



# EXCLUSIVE INCLUSIONS

## EXTERNAL

- 110mm brick veneer construction with timber framing, including bricks selected from the *Austral "Urban/Heritage"* range and/or lightweight fibre cement cladding fixed to timber framing as per elevation and plans.
- Prefabricated engineer designed timber roof trusses.
- *Colorbond* sheet roof at 25 degree pitch.
- *Colorbond* fascia and gutters.
- 90mm PVC downpipes.
- Sectional overhead garage door (or similar design) up to 4800mm wide.
- Powder coated aluminium clear glass windows and sliding doors, including window locks and deadlocks to sliding doors.
- Weather resistant plaster lined ceiling to sala/alfresco (if applicable).
- *Corinthian "Panelcarve PPC9"* entry door with 3-pin mortice cylinder lock.
- *Corinthian "No 7"* laundry external door includes 1/3 clear glass (if applicable).
- Cylinder locks to other external hinged doors.

## INTERNAL

- Timber framing sheeted in 10mm plasterboard to walls and ceilings with 90mm cove cornice throughout.
- *Corinthian "Redicote"* flush panel internal doors, gloss painted.
- Powdercoated aluminium framed vinyl sliding doors to robes and linen.
- Splayed profile mouldings to 68x12mm skirtings and 42x12mm architraves.
- Single wire shelving to all robes. Four wire shelves to linen cupboards.
- *Architect Range "Lever Series"* internal door furniture.
- Privacy locks to main bedroom, bathroom, WC and ensuite.
- *Solver "Premium Maxiwash"* 3 coat finish to internal walls. *Solver "Duraguard"* exterior grades to external finishes (where required).

## KITCHEN

- *Nova Deko* square edged reconstituted quartz stone benchtops.
- *Nova Deko* gloss 2-pac finish to kitchen cupboard fronts, including metal cabinetry handles (where applicable).
- 2-pac wall oven tower complete with one pot drawer and microwave recess or underbench oven (if applicable).
- Four drawer cutlery unit.
- *"Alfa Paris"* stainless steel 1.5 bowl kitchen sink.
- *Ram "Fiesta"* chrome plated swivel sink mixer.
- *Blanco* stainless steel kitchen appliance including BSO60X multifunction oven and BCCK60N electric ceramic cooktop.
- Kitchen splashback provided at 600mm high.
- Provision for dishwasher including cold water connection and electrical.

*NOTE: The standard kitchen designs cannot be modified for these finishes to apply. Any changes may necessitate a custom kitchen, possibly involving additional costs depending upon the design and finishes.*

## BATHROOMS & LAUNDRY

- *Stegbar "Softline Series"* with semi-framed pivot door 2m high, framed shower screens with clear toughened glass and ceramic tiled base. Polished aluminium angle waterstop to shower base.
- *Nova Deko "Felino"* wall mounted 2-pac single bowl vanity supplied to bathroom and ensuite with soft-closing doors/drawers, reconstituted quartz stone top, vitreous china under-slung basin, chrome pop-up waste and frameless mirror.
- *Caroma "Symphony"* 3 star WELS rated toilet suite.
- *Nova Deko "Vitoria"* 1520mm freestanding bath (where applicable).
- Tapware :
  - *Ram "Fiesta"* tapware to all basins, showers and baths including mixer taps to shower recess and bath/spa (where applicable), 3 star WELS rated all directional shower rose to each shower recess, swivel basin mixers to basins and chrome plated upswept spout to bath.
  - *Ram "Fiesta"* chrome plated swivel sink mixer to laundry tub, *Austworld* quarter turn washing machine set located above washing machine space.
- *Nova Deko "Merano"* bathroom accessories including one double towel rail per bathroom, one face mounted toilet roll holder per WC, wall mounted soap holders to shower recess and bath (where applicable).

- *"Everhard"* poly laundry cabinet with 45ltr poly tub including bypass.
- Ceramic tiles to all wet area walls and floors. Shower enclosures to approx. 2m high. Splashbacks over laundry tub, skirting to bathroom, ensuite, WC and laundry at 1 tile high.
- Tiles selected from Kerdic Homes' standard colour schemes.

## ELECTRICAL

- Electrical mains - single phase power - allowance up to 8l/m of underground mains run from Energex pillar box to fixed meter box location. *Note: additional power run will incur additional charge.*
- Circuit breakers and two safety switch units to meter box.
- Two television points and two telephone points. One telephone line only to house.
- Power points - one double power point per defined area (excludes robes, pantry and linen). Additional points to kitchen, master bedroom, lounge and family room. Single power point for refrigerator, microwave, and dishwasher. *Clipsal 2000 Series* fittings are included.
- Light points - batten holders - one light per defined area (excluding robes, pantry and linen). Energy efficient globes to minimum 80% of floor area as per 6 star energy rating requirement. Exterior light points at every external door entry (excluding garage doors). *Note: supply and installation of light fittings is not included but can be arranged by the client directly with the on-site electrician.*

## SUSTAINABILITY

- Energy Efficiency - all homes equal to 6 star rating.
- Insulation - R3.5 insulation batts to internal ceiling including garage. Excludes sala/alfresco, verandahs and porches. Reflective foil sarking to all external walls including installation of R1.5 wall batts to lightweight cladding areas. *Note: light coloured roofs and walls are included to achieve an energy rating equal to 6 stars under the BCA. Orientation may affect energy efficiency and other measures may be required to achieve a rating equal to 6 Stars under the BCA.*
- Hot water service - *Rheem "Integrity 26"* mains pressure instantaneous gas hot water storage system. Bottle gas provision.

## SERVICES

- Drainage - 100mm PVC sewer pipe and 100mm stormwater pipe to standard 6m setback and up to 800sqm lot.
- Plumbing - 20mm OD cold water service from town mains connected to house on standard 6m setback in cross-linked polyethylene pipe and pressure fittings. Two external hose taps to alternate corners of the house.

## GENERAL

- Fixed price contracts (except where Provisional Sums are included).
- Six year structural warranty with QBSA.
- Six month comprehensive maintenance program.
- House construction and public liability insurance covered until handover.
- All preliminary fees including - Brisbane City Council, private building certifier, QBSA insurance and Portable Long Service Levy. (Additional fees may apply for locations outside Brisbane City.)
- Engineer's soil test and slab design and a contour survey.
- Construction to N2 wind category rating.
- Site works - site scrape only, to remove vegetation and extending up to 900mm outside of house perimeter.
- DPI fire ant inspection report, where applicable.
- "S" class concrete waffle raft slab
- Visual termite management system to comply with AS3660.1-2000 including approved collars to all penetrations (where applicable).

## OPTIONS

- Pier post construction with steel posts, steel bearers, steel floor joists and particle board flooring together with lightweight fibre cement cladding to external walls.
- Steel framing and roof trusses, available for both concrete slab and pier post construction options.

*An additional charge applies for these options.*