

Client Details - Jason Brown & Kane Brown

House Type and Address - 324.3m2 Custom Build Lot 1123 Sanfei Circuit, Calamvale 4116

Preliminary Inclusions - Master Builders Standard Building Contract, Council application fees, QBCC insurance fees including 10 years structural warranty, builders risk insurance, portable long service authority levy, leave, engineers soil test including design, preparation of council drawings, wind velocity rating - N2. Energy assessment will be completed by a certified building designer in accordance with state government requirements. The assessment results will determine if any additional items will be necessary for compliance. If required, additional assessment and compliance costs not already allowed for in this specification are additional and will be outlined separately.

Site Commencement Inclusions

- Site scrape and or balance cut and fill excavation for up to 1000mm site fall over the building envelope as required.
- Site sediment control measure as per local authority requirements.
- H1-Type Slab - Monolithic concrete slab 100mm thick to AS2870 standards included as required.
- Termite treatment barrier to slab penetrations and physical perimeter barrier as per AS3660 included.
- Electricity connection included to underground single phase supply within 10m of house connection. Meter box will be installed at the nearest house connection point and includes earth leakage, safety switch and 2 power and 2 light circuits.

Site Exclusions and Modifications - Post contract variations

- Additional costs may be incurred if the site does not comply with the site commencement inclusions.
- Removal of any rock, trees, stumps, underground obstacles.
- Piers under slab if required by engineering due to unstable ground - Post contract variation upon completion.

Plumbing Inclusions

- Sewer connection standard within 6m of house connection with no allowance for vacuum sewer or LPS system.
- Stormwater to suit allotment connection within 10m of house connection point.
- Water connection to suit 20mm town water supply connection within 6m of the house connection.
- Pipework and downpipes - PVC including 90mm Downpipe. • 2 External taps included to nominated areas on the building.
- Dishwasher and Fridge water supply.
- Gas provision - Not included or applicable.

Frame Construction

- Ceiling height - 2.7M LOWER 2.4M UPPER - Refer to BA drawings.
- External and Internal materials - Blue Dip treated Radiata Pine Pre-Engineered.
- Roof Pitch and Truss design - Engineered and Certified - Refer to working drawings.
- Wall sarking will be breathable approved building wrap.

Bricks

- Face Brick Veneer PGH Metallic Onyx location as per plan.
- Rendered Brick - Smooth rendered finish included to areas as per plan.
- Window infills - FC lightweight as per plan.

External Cladding

- James Hardie Ezi-Lap to lightweight as per plan.
- James Hardie Matrix as per plan
- Timber look feature - Shadowclad or Weathertex natural location as per plan.

Windows and Sliding Doors

- Bradnams Essential Series Lockable Windows in Monument - including colonial bars to front facade.
- Bradnams Essential Series Lockable Sliding Doors in Monument - type and size - (Refer to working drawings).

Plastering and Joinery

- 10mm Recessed edge to all walls and ceilings with 6mm Water-resistant Villaboard to all wet areas.
- Cornice type and location - Square set to Foyer, family, kitchen, meals. 90mm cove to remainder.
- External Ceilings - FC sheeting to porch and eaves where applicable and sheetrock to external alfresco.

Painting

- Dulux Professional or equivalent for internal and Dulux Weathershield or equivalent for external walls.
- 1 Coat sealer and 2 coat finish to internal and external walls and ceilings.
- Includes white ceilings and one colour walls. Additional feature walls are charged separately.

Doors and Hardware

- Front Door - 1200 x 2.4 Hinged Hume XS26 (6 glass panels) - Clear Glass - Smart lock included PC \$250 value.
- Internal Doors - Hume Accent HA4 2040mm with Delf Terni Chrome Finish internal door handle and door catch.
- Internal mouldings - 67x12 Beveled / Splayed pre-primed pine to all skirtings and architraves.

Robe and Linen Inclusions

- Bradnams Lightweight Mirror sliding doors with aluminium frames to all robe and linen doors.
- Linen shelving includes 4 white melamine shelves with even spacing.
- Bedroom shelving includes a single hanging rail and 4 x 300mm shelves in white melamine.
- Master Walk In Robe includes 2 x Single hanging rail, 2 x Double hanging rail and 2 x 3 draw tower in white melamine.

Electrical Inclusions

- Power Supply - 10m Underground Mains included - Single Phase Supply - 2 Light and 2 Power Circuits.
- 73 Standard light points including white slimline light switch. (this does not include light fittings) Slimline Switches.
- 73 Standard LED light fittings supplied and installed.
- 2 Standard External Spot Lights including motion sensor.
- 1 Standard HPM IXL 2 Heat 1 Light including Exhaust Fan to upstairs ensuite.
- 5 Standard External Feature Lights up to \$80 per light.
- 9 Standard White Ceiling Fans supply and install.
- 33 Double Power Points Standard Slimline supplied and installed.
- 4 Single Power Points for Electrical Appliances eg: Dishwasher and Fridge.
- 2 Weather proof Double GPO to patio supplied and installed.
- Smoke detectors as required hardwired with battery backup supplied and installed.
- LED Strip Light included to under island bench and under overhead cupboards.
- 7 two way switches.
- 7 Pendant lights wire and installation - 4 downstairs and 3 upstairs - lights supplied by owner.

Air Conditioning Inclusions

- 14-16kW Samsung Variable control Ducted air conditioning system.
- Smart Control system for mobile control including 6 Zones.

Data and Security

- Digital TV Antenna standard type including splitter for up to 4 points.
- NBN provision Included to first nominated point.
- Home Automation pre-wire for future addition.

Smart Home Technology

- REA IQ 2 - 6 Module Solar Power System.
- Home Energy and Solar Power Monitoring System.

Whitegoods

- Provisional Sum allowance for all whitegoods.

Cabinetry PC total allowance - Refer to Cabinetry separate quotation.

Plumbing Items - to be used as a guide only for actual selections

- Kitchen Sink - Abey Lago 200U Stainless Steel double bowl undermount sink.
- Kitchen Tap - Armando Viccario LUZ Kitchen Mixer.
- Pantry Sink - Kitchen Sink - Abey Lago 200U Stainless Steel double bowl undermount sink.
- Pantry Tap - Armando Viccario LUZ Kitchen Mixer.
- Laundry Tub - Abey PR45 drop in laundry tub.
- Laundry Tap - Chrome Gooseneck Mixer.
- BBQ Area - Single bowl drop in sink including standard mixer.

- Bathroom Tap Range - Gareth Ashton Stile Range tall basin mixers.
- Bathroom Basins - Casa Lusso bench mount basins to all bathrooms.
- Shower Rails - Abey Silho Direct rail inlet with square shower head from ceiling in ensuite.
- Toilets - Casa Lusso Lani Back to wall soft close seat.
- Ensuite Bath - Casa Lusso EVA 1800 Freestanding Bath.
- Main Bath - Casa Lusso EVA 1500 Freestanding Bath
- Floor Wastes - Tile smart wastes.

Plumbing Accessories

- 1 x Casa Lusso Eden 600mm double towel rail included to each bathroom.
- 1 x Casa Lusso Eden toilet roll holder included to each WC.

Stairs and balustrade

- Enclosed stairs with Polished Timber treads to internal stairs painted in mattblack.
- Internal stairs balustrade - Frameless clear glass.

Wet area Tiles

- \$70 per m2 supply and lay allowance.
- Standard Tiles included to kitchen, pantry and laundry single wall splashback up to 600mm high.
- Main Bathroom - Floor to ceiling tile allowance to 3 walls.
- Ensuite - Floor to ceiling tile allowance to 3 walls.
- Powder - Floor to ceiling tile allowance to 3 walls.
- Waterproofing including certification to AS3740 Standards.

Main Floor Covering

- Tiling included to all lower living including alfresco - \$70 per m2 supply and lay allowance.
- Upper floor - \$60 per m2 supply and lay allowance for Vinyl plank to upper areas excluding bathrooms.

Window Coverings

- Flyscreens included to all opening windows only.

Additional Item Inclusions

- Standard wall mounted clothesline.

Landscaping

- 80m2 total concrete allowance for exposed aggregate driveway and plain additional concrete including curb cut out.
- Concrete service pads for laundry, Air conditioning system and Hot water system.
- Site clean and rubbish removal.
- Final landscaping and grass by owner.
- Letterbox by owner

