

Preliminaries

- Preliminary Agreement
- Contour survey of site and set-out by licensed surveyor (reinstatement of missing boundary pegs not included)
- Engineer certified soil test, foundation and building design, and wind-rating certificate to AS 2783, AS 3600
- Residential building contract
- Contractors all risk works Insurance
- Plans, certificates and inspections approved by independent licensed building certifier
- Built to design wind speed C1 Cyclonic wind rating (41m/sec-125km/hr)
- Termite resistant building materials to structural elements including frame and trusses
- All standard Council applications, permits and fees including water meter installation
- Selections consultation with colour consultant
- Energy efficiency 6 star rating

Site Works

- Earthworks to AS 2783, AS 3600 by cut and fill to 600mm cross fall over building platform house pad
- Concrete Slab on ground with footing thickenings to "S Class" Site. Includes concrete pumping for slab
- Construction site clean and removal of building rubble waste material
- Single phase power, water connection, stormwater to street kerb & channel, sewerage connected to jump-up and Telstra pre-wire, in accordance with 6mtr setback on 600 m2 block
- Environmental sediment control barriers to site
- 2 x 250mm yard gully drains connected to stormwater system

Façade

- Soffit level portico with hip roof to front porch including extension of porch slab (if applicable – refer to plan)

- 400mm x 400mm portico piers on 600mm x 600mm pedestal base – timber look finish to upper section of pier and paint finish to base (refer to plan)
- Dutch gable to portico/roof lined with fibre cement sheeting – painted (if applicable - refer to plan)

Entry

- Hume Savoy XS24, XS26, XS28 solid core entry door (Translucent Glass)
- Entry Frame Sidelight if applicable Translucent Glass
- Gainsborough Trilock Contemporary Leverset Single Cylinder Entrance Set
- Raven draught and weather seals to external hinged doors
- Ceramic floor tiling to front Porch, supply @ \$27.50/m2 Inc. GST (max 450mm x 450mm size).

Exterior

- 2 coat smooth finish render on external 200 series masonry block work - Painted
- Colorbond custom orb 0.42bmt roofing at 25° pitch
- Exposed slab edge & Termimesh penetration collars for termite control
- Powder coated aluminium windows and sliding doors with grey glass to windows/sliding glass doors, obscure glass to bathrooms/ ensuite /WC
- Powder coated aluminium framed flyscreens to all windows/sliding glass doors
- Colorbond 2300mm high remote operated panel lift door (C2 wind rated) – single or dual as per plan
- R3.5 bulk ceiling insulation to entire ceiling area (including garage & patio)
- 600mm raked eave soffits lined with 4.5mm fibre cement sheeting including H2 pine trim
- Colorbond fascia, barges and 130 quad gutters with 90mm round PVC downpipes and birdwire
- 2 x external garden taps
- External doors to be Humes solid core A-Bond XF1 clear glazed doors in metal frames

Exterior.....continued....

- 10mm flush set water resistant plasterboard to Patio ceilings including 90mm cove cornice
- 60m² of 100mm thick Exposed aggregate concrete driveway & path including crossover to FNQROC requirements (select colour range)
- Ceramic floor tiling to rear Patio/Alfresco, supply @ \$27.50/m² Inc. GST (max 450mm x 450mm size).

Interior

- Internal walls are all timber treated H2 stud framing @ 450 centres
- 10mm flush set plasterboard lined walls (except garage) with 3 coat paint system (Light Base Tint 1 Colour)
- 10mm flush set plasterboard ceiling with 90mm cove cornice in flat white - 3 coat system
- 10mm flush set water resistant plasterboard to Laundry walls
- 6m flush set Villaboard to all bathroom and WC walls
- Timber sills to window openings (excluding full height openings) – painted
- Square set plasterboard reveals to all windows and sliding glass doors - painted
- 2040mm high Hume Accent internal Door Range - painted
- Heavy duty fittings to cavity sliding doors
- Magnetic door stops & catches to all internal doors
- Gainsborough G2 Lever passage/privacy lever sets to internal hinged doors – Privacy to Bed 1, WC's and bathroom
- 67mm skirting with 42mm architrave - painted
- Bedroom robes fitted with 2400mm high vinyl faced sliding panel robe doors including laminate top shelf with under mounted hanging rail
- 1 x nest of shelving in addition to top shelf to each robe
- Linen and storage cupboards fitted with 4 laminate shelves
- Broom cupboards fitted with 1 laminate top shelf
- Ceramic tiles throughout main floor areas, supply @ \$27.50/m² Inc. GST (max 450mm x 450mm size)
- Synthetic loop pile carpet to bedrooms and study – select range

Kitchen & Appliances

- 20mm Reconstituted Stone Benchtops
- 600mm high tiled splashback (where required \$27.50/m² Inc. GST tile supply allowance)
- Colorpanel cupboard doors and set of 4 drawers with cutlery insert to top drawer (450mm wide) – moisture resistant with exterior grade ply laminated kickboards
- Fully lined white melamine cupboard shelves
- Dishwasher provision including electrical and water connection
- Kitchen cabinet handles from standard range
- Overhead cupboards to 2100H (if applicable)
- Wall oven tower to 2100H including 2 x pot drawers
- 1 x additional set of 4 drawers with cutlery insert to top drawer (450mm wide, 2 sets in total) – moisture resistant with exterior grade ply laminated kickboards
- Chrome Harmony Senza sink mixer tap ware
- Euromaid RSFR8S Recirculating slideout rangehood in lieu of RSFR6S rangehood
- Euromaid ES7 60cm multifunction oven in lieu of BS6 oven
- Euromaid CST60 touch control electric cooktop in lieu of BCS4 cooktop

Wet Areas & Laundry

- Floor mounted vanity units laminated roll form/square edge top with doors, 1 x bank of 3 drawers and Carboni semi-recessed basin – moisture resistant materials with exterior grade laminated ply kickboards
- 900mm high frameless mirrors to width of vanity
- Hobless clear glass shower screens with aluminium frame and pivot doors
- Stainless Steel 45ltr laundry tub and poly cabinet with Senza Mixer
- Harmony Bassini back to wall cistern toilet suites
- Caroma Cosmo bathroom accessories includes double towel rails, toilet roll holders and soap dishes to showers
- Harmony Bassini mixers to basins, showers & bath
- Ceramic wet area floor & wall tiles \$27.50/m² Inc. GST tile supply allowance

Wet Areas & Laundry.....continued....

- Ceramic tiling up to 450 x 450 tiles for floors and 300 x 600 tiles for walls. Tiled skirting maximum 200mm high, shower recesses tiled to 2000mm high, 200mm vanity splashback and 1000mm height to face and back of bath
- 80mm chrome round floor waste grates
- 100mm Smart Waste tiled floor grate to Showers
- All tapware minimum 3 Star Wels Rated

Electrical

- QLD meter box with 21 module mounting
- Combined RCD circuit breakers to all circuits
- Smoke detectors 240v hard wired including battery backup
- White energy efficient LED down lights 13W (twin tube T5 fluoro to garage)
- 1400mm white Airflow ceiling fans
- 2 x eave mounted external energy efficient down lights
- Double power points 1 per room (3 in kitchen and 2 in Bed 1)
- Single power points to appliances
- 2 x TV point (cable to roof space) & 2 phone point
- 1 x Data point
- Clipsal 2000 series plates and sockets
- 250L 3.6kw single element electric storage hot water system
- 2 x post/wall mounted stainless steel up/down
- Split system air-conditioning to Bedrooms & Living areas

Statutory & Warranties

- Queensland building and construction commission home warranty Insurance
- QLeave (portable long service, Work Health & Safety & Construction Skills QLD levies)
- 6 month builders settling in maintenance period
- Manufacturers fittings and fixtures warranties
- Please ask about this: There are some inclusions which only apply if they are shown on plan. Neater Constructions reserves the right to alter specifications and/or substitute the make, model or type of any standard inclusion, to a product of equivalent standard, without notice.**