and paths
- ❖ Alfresco with exposed aggregate or decorative concrete finish (builders choice)

Internal Finishes

- ❖ Corinthian external solid core panel Entry Doors painted (gloss) with deadlock
- ❖ Corinthian (or similar) internal doors - painted (Gloss)
- ❖ Vinyl panels to robe door in bedrooms only
- ❖ White wire shelf and rail to all robes
- ❖ Four white wire shelves to all linen cupboards

Internal Finishes (continued)

- ❖ Lever handle chrome door furniture
- ❖ Insulation to roof, batts or pump in (builders choice)
- ❖ Builder's sarking to external walls
- ❖ Safety switch & wired direct smoke detectors as per Australian standard
- ❖ Two (2) TV points to Living & Bed 1 plus One (1) to theatre if shown on plan
- ❖ Floor coverings from builder's range:
 - Carpet to bedrooms & robes plus theatre/living if shown on plan
 - Ceramic tiles to kitchen, family, main floor & wet areas (unless stated otherwise on plan)
- ❖ Light fittings from Builders range including two downlights to each bedroom
- ❖ Ceiling fans to living/meals area, alfresco and bedrooms
- ❖ Roller blinds to all bedroom & living area windows & sliding doors (no window coverings to wet area windows)
- ❖ Wired ready for connection to estate telecommunication network as required
- ❖ 2.5 hp split system air conditioner to meal/living area
- ❖ 1.5 hp split system to bedroom 1

Kitchen Inclusions

- ❖ Smart-Stone to kitchen bench tops only
- ❖ 600mm stainless steel wall oven, ceran hotplates & slimline range hood
- ❖ One & ½ bowl stainless steel sink with drainer
- ❖ Quality mixer tap to sink
- ❖ Under bench dishwasher
- ❖ Bulkheads to overhead cupboards

Bathroom/Ensuite Inclusions

- ❖ White acrylic bath & fully tiled shower recess
- ❖ 2-Pak vanity with white polymarble top to bathroom & ensuite
- ❖ Powder-coated aluminium shower screens with clear toughened glass
- ❖ Hand-held shower rose and rail to ensuite
- ❖ Quality taps from builders range
- ❖ Mixer tap to basins, chrome
- ❖ Exhaust fans to wet areas as required

Laundry Inclusions

- ❖ Narrow single bowl combination laundry tub and cabinet with powder coated finish
- ❖ Standard polished chrome plated laundry tub tapware, wall mounted

PLEASE NOTE: The builder reserves the right to substitute similar products to those listed in this specification at any time without notice due to changes in product line &/or availability.