

Finishes Schedule

Investment Package

(Items Subject to change depending on availability for similar quality)

(All Provisional Cost allowances are for supply only)



General

- HIA Building Contract.
- QBCC Home Warranty Insurance.
- Contractors Insurance.
- Portable Long Service Levy fee.
- Soil test and site classification (2 Bore Holes).
- Preparation of fully Engineered "Standard" Building Plans to C1 and Engineers inspections.
- Standard Building and Drainage applications – City/Regional Council. Incl. Water Application.
- Standard Certification & Inspections.
- Water, Sewer & Electrical connection to existing service connection points at lot boundaries – up to <6m set back and <700m2 Lot.
- Price based on site specific soil test result up to a Max. "H1 Class" and based on a clear and level site.



Termite Treatment

- Termite treatment to AS3660 including monolithic slab, treated pine internal frames and fully treated Primary Building Elements. Manufacturers guarantee against termite attack of structural elements.

Internal walls & ceilings

- Treated pine internal wall frames; fully treated timber load bearing walls (where applicable).
- Timber ceiling battens.
- 10mm plasterboard linings to internal walls and ceiling; W.R. board and Villa board to wet areas; pointed masonry block to garage (where applicable).
- 55/75/90mm cove cornice.

External Walls & Finishes

- 200 series masonry block to 2500mm nominal wall height OR 70mm Timber Frame with Hebel wall panels OR as nominated on plans / façade selection
- 3mm “Swirl” render to block and hebel substrates
- Painted Hardie Plank or F.C. as shown on plans (if applicable).
- Fibre Cement sheeting to soffits; patio and alfresco ceilings.

Roof Fascia & Gutter

(Standard selection range applies)

- Colorbond™ custom orb roof. (Standard colour range)
- Colorbond™ fascia and quad gutters. (Standard colour range)
- Metal roof battens.
- Fully treated Engineered timber trusses.

Garage Doors

- 2 CAR: – 4800mm wide cyclone rated auto operated sectional door.
- 1 CAR: – 2400mm wide cyclone rated auto operated sectional door.



Insulation

- R1.3 Anticon blanket under roof to ceiling cavities (OR as per Energy Efficiency Certificate requirements – if nominated batts excludes garage, patio and alfresco).

Windows & Screens

- Aluminium sliding windows and doors Obscure glass to bathroom, ensuite (if applicable) & W.C. windows. Aluminium grill safety barrier insect screens to window and sliding glass door openings; and hung laundry door if applicable. No allowance for screens to front entry door or hung door to garage/laundry external access. Key locks to windows.
- Roller Blinds included for all windows and sliding doors.

Doors & Hardware

- Entry Door: – Humes Newington XN1 2040 mm high with clear glazing and painted finish.
- Internal Doors: – Flush panel redicote internal doors.
- Door Hardware: Tradepro Lockset Range to front and back door (design specific, if shown on the Master Plans) keyed alike. Internal doors – Tradepro lever set on a round rosette with choice of finish and style from the Bella Range. Privacy sets to Bathroom, WC and Bedrooms.

Shower Screens & Mirrors

- Aluminium framed pivot door, aluminium framed screen (with return design specific – as per plans) in clear glass.
- 750/900mm high polished edge mirrors to width of vanity

Skirting & Architraves

- Architraves – 41 x 11 splayed finger jointed pine fully treated against termite attack.
- Skirting – 63 x 11 splayed finger jointed pine fully treated against termite attack.



Wardrobes & Linen

- Wardrobes as per design with single shelf and hanging rail. Linen cupboard with 4 shelves. 2100 mm high sliding mirror doors to robes. Linen swing or sliding vinyl as per design.

Kitchen & Vanities

- Kitchen – Custom made laminate floor and overhead cupboards (as per the master plan) and 20mm silica-free ‘stone’ tops. 1 x bank of cutlery drawers and dishwasher space provided. Soft-close hardware.
- Vanities – Arto Mars 2-pac finish, full china top with pop up chrome waste or similar.

Appliances

- Bellini 600mm ceramic cooktop.
- Bellini 600mm Multi-function oven.
- Bellini 600mm Rangehood.
- Bellini 600mm Dishwasher.

Plumbing

- Sewer connection to council mains.
- Water meter & connection to existing service.
- Hot water system: Rinnai Hotflo (or equivalent) 250litre electric storage system.
- Kitchen sink – Estillo 1&3/4 bowl.
- Kitchen mixer – Estillo mixer.
- Tapware – Builders Range.
- Shower Rose – Builders Range shower on rail.
- Bath Spout – Builders Range bath spout.
- Bath Tub 1525mm Mondella White Acrylic.
- Toilets : Estillo Close Couple White suite.
- Towel Rails – Builders Range 600mm double.
- Toilet Roll Holder – Builders Range.

- Shower Niche to each shower.
- Laundry Tub –Everhard Project 45 litre SS Bowl White cabinet.
- Washing Machine Taps – Concealed turn.
- Chrome plated square floor grates as required. 2 external garden taps with vacuum breakers as per the standard plan.

Electrical & Smoke Detectors

- 34 total light fittings for 215 Series, 29 total light fittings for 187 Series designs and 26 total light fittings for 170 Series designs.
- LEDlux Express Mini LED White Down-light. 200 + Series designs = 18. 187 Series Designs=13. 170 Series Designs =10.
- 2 x single fluorescent 36 watt tube light (no diffuser) light fitting.
- Quality 3 blade ceiling fans (200m2 + Designs = 9 187m2 Design = 7. 170m2 Designs = 6).
- Quality exhaust fan to Bathroom and Ensuite.
- 16 x double power points.
- 1 x Weatherproof double power to Alfresco.
- NBN Ready – Rough In; 2 x points & lead in included if available in street.
- 1 x RCD Safety Switch installed to meter box for your protection.
- Smoke Detectors as required to meet Queensland building regulations, fitted for your safety and peace of mind.

Air Conditioning

- Split system Air-Conditioner (cooling only) with 5 years parts and labour warranty. Unit sizes selected to minimum requirements – wall or pad mounted. One per bedroom and one to living (or as stated on plan).

Floor Coverings

- Vinyl planking, Tiles and carpets as per the Master Plan with selections from our Lifestyle Series selection range.
- Bathroom walls – Up to 2200 mm high in shower and approx. 600 mm high above the bath tub.
- Ensuite walls – Up to 2200 mm high in shower.
- Laundry tub – Up to 2 tiles high above tub.

- Kitchen Splash back – Up to 600 mm high.
- Vanity Splash back – Approx. 200 mm high.
- Tiled skirting – Up to 200 mm high to Bathroom, Ensuite, W.C. and Laundry (excludes laundry in garage). Front Patio – Tiled (Lifestyle Series selection range – 100mm tile skirts standard).
- Rear Alfresco – Tiled (Lifestyle Series Selection Range)
- Front Patio – Tiled (Lifestyle Series Selection Range)
- Garage – Plain concrete trowel finish.

Painting

- External – 2 coat Premium system 1 colour to all walls, downpipes, linings and soffits and 1 colour to front door.
- Internal – 3 coat professional system with 1 colour allowed to walls and woodwork. Flat ceiling white to ceilings and cornice. Gloss to internal doors and architrave faces only.

External Works

- Exposed aggregate driveway with or without path - 50 m2 allowance (2 car); 35 m2 for single. Layback Kerb crossover assumed.
- Clothes line – DUO single folding wall mounted unit.
- Letterbox – 300mm x 300mm pillar style rendered and painted to match home.
- Landscaping – turf to front and back yard plus garden at front as per covenants – fencing on ‘Half Share’ basis)