



- Existing preferred suppliers to ensure only top-quality materials are used throughout your home
- Top quality, experienced subcontractors, who in most cases have worked with us for 10 plus years
- Our inclusions can be varied / changed to reflect your individual needs, tastes and budget
- We can complete your home from site investigations to fencing and landscaping, although this of course up to you
- When possible, we would like to show you homes in various stages of construction, as well as a finished home, **before you build**, so you can see these inclusions and our standard finish, for yourself

Preliminary Items

- No obligation appointment with Samuel, one of the owners and a licensed builder to identify your requirements and to cover relevant pre-construction issues
- Free site inspection of your block to identify aspects, slope and any relevant building considerations
- Site investigations organised to confirm soil type and building conditions
- The use of our draftsperson to prepare/tailor a plan that suits your requirements, budget and land
- Fully itemized quotation giving complete breakdowns of individual costs, including the declaration of our builder's margin
- The use of "Customer Friendly" Queensland Master Builders Association contractual paperwork and building specifications
- Our written guarantee of a **Real Fixed Price contract**
- The free use of our Colour Co-ordinator, to ensure you enjoy the building process and your new home looks its best inside and out
- All building designing, engineering, council & QBCC insurance fees and soil tests
- Energy efficiency and flow through ventilation plans
- Lighting plan for compliance to energy efficiency code
- 12 month maintenance warranty and a full 6 year and 3 month Queensland Building & Construction Commission warranty from a debt free building company
- Full site supervision throughout the entire job by our supervisor



Workplace Health and Safety

- All workplace health and safety costs, including scaffolding, edge protection, etc where appropriate
- Workplace health and safety officer
- Skip bins always used on all sites & all job sites kept tidy
- Onsite toilet for all workers

Site Preparation and House Foundations

- 300mm fall allowed for across the building site
- Independent soil (and percolation – if required) test
- “D” class pads installed with drum rolled compaction as appropriate
- Excess soil and spoil removed from job site / spread over site as appropriate
- Concrete slab to engineer’s specification to suit “M” site soil type
- 60m² of small stone exposed aggregate (full – not wine glassed) double driveway and front path where applicable
- Rising damp prevention including one brick slab upstand, 25MPA concrete, “Duracore” perimeter spray, slab edge vibration, etc
- Rebates in the slab for shower recesses
- Certified, independent inspections on all foundations prior to pouring
- Patios poured separately to main slab and finished in small stone exposed aggregate - tiles are available

Water and Sewage

- Standard water connection to mains within 9 metres of house
- 90mm painted PVC downpipes
- Stormwater to street channel or rainwater tanks as necessary
- Standard connection to sewer mains within 9 metres of house
- Wastewater treatment plant / septic system where applicable
- Rainwater tanks where applicable
- 3 external brass taps
- 250 litre heat pump hot water system



Termite Protection

- Wall frames and roof trusses manufactured in termite resistant blue pine
- Kordon "two pronged" anti - termite intrusion barrier / or equivalent to under slab, exposed slab edge to perimeter

Energy Efficiency

- Full compliance to the 7 star / 60 points whole of home energy efficiency code including insulation to ceilings and walls, flow through ventilation, glazing requirements and water wise plumbing fixtures
- Homes designed to take advantage of the natural climatic conditions of you block

Wall Frames and Roof Trusses

- Wall frames and roof trusses engineer designed by Marshman Consulting Engineers and Bundaberg Frames & Trusses to the appropriate cyclonic wind rating C1, C2 or C3 - (W41C, W50C, W60C)
- Frames and trusses manufactured in termite resistant blue pine
- Certified, independent inspections on all frames and trusses
- 2400mm internal ceiling height (2550mm (8'6") ceiling height and 2700mm (9') are also available)
- 22.5 degree roof pitch
- Sisalation on all external walls

Roofing

- Bluescope Steel Colorbond roof to full builders' range
- Standard storm seal
- Bluescope Steel Colorbond fascia and gutter



External Facades

- Austral / PGH Bricks to full builders' range - rendered and painted bricks are available
- Uncoloured or off-white mortar
- Colorbond, timber, blue board, hardi-clad, weathertex available as plan requires
- 450mm FC soffits with air vents
- Patios / porches lined with FC sheets
- 140mm x 140mm timber posts (where appropriate) with concealed stirrups
- Powdercoat Bradnams windows and sliding doors with clear and obscure glass to full builders' range
- Matching Bradnams / Advantage flyscreens to all sliding aluminium windows and doors to full builders' range - Armagrille security screens / Stainless View / Crimsafe / Aliview are available
- Aluminium framed glass door with matching door furniture and frame
- Weather seals to all external doors
- Double panellift garage door (with 3 remote controls) or a single roll-a-door to suit plan

Waterproofing

- Waterproofing by Wet Seal Australia to all mandatory wet areas
- Recessed shower bases with tiled floors
- External waterproofing as standard



Internal Cladding & Fix Out

- 10mm Plasterboard lined interior walls with 90 degree corners
- 10mm Plasterboard lined interior ceilings fixed to metal ceiling battens
- 6mm Villaboard sheeting to wet areas and to garage
- 75mm cornice - square set and fancy cornices are available
- Outdoor area under the main roofline to be vaulted and lined with FC sheets or 10mm plasterboard
- Architrave 42mm x 12mm Splayed, Colonial, Bullnose or 3 step mouldings
- Skirting 68mm x 12mm Splayed, Colonial, Bullnose or 3 step mouldings
- All painting internal and external using top quality Taubmans 'Living Proof Silk' paint. 3 coats of ceiling white to ceilings, 3 coats of acrylic paint to all walls
- Gloss enamel to doors, skirting boards, architraves and jambs
- Flush doors to interior
- Interior door handles – Contractor range knobs to all passage sets, robes etc with locks to bedrooms and bathrooms to full builders range
- Built in robes fitted with top shelf, chrome hanging rail to length of robe and a bank of 4 shelves
- Sliding wardrobe doors to bedrooms with powdercote frames with vinyl infills



Kitchen, Bathroom/s & Laundry

- Top quality laminated cabinet made kitchen with rolled or square form bench tops to builders colour range at a PC amount to reflect plan
- Stainless steel kitchen sink, 1½ bowl with draining board
- Poly marble top vanities with 2 pack sides from Reece Plumbing
- Top quality mixer tapware to all sinks, basins, showers and baths
- Powdercoat / Stainless Steel shower screens with clear laminate glass with pivot or sliding doors
- Mirror to full length of vanity unit by 900mm high with Powderecote frame
- Toilet suite: white Caroma dual flush, porcelain cistern with white pedestal to builders range
- Floor wastes: chrome over brass NOT plastic
- Powdercoat / Stainless Steel double towel rail to each bathroom to builders range
- Powdercoat / Stainless Steel toilet roll holder to each toilet to builders range
- 45 litre stainless steel laundry tub unit with metal cabinet
- 1525mm acrylic bath to builders range
- Kitchen Appliances: Stainless steel wall oven, hot plate, range hood at a PC of \$3,546

Floor coverings / Tiles

- All wet area tiles where indicated on plan to P.C. \$36.00 m² (supply) includes skirting splash backs and shower recess. 400mm splash back to kitchen (minimum), 600mm splash back to overhead kitchen cupboards (refer plans), tiling to wet areas includes floor skirting tile to 150mm, 300mm splashback to bathroom and laundry. Shower recess to 2 metres and 600mm to both wall and bath front (refer plan) & tile shower base
- All tiles are laid square on flexible adhesives with silicone expansion joints as required
- Aluminium trims installed where required
- Border tiles, 45 degree laying, Porcelain / rectified edge tiles, and tiles that are larger than 450mm are available but an extra cost will be involved for installation
- Tiles to kitchen, family and dining rooms, entry and halls at \$36m² (supply)
- Carpets to lounge/media room, bedrooms and all robes at \$55m² / \$198l/m (supply & install)



Electrical

- Mains (single phase) and metre box for a 6 metre setback
- Double power points throughout the house (the number of these varies from house to house and we don't skimp on these)
- Light points (the number of these varies from house to house and we don't skimp on these either!)
- LED light fittings and feature lights PC \$850 - \$2,500 as appropriate to plan design
- TV aerial and booster (where required)
- Phone point
- NBN ready (where appropriate)
- TV points to living and media rooms
- Smoke detectors – hard wired
- Ceiling fans to each bedroom, living, dining and family rooms
- Ceiling exhaust fan over each shower
- Safety switches to light points and power points
- Oven shut off switch
- Full compliance to the energy efficiency code

Miscellaneous Inclusions

- Full site clean
- Professional internal and external clean of home. Construction site to be scraped and levelled at completion by bobcat
- Off the wall clothesline
- 12 month maintenance warranty and a full six year and three month QBSA warranty



The following can be arranged if required

- Window furnishings
- Turfing / landscaping
- Cement render external finish
- Fencing
- Airconditioning
- Sheds

Current as at June 3rd 2025 and are subject to change