AFFORDABLE RANGE QUEENSLAND
STANDARD INCLUSIONS

We can tailor a solution that meets your needs, so ask us for a price if you have a particular upgrade in mind.

STRUCTURE

CEILING HEIGHT	2.55 high ceilings as standard
FLOOR	Timber sub-floor on steel stumps
FLOORING	19mm termi-floor chip board flooring
WALLS	Timber framed walls in accordance with AS1684 Panel Systems
ROOF & CEILING	100mm thick structural composite ceiling panels with timber roof battens

EXTERNAL

CLADDING	Painted compressed fibre-cement weatherboards
FASCIAS & GUTTERS	Painted Zincalume
DOWNPIPES	90mm painted PVC pipes
ROOFING	Zincalume metal roof with 3° fall
WINDOWS	Powdercoated aluminum with 6.38mm Thermashield glass
FLYSCREENS	Powdercoated flyscreens to all windows
ENTRY DOOR	Painted timber frame & solid core entry door with glazed panels. Satin chrome finish Entry Lever & Deadlock
BASEBOARD	Painted timber baseboards enclosing sub-floor
PORCH	Timber sub-floor with painted decking, handrail & steps to suit site conditions (3 step minimum)

WALL CLADDING	10mm Plaster Board
CEILING	Painted pressed metal (underside composite panel)
TRIM	Painted 67mm architraves throughout. 42mm shadow line to ceiling
ROBES/WIR	1 x built in laminate shelf with chrome finish to bedrooms
KITCHEN CUPBOARDS	High gloss laminate finish cupboards & bullnose edge benchtop. Pantry, overhead cupboards with slide-out range hood & cutlery draws included as standard
KITCHEN SINK	Stainless steel 1½ bowl inset sink with chrome finish flick mixer
OVEN & COOKTOP	Stainless steel under bench electric oven &inset gas or electric cooktop
SPLASHBACK TILES	1 x row of 200 x 200 grouted gloss white splashback tiles behind kitchen bench and bathroom vanity
VANITY	White pre-fabricated laminate vanity with moulded acrylic bowl and chrome flick-mixer
WASHING MACHINE PROVISION	Builders range chrome finish W/M taps capped PVC drainer pipe
TOILET	White builders range dual flush ceramic toilet with moulded plastic lid & cistern
SHOWER	White moulded acrylic shower base (900mm x 900mm) with waterproof thermoset laminate lined walls (2,400mm high)
SHOWER SCREEN	Comply with AS/NZ 1288 and 2208
SHOWER TAPS/ROSE	Builders range chrome finish taps & shower rose
CARPET	Builder range carpet & underlay to bedrooms
VINYL	Vinyl flooring to bathroom and kitchen area with cement sheet underlay
INTERNAL DOORS	Painted 4 panel doors
DOOR HANDLES	Satin chrome finish lever style door handles, finger pull style sliding doors

ELECTRICAL

SWITCHBOARD	Internal switchboard with safety switch
LIGHT POINTS	Minimum 1 x light point per room. Oyster lights standard.
POWER POINTS	Minimum 2 x double Power Point per room and 2 x above Kitchen bench. Additional Power Points for washing machine, refrigerator, oven, cooktop and split system 1 x phone and TV point to lounge room
NOTE:	No phone connection supplied. A conduit containing phone line and draw string will be made available for the owner to arrange connection with the appropriate authority.
EXHAUST FANS	Self-sealing exhaust fans to bathroom
SMOKE DETECTORS	Minimum 1 x smoke detector to lounge room 1 x smoke detector per bedroom

ENERGY EFFICIENCY

RATING	6-star minimum energy rating efficiency as per Building Code Australia
INSULATION	Insulation to walls & ceiling to achieve a 6-star rating
GLAZING	6.38mm Laminated Glass
SEALING	Front door to have edge seals and draft protector to bottom edge. All exhaust fans to be self-sealing
LIGHTING	Energy efficient lighting to comply with Building Code Australia

MISCELLANEOUS

SPLIT SYSTEM	Reverse cycle inverter split system heat and cool
HOT WATER SYSTEM	160 litre Electric storage hot water system
COLOURS	Standard colour range selected by builder
TIMBERS	All timbers and flooring termite treated
SERVICES*	Connection to existing water, electricity, sewer and stormwater when within 10 metres of the unit for $7,600. No upgrading of existing services lines included.
COUNCIL	DA not included
BUILDING SITE	Site preparation not included: Shed, building or tree removal.

*Additional $7,600 for services within 10m of home.