



ESSENTIALS SPECIFICATIONS

Timothy and Cheryl Early

Lot 33 Verdon Close

WOODHILL, QLD, 4285

Stroud Homes Brisbane South Pty Ltd
PO Box 192 Jimboomba, QLD, 4280
ABN: 84 606 215 909 QBCC 15010388





ESSENTIALS INCLUSIONS

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GENERAL CONDITIONS

- This document becomes the master document for contract and construction. The quote does not form part of the contract documents. Please ensure that any specific requirements have been included in this document or on the plans *PRIOR* to signing.
- Where this document refers to plans, this means the plans signed at time of contract.
- This document is to be read in conjunction with the HIA Queensland New Home Construction Contract.
- The practical completion date as outlined in your contract is the date construction is expected to be completed. Handover is generally two weeks after this. No removalists, lease completions, coordinating house settlements etc are to be actioned based on this date. The final handover date will be communicated by your site supervisor.
- As part of the build process the Builder will take photos and may use images of your home for the purposes of award entries, advertising, and promotions. Identifying information used for these purposes will be first name only.
- Any provisional sum (PS) allowances or prime cost (PC) items will be balanced on receipt by the Builder of all invoices.
- Meetings may be recorded for recall clarity.

OWNER'S RESPONSIBILITIES

- The Owner is to ensure that site all-weather site access is available (i.e. gravel tracks to house pad on rural properties).
- The Owner is to arrange with their local council/utilities provider the connection of a water meter prior to construction.
- When power is not available to site (such as rural properties requiring Energex network upgrades of off-grid homes) the Owner is to supply a generator large enough for construction purposes or sign a PS Allowance variation for generator hire through the Builder.
- The Owner is to ensure that the design of their home meets any applicable covenant requirements.
- The Owner is to contact any neighbours of adjoining properties in relation to any fencing and cost negotiations, even if fencing is included in this contract.

SITE POSSESSION AND OWNER ACCESS

The Builder is to be granted exclusive possession of the site to carry out constructions.

- In instances where the build is on land with occupied dwellings/farmland/etc, exclusive possession is required to the home site only and will be roped off at the Owner's expense.
- The Owner is to ensure that any long grass on large properties is kept tidy for the duration of the build.
- No sheds/pools/other works by alternative contractors are permitted to be constructed concurrently on the property.
- The Owner acknowledges that access to the construction site itself is only permitted in the presence of the building supervisor. Owners found accessing the construction site without permission will be asked to leave and if repeatedly found to be accessing the site, the job will be placed on hold and a site fence around the new home construction will be erected at the cost of the Owners.

We have read this section and understand it fully

Owner Initials:

DS
TJE CPE

Builder Initials:

DS
TE



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BUILDING APPROVALS

The lodging of the following approvals are included within the contract.

- The building approval is lodged with a private certifier
- The plumbing approval is lodged with the local council
- All costs and documentation required to lodge the above approvals are included in the contract.

The following building approvals/requirements are **NOT** included within the contract (unless otherwise specified)

- Town Planning Applications (Material Change of Use, Build Outside Envelopes, etc)
- Bushfire Assessments
- Slope Stability Assessments
- Flood Assessments
- Covenant Approvals.
- Noise Category Assessments.
- Building Envelope Searches
- Boundary Peg Works
- Water Meter Applications.

CONNECTIONS

Electricity

The initial electricity connection will be arranged by the Builder and connected in the owner's name.
Connection is to pre-installed, available services only. If Energex is unable to provide connection to the property and requires a network upgrade to service the property, this is the responsibility of the owner to negotiate installation and payment with Energex directly. This is outside of our control as building contractors.

Plumbing

The plumbing approval and connection will be arranged by the Builder. The owner is required to ensure there is a water meter on site to connect to. If there is not, it is the owner's responsibility to arrange installation of the meter with their local council/water provider.

Gas

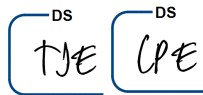
The Builder will install the gas piping and provide a Gas Compliance Certificate. The owner must open an account with a gas provider and arrange delivery of the gas tanks to site.

Phone/Internet

The phone/NBN wiring will be to the house only. The Owner's telecommunications provider will connect the phone/NBN line using the draw wires provided by the Builder after handover.

It is the **owner's responsibility** at all times to be aware of the services available to their property and to disclose any information regarding availability.

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SITE SPECIFIC CONDITIONS

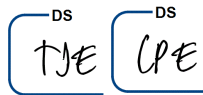
- The Owner acknowledges that should any latent site conditions become apparent, the Builder will verbally notify the Owner of any additional works required and may require a variation for additional costs to be signed prior to works continuing.
- The absence of rock in the soil test does not definitively rule out the presence of underlying rock on site. Should rock be encountered without a rock excavation allowance in the contract price, the Owner acknowledges that a variation will be required to be signed prior to work continuing.
- The Owner acknowledges that pad levels are indicative only as finished pad levels can vary due to moisture level and compaction properties of the pad. In instances where specific pad levels are required, an additional cost for extra surveying will be required, if not already included within the contract price.
- The site cleanup of all construction debris is the responsibility of the Builder.

COVENANT APPROVALS

It is the owner's responsibility to ensure that they have reviewed the terms and conditions of any building covenant applicable to their land. The owners acknowledge that they are solely responsible for lodging any covenant applications that may be required. The covenant is an agreement between a developer and the purchaser of the land.

Stroud Homes accepts no responsibility for any owner's non-compliance with covenant applications or requirements.

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JOB SPECIFIC INCLUSIONS

PLANS

Plan Name	Kentucky 260
Facade	Classic

SITE WORKS

Cut & Fill	4200-4500mm allowed for, provisional sum \$5,500.00
Rock Excavation	\$6,600.00 provisional sum included. Rock not identified on soil test.
Tree/Plant Removal	Not included
Soil Type	E Class.
Wind Rating	N3 included
Retaining Walls	Not included
Excess Soils	Stockpiled on site in convenient location. Contract price does not include spreading it around on site afterwards/evening out batters.
Bushfire Mitigation	Not applicable. Confirmation received from QM that no BAL is applicable.
Slope Stability	Not applicable. Confirmation received from QM that this has been assessed.
Acoustic Mitigation	Not required.

FOUNDATION

Piers	Piers are included as per engineer's design.
Slab	Slab will be as per engineer's design. Conventional slab, not waffle pod.

FRAME

Ceiling Height	2700mm as per plan
External Frame	Prefabricated 70mm x 35mm timber with studs at 450mm centres.
Internal Frame	Prefabricated 70mm x 35mm timber with studs at 600mm centres.

ROOFING

Pitch	As per the plan.
Material	Colorbond Custom Orb
Gutters & Fascia	Colorbond Quad
Downpipes	90mm round PVC (painted to match walls)

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EXTERNAL FINISH

Bricks	PGH Bricks with ironed mortar joints. Bricks available from PGH range below: ✓ Naturals ✓ Lifestyle ✓ Hinterland ✓ Horizons ✓ Impressions
Cladding	Single or double height available. Included as per plans Hardieplank. Available profiles in standard range: ✓ Chamfer ✓ Heritage ✓ Newport ✓ Summit
Render	Included as per plans.
Stone	Acrylic render (not bag and paint) Not included.

INSULATION

Roof	65mm Foil Backed Blanket included
Ceilings	R2.5 insulation to ceilings (excludes above garage and alfresco)
External Walls	Sarking foil (R 1.5 equivalent) to all exterior walls.

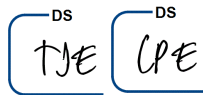
LININGS

Walls	10mm plasterboard 6mm Villaboard to wet areas.
Ceilings	10mm plasterboard
Cornices	90mm coved cornices
Porch and Alfresco	10mm plasterboard
Ceilings	

WINDOWS & GLASS DOORS

Frames	Bradnam's Powdercoat Aluminium. Standard range of colours.
Glazing	Clear glazing. Obscure glazing to wet areas.
Colonial Bars	Not included.
Insect Screens	Included to all windows and sliding doors. Standard range of colours to frames, mesh black only.
Security Screens	Not included.
Recessed Tracks	Included (Note: these are recessed, not flush)
Window Locks	Included (keyed alike)
Sliding Door Locks	Included (keyed alike, different to windows)

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EXTERNAL DOORS

Door Size	820mm wide x 2100mm high
Glazing	Clear
Door Style	Hume Savoy XS24 or XS26
Side Lights	Two fixed glass sidelights as per plan.
Door Lock	Gainsborough Tri-Lock
Garage Door	Included , with two remotes and one wall mounted control.
Garage Door Size	Available in standard Colorbond Colours. 2100mm high x 4800mm width as per plan.

INTERNAL DOORS

Height	2100mm.
Style	Flush panel (painted) included .
Doorstops	Poly Stops

INTERIOR TRIM

Skirting	68x11mm MDF, choice of profiles on display.
Architraves	42x11mm MDF, choice of profiles on display.

FLOOR COVERINGS

Carpet	Included to bedrooms, media room and study. Choice of styles and colours on display
Tiles	Included to porch, wet areas and alfresco. 450/450 tiles – Choice of colours on display.
Vinyl	Signature Timber Look Vinyl Sheeting included to all living areas (note: not planking).

BATHROOMS

Benchtops	SmartStone Benchtops in standard range of colours. 20mm thickness, apron front.
Cabinetry	Polytec melamine cabinetry, configuration as per plans. Colour range includes: ✓ Matt ✓ Sheen ✓ Texture ✓ Finegrain ✓ Ashgrain
Drawers	Not included.
Vanity Basin	Roca Semi-Recessed Square Porcelain Basin
Vanity Mixers	Mizu Sooth Basin Mixers
Mirrors	Bradnams Mirrors 900mm high for full length of vanity.
Shower Screens	Bradnams Fully Framed Shower Screens
Shower Heads	Mizu Overhead Rain Shower OR Posh Domaine Hose and Rail

Please Indicate Preference:

Main: Hose and Rail

Ensuite: Hose and Rail

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BATHROOMS (Cont)

Shower & Bath Mixers

Towel Rails
Toilet Roll Holders
Toilets
Shower Niches
Bath Tub & Spout

Floor Wastes

Mizu Soothe Mixers

Mizu Soothe Towel Rails
Mizu Soothe Toilet Roll Holder
Posh Solus Back to Wall Toilet
400x400x70mm niche to ensuite
Base 1760mm freestanding bath
Wall mounted Mizu Soothe Bath mixer & Spout
(either swivel or fixed).
Tiled Smart Wastes

LAUNDRY

Benchtop
Cabinetry

N/A
N/A

Trough

Freestanding PVC Tub unit. .

KITCHEN

Benchtops

SmartStone Benchtops in standard range of colours. 20mm thickness.
Gable edges not included.

Cabinetry

Polytec melamine cabinetry, configuration as per plans.

- ✓ Colour range includes:
- ✓ Matt
- ✓ Sheen
- ✓ Texture
- ✓ Finegrain
- ✓ Ashgrain

Open shelving in WIP is white melamine as standard.

Breakfast Bar
Drawers

Included as per plans, nominal overhang 200mm.
Cutlery bank included.
Pot drawers not included.
Not included.

Soft Close
Mechanism
Sink Style
Taps
Cooker

AFA Flow double undermount sink.
Mizu Soothe Square Gooseneck taps
Westinghouse 900mm freestanding cooker with gas cooktop and electric oven included (WFE914SB)
Westinghouse 900mm canopy rangehood included (WRF900CS)

Rangehood

Dishwasher
Fridge Space

Westinghouse dishwasher.
Standard Fridge Space is 1000mm (frame to frame) wide x 1790mm high.

Please indicate the size of your fridge BEFORE signing to ensure fridge space is sufficient. No responsibility will be taken by Stroud Homes for fridge spaces that do not suit.

Fridge Size required: 750 x 1750

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SPLASHBACKS AND WALL TILES

Bathroom Wall Tiles	200/400 Gloss White Tiles to height of shower recess, 200mm above vanity and 600mm above bath.
Bathroom Frieze Tiles	Not included.
Laundry Splashback	200/400 Gloss White Tiles to 600mm above benchtops
Kitchen Splashback	Glass Splashback – Choice of colours available.

WARDROBES, BROOM & LINEN

Door Heights	2100mm .
Door Type	Wardrobes: Vinyl sliders included . Choice of colours on display. Linen: Flush panel swing door. Broom: Flush panel swing door.
Shelving	Wardrobes: Single overhead shelf and hanging rail included . Broom: Single overhead shelf
Shelving Heights	Linen: Four rows white melamine shelving. 1700mm top shelf height to all.
Shelf/Drawer Units	Not included.

PLUMBING AND GAS

Garden Taps	Two included .
Gas Supply	Gas bayonet and regulator for Hot Water System included .
Water Heater	Rinnai 26L Gas Hot Water System included .
Sewerage Connection	HSTP Required. HSTP tank with surface irrigation included.
Sewer Lead In	N/A
Water Mains Lead In	30lm allowed for
Stormwater Line	30lm allowed for
Rainwater Tanks	Not included.
Fridge Tap	Not included.

ELECTRICAL

Electrical Lead In	30lm allowed for
Power Supply	16mm Single Phase Power
Light Points	As per plan.
Pendant Lights	Pinto Double Glass Pendants (x3)
Power Points	As per plan.
USB Power Points	One included, as per plan.
Phone Line	As per plan (one included as standard)
Television Points	As per plan.
Data Points	As per plan (one included as standard with NBN prewire only)
Smoke Detectors	Included as per regulatory requirements.
Ceiling Fans	White 4 Blade Brilliant fans (x10) included.
Ceiling Fanlights	Not included.

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Builder Initials: 7E



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ELECTRICAL (Cont)

Air Conditioning

Daikin 14kw Ducted Air Conditioner with 4 zones and 9 outlets.

Solar Energy

6kw Solar PV system included.

NBN Prewire

Included.

Exhaust Fans

2 globe Heater/Light/Fans included.

PAINTING

Internal

Walls

Wattyl I.D. low sheen, three coat system

Ceiling & Cornice

Wattyl Flat ceiling paint, three coat system.

Doors, Architraves
and Skirting

Wattyl I.D. Enamel Gloss.

External

Soffits

Painted.

Doors and Frames

Painted frames. Doors stained or painted.

Walls

Wattyl Paint to Render and Cladding as per plan.

Porch and Alfresco

Painted.

POOL

Pool Size

6 x 3m

Pool Material

Prefabricated concrete

Pool Fencing

30lm standard black aluminium pool fencing,
including 1 x gate.

Pool Equipment

Poolwerx equipment package.

Single speed pump

Cartridge filter

Mineral or salt chlorinator

Pool Landscaping

56m2 broom finished concrete included – allowance
sufficient for 2m concrete around pool in each
direction. Not tiled.

SHED

Shed Size

6 x 6m

Shed Slab

Included, to M Class soil

Shed Inclusions

2 x 2.5m roller doors.

Shed Power

Electrical lead-in included.

2 x double power points included.

1 x double fluro included.

1 x window.

DRIVEWAYS AND PATHS

Driveway Size

210.1m2 allowed for

Driveway Material

Broom finished concrete.

Path Size

Not included .

Path Material

Not included .

Curb Cut-Out

Included.

MISCELLANEOUS ITEMS

Letterbox

Not included.

Clothesline

Not included.

Skylights

Not included.

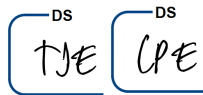
Fireplace

Not included.

Roller Blinds

Not included.

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Barbeque

Not included.

LANDSCAPING

Landscaping
Earthworks
Fencing
Turf
Gardens

Not included.

Not included.

Not included.

Not included.

TERMITE MANAGEMENT

Termiglass Termite Management System (physical barrier) is included as standard with additional termisealant and reticulation line as required to meet building codes.

CLEANING

Site Clean

Multiple site cleans throughout construction by builder.

Site Bin

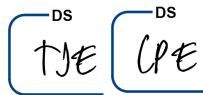
Provided by and maintained by builder

Final Handover Clean

Included – this is a professional clean to builder's standards only and will not be hotel/hospital level cleaning.

If you would like full professional cleaning to be included this can be added as a variation.

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ACKNOWLEDGEMENT

- A) The Owner acknowledges and agrees that the items listed in this specification have been individualised for their build and will be the materials used/items installed within their home for the agreed contract price.
- B) The Owner acknowledges and agrees that any variations requested outside of these specifications will only form part of the contract once the Owner has signed their acceptance of a variation document outlining the change, any cost differences and/or time extensions.
- C) The Owner acknowledges and agrees that any variations to the plans, specifications and colours **WILL** attract a variation fee
Plan Changes:
 After Council Approval - \$1,000.00 (amendment fees may also be applicable)
Selection Changes:
 - Up to 7 days after contract/colour selection – Free
 - 8 or more days after contract/colour selection - \$500.00
 - After construction has begun - \$1,000.00
Electrical Changes
 - At electrical walk-through - \$250.00
 - After electrical walk-through - \$1,000.00
- D) The Owner acknowledges and agrees that upon signing the contract the deposit of 5% of the Final Contract Price is payable within seven (7) days as per the HIA Contract Conditions. Any monies already received by the Builder for the Preliminary Agreement is included towards the 5% deposit, thus only the difference between the two is payable.

OWNER'S FULL NAME AND SIGNATURES

DocuSigned by:
 Owner 1: Timothy John Early
 AE834A3276104C4...

DocuSigned by:
 Owner 2: Cheryl Patricia Early
 AE834A3276104C4...

Owner 3: _____

Postal Address: _____

We have read this section and understand it fully

Owner Initials: TJE CPE

Builder Initials: TE