



Brisbane Homes 2017 Designer Inclusions



GENERAL

- ✓ Fixed price Building Contract for peace of mind
- ✓ 6 year Structural Warranty
- ✓ All site costs included
- ✓ Brick veneer and/or cladding treatments including lightweight, matrix and linear board
- ✓ Colorbond roof with 25 degree pitch
- ✓ Termite protection to suit site conditions as per Australian Standards
- ✓ Engineer designed foundations and concrete slab
- ✓ Colorbond remote panel lift garage door with two remotes
- ✓ Minimum 2400mm floor to ceiling height
- ✓ Wall wrap to all external wall frames
- ✓ Insulation batts to ceilings as per Australian Standards
- ✓ Up to 7 star Certified Building Energy Star rating
- ✓ Powder-coated aluminium windows and sliding glass doors
- ✓ Colorbond gutter and fascia with manufacturer's 10 year guarantee
- ✓ Colour selections from the latest housing and market trends
- ✓ 1 x 5KW Reverse Cycle Air Conditioning to main living area (heating and cooling options)
- ✓ 1 x 2KW Reverse Cycle Air Condition to master bedroom (heating and cooling options)
- ✓ Hot water service
- ✓ NBN network provision to the lot if available at date of commencement (connection not included)
- ✓ Fittings to reflect Energy Efficient and Water Saving rating requirements

INTERIOR

- ✓ Ceramic tiles to entry, kitchen, family area and hallways
- ✓ Quality carpet to living, bedrooms, robes and study
- ✓ Vinyl sliding doors to robes
- ✓ Melamine shelf and hanging rails to robes
- ✓ Vertical blinds to all windows and sliding doors except garage, WC, bathroom and ensuite
- ✓ LED Down lights and light fittings throughout
- ✓ Two TV points
- ✓ Two telephone points
- ✓ Paint finish to 67mm x 11mm skirting and architraves
- ✓ Fan / Light combo in all bedrooms and living areas
- ✓ Door stops to all swing doors as required
- ✓ Chrome-plated door furniture with privacy sets to WC, ensuite and main bathroom
- ✓ Painted Redicoat internal doors throughout
- ✓ Linen cupboard with four (4) melamine shelves

KITCHEN

- ✓ Essa stone benchtops or equivalent
- ✓ Overhead cupboards
- ✓ Laminated cupboard doors with designer handles
- ✓ Breakfast bar and pantry
- ✓ Chrome Flickmixer tap
- ✓ 1 & ¾ bowl stainless steel kitchen sink
- ✓ Designer splashbacks
- ✓ European stainless steel dishwasher
- ✓ European stainless steel multi-function oven
- ✓ European ceramic cooktop
- ✓ European modern slide out stainless steel rangehood

ENSUITE / WC / BATHROOM

- ✓ Custom made Laminated vanity cupboard with china drop in basin
- ✓ Mirror with polished edge to width of vanity x 900mm high
- ✓ White acrylic bath tub
- ✓ White vitreous china toilet pan and dual flush plastic cistern
- ✓ Semi frameless clear glass shower screens with pivot door
- ✓ Chrome Flickmixers to bath, basin and shower
- ✓ Towel rail / ring to bathroom and ensuite with toilet roll holder to each toilet from Builder's range
- ✓ Ceiling exhaust fans to bathroom and ensuite
- ✓ Tiling 1800mm high above hob in showers
- ✓ 600mm high splashback to bath or to underside of window
- ✓ Splashback to vanity – 1 tile high
- ✓ Skirting to ensuite, WC and bathroom
- ✓ Quality range of Ceramic Tiles used throughout

LAUNDRY

- ✓ 45 Litre laundry tub with bypass and cabinet
- ✓ Tiles to floor, Splashback to tub and behind washing machine taps
- ✓ Hot and cold washing machine taps

SECURITY

- ✓ Key locks to all windows and sliding glass doors
- ✓ Hinged Barrier Screen door to laundry and front entry door (excluding garage)
- ✓ Deadlock to front and rear doors as shown on floor plan
- ✓ Barrier Screen to front entry door

EXTERIOR

- ✓ Designer front door
- ✓ 'A' Grade turf to front, rear and footpath
- ✓ Landscaped garden beds up to 20m²
- ✓ Garden bed edging
- ✓ All landscaping designed and planted to suit development aesthetic and climate conditions
- ✓ 1800mm high Timber paling fence to side and rear with returns to house with gate
- ✓ Fly screens to all openable windows and sliding glass doors
- ✓ Driveway and front path to be Exposed Aggregate concrete
- ✓ TV aerial mounted on roof (booster not included)
- ✓ Powder coated letter box or equivalent
- ✓ Powder coated clothesline or equivalent

ALFRESCO

- ✓ Plain brushed concrete slab or equivalent
- ✓ Under main roof line
- ✓ Fully lined and painted ceiling
- ✓ All-weather outdoor single power point
- ✓ One (1) Chrome ceiling fan and down lights