



Client Details - Song Li and Jinxi Yu - 94 Riverlinks Blvd Helensvale

House Type - 459.2m2 Custom Build

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 q-leave, engineers soil test including design, preparation of council drawings, wind velocity rating - N3, bush fire rating - BAL 0 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 600mm site fall over the building envelope as required.
- Site sediment control measure as per local authority requirements.
- H1 Class Waffle Pod concrete slab as per Engineering document 3.19.26343.
- Termite treatment 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 on front fence with sub board in garage and includes earth leakage, safety switch and 3 power and 3 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.
- Existing house demolition and or removal.
- Any incurred additional building approval including consequential construction costs such as additional noise ratings, wind ratings, flood mitigation, traffic control measures and additional site difficulties including relaxations.

Plumbing Inclusions

- Sewer connection standard within 10m of house connection.
- Stormwater to suit allotment connection within 15m 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 Downpipes.
- External Taps - 4 included to nominated areas.
- Dishwasher and Fridge water supply.
- Gas provision - Included to cooktop and Instant Gas Hot Water System.
- 500kPa water pressure limiting device.
- 4 Star WELS rated toilet suites and 3 Star WELS rated Tapware.

Frame Construction

- Ceiling height - 2720mm lower 2720mm upper as per plan.
- External and Internal materials - Blue Dip treated pre-fabricated frame.
- Roof Pitch and Truss design - Engineered and Certified - Refer to working drawings.
- Wall sarking will be breathable certified building wrap.

Roof Fascia and Gutter

- Colorbond Roof, fascia and gutters included in standard colour range.
- Roof insulation - R-2.5 Insulated ceiling batts for 6 star energy rating.

External Finish

- Rendered brickwork painted as per plan.
- Lightweight Material - Easylap wall cladding as per plan.
- Lightweight rendered material Greenboard 60mm cladding as per plan.

Garage Doors

- Double garage door - Acrylic as per display home.
- Single garage door - Acrylic as per display home.
- Garage door motors to front entry garage doors.

**Windows and Sliding Doors**

- Bradnams Essential Series Lockable Windows in Standard colours - type and size - (Refer to working drawings).
- Bradnams Essential Series Lockable Sliding Doors in in Standard colours - 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 corners to all ceilings.
- External Ceilings - Sheetrock to patio and balcony as per internal ceilings.

Internal Stairs

- Mono stringer powder coated standard colours with durian Timber Treads.
- Frameless glass balustrading pinned to treads including frameless glass to balconies and void area as per plan.

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.
- Bedroom 2 and 3 allowance for seperate colour walls.

Doors and Hardware

- Front Door - Hume XLR110 Primed 1200 Hinged door with 600mm pull handle and Yale Smart Lock included.
- Internal Doors - Hume Accent range HAG18 internal included as standard - Upgrade to 2.4m internal door height.
- Internal Door handles - Delf Architectural MADRID Matt Black included.
- Internal mouldings - 67x12 Beveled / Splayed pre-primed pine to all skirtings and architraves.
- Additional External Doors - Aluminium hinged door one piece of glass as per plan.

Robe and Linen Inclusions

- Redi Coat Flat painted sliding doors with aluminium frames to Guest and MPR. Garage Standard lightweight.
- 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 as per plan in colour board.

Electrical Inclusions - ALL Clipsal Iconic Anthracite

- Power Supply - 10m Underground Mains included - Single Phase Supply - 2 Light and 2 Power Circuits.
- 85 Standard light points including white slimline light switch. (this does not include light fittings)
- 83 Standard LED light fittings supplied and installed - Not including Entry light and feature void lights supply by owner.
- 2 Standard External Spot Lights including motion sensor.
- 3 Standard HPM IXL 2 Heat 1 Light including Exhaust Fan.
- 1 Standard White Ceiling Fans supply and install.
- 40 Double Power Points Standard Slimline supplied and installed.
- 4 x LED Strip lights to kitchen, pantry and master Walk in Robe.
- Smoke detectors as required hardwired with battery backup supplied and installed.

Air Conditioning Inclusions

- 18kW Daikin Ducted air conditioning system - up to 10 zones.
- 2 x Daikin standard wall controllers one upper and one lower.

Data and Security

- Digital TV Antenna standard type including splitter for up to 4 points.
- NBN provision where required with 2 x Data points.
- Intercom system including pedestrian gate intercom point.

Smart Home Technology

- 5kWp REA Solar Power System.
- Pre-wire only for Tesla Powerwall Battery.

Whitegoods

- Electrolux Pyrolytic Oven EVEP616DSD 60cm.
- ILVE 90cm Hybrid Induction Cooktop with Natural Gas ILBV94+1.
- DETHA-LASSA90B Canopy range hood ducted to exterior.
- Dishwasher - Euromaid Fully Integrated FI14MB 60cm Dishwasher.

**Kitchen**

- 40mm Caesarstone Clambshell stone included to island bench with 20mm to remainder.
- Under-mount sink provision included to island bench.
- Laminate under bench cupboards with PVC edging, white melamine interiors and standard door furniture.
- Overhead Cupboards overhang for shadow line design with no handles.
- Refer to cabinetry drawings and plans.

Butlers Pantry

- 20mm Caesarstone Clambshell stone included as per plan.
- Refer to cabinetry drawings - enclosed under cupboards with upper open shelves.

Laundry

- 20mm Caesarstone Clambshell stone included as per plan.
- Standard 45L drop in tub provision included.
- Refer to cabinetry drawings.

Bathrooms

- 20mm Caesarstone Clambshell stone included as per plan.
- Cabinets are standard melamine finish.
- Provision for Above counter basins included.
- Mirrors are polished edge frameless full vanity width to all bathrooms and powder room.
- Shower screens - Bradnams Signature frameless series design specific.
- Niche Boxes included to all showers.
- Refer to cabinetry drawings for powder room and feature niche.

Plumbing Items

- Kitchen Sink - Abey Lago 200U Stainless Steel double bowl undermount sink.
- Kitchen Tap - Armando Vicario LUZ Mixer.
- Laundry Tub - Abey PR45 drop in laundry tub.
- Laundry Tap - Chrome Gooseneck Mixer.
- Bathroom Tap Range - Gareth Ashton Sile Range Bench Mounted chrome mixers.
- Bathroom Basins - Casa Lusso Byron Above counter basins.
- Shower Rails - Abey Silho Direct rail inlet chrome.
- Toilets - Wet-design Vivo Back to wall soft close seat.
- Bath - Casa Lusso Freestanding bath range acrylic.
- Floor Wastes - Tile smart wastes for all internal floor wastes.

Plumbing Accessories

- 3 x Gareth Ashton 600mm single towel rail and 2 x 800mm single towel rail included.
- 1 x Gareth Ashton toilet roll holder included to each WC.
- 3 x Towel hook for downstairs powder room.

Tiles

- 600x600 Rectified Edge Tiles included to areas as per plan.
- Standard Tiles included to kitchen, pantry and laundry splashback.
- Floor to ceiling tiles included to all bathrooms, Toilet room and Powder room.
- Waterproofing including certification to AS3740 Standards.

Floor Coverings Continued

- Carpet included to all upper excluding wet areas.
- Vinyl Included to downstairs Study and Media.

Window Coverings

- Clear Shield security included to all lower including stacker door and fly screens to all upper.

Landscaping

- Refer to landscaping plan for specifications, locations and inclusions.

Owner supplied items

- Master Ensuite smart toilet.
- Mirrors for downstairs powder and Master makeup desk.
- All plants, palms and trees to all gardens.
- Main entry void lights and rear feature void lights.



Specifications Final

Thank you for choosing RETA Taylahd Homes for your new building project.

All of our homes are individually designed specifically to you and your families needs and design requirements.

We are pleased to present your new home package fixed priced building contract with the above specifications.

Package New Home Pricing:

Completed Construction total price as per Specifications:

\$860,000

I / We understand this amount will form part of the contract price if we enter into a building contract with RETA TAYLAHD HOMES PTY LTD. Working Drawings will be submitted by RETA TAYLAHD HOMES PTY LTD for building approval after contract signing.

Print Name:

Song Li

Sign

Print Name

Jinxi Yu

Sign

