

STANDARD INCLUSIONS

Kitchen

Portsea 1080mm Stainless Steel Sink
Grohe Minta gooseneck Sink Mixer
Caesarstone benchtop with 20mm square edge
Laminate cabinets with wall oven tower
Overhead cupboards
Smeg SA9066X 900mm upright range with gas cooktop
Smeg OR914CXA Rangehood
Provision for dishwasher
Toughened Low Iron Glass to splashback

Bathrooms

Argent Zen Square Semi Recessed Basin (1TH)
Argent 32mm popup o/flow wastes
Decina Carina Rectangular Island Bath
Decina Angelique 1500mm Corner Spa (certain designs)
Villeroy & Boch Omnia closed coupled toilet suite
Grohe Eurosmart Shower Mixer
Grohe Tempesta hand shower on rail incl elbow
Grohe Eurosmart Basin Mixer
Essentials Bath Spout
Semi Frameless clear showerscreens
Framed mirrors to full length of vanity
Laminate vanity units
Ceramic tiles to floor (PC\$30m²) and walls (PC\$30m²)
Double basins to Ensuite vanity
Double shower to Ensuite (certain designs)

Laundry

45 litre stainless steel drop-in tub with laminated bench and cupboards under
Grohe Minta gooseneck Sink Mixer
Washing Machine Stops - Chrome
Ceramic tiles to floor (PC\$30m²) and walls (PC\$30m²)

Generally Inside

Dulux Wash N Wear 101 three coat paint system

Corinthian Flush Panel doors
67/42 x 12mm skirting and architraves – painted finish
Architectural Internal lever door handles
Interconnected smoke alarms
R3.0 Insulation batts to ceiling (tiled roof)
50mm Anticon Insulation Blanket (metal roof)
Internal house clean on completion

Generally Outside

Face brick/bagged brickwork (as per plan)
Concrete roof tiles or colourbond as per plan
Vantage Aluminium windows and sliding doors with key locks
Corinthian Madison feature entry door
Full Termi Mesh termite treatment to penetrations and perimeter
Panel lift doors to garage (manual)
Colorbond fascia & gutter
PVC down pipes with rainwater heads (where required)
Rheem Integrity 26 Instantaneous gas Hot Water System
Full connection for sewer and stormwater (standard blocks)
Site clean on completion

General Conditions

Fixed price QMBA Residential Building Contract
Prices do not allow for additional costs associated with extra foundation and footing requirements due to reactive soil conditions above "S" category
Price includes earthworks for sites with fall across house area up to 1000mm
Price includes Brisbane City Council building application fees
Price does not include individual local authority or council requirements which are particular to that council
Price includes all insurance during construction
Price includes all Workplace Health & Safety and Portable Long Service Leave Levies
Six months maintenance period
Six and a half years structural guarantee