



## FULL TURN KEY INCLUSIONS < 600m<sup>2</sup>

### GENERAL

- › Fixed price contract
- › Preliminary design

### PRE-CONSTRUCTION

- › Standard Building & plumbing approvals and certifier fees
- › QBCC Queensland Home Warranty Scheme
- › Drafting, Engineer's designs and soil test
- › 7-Star Energy Rating Whole-of-Home Assessment
- › Foundations to standard 'H1' class site
- › Site works (as per plan)

### TERMITE PREVENTION

- › Termite treatment
- › T2 treated frames

### COLOUR & DESIGN

- › 3 hour Finishes Selection with Colour & Design Consultant

### WARRANTIES

- › Product manufacturer warranties
- › 12 month non-structural maintenance period
- › QBCC 6 ½ year structural warranty

### EXTERNAL

- › Brick veneer and/or weatherboard from Builder's Standard Range (as per plan)
- › Prepainted sheet metal roof including Anticon blanket from Builder's Standard Range
- › Prepainted sheet metal gutter and fascia
- › Under roof patio
- › Balcony with Modwood, timber decking or tiles (design specific), and powder-coated aluminium balustrade

### DOORS, WINDOWS & GARAGE

- › Feature paint-grade front door from the builder's standard range
- › Powder coated aluminium windows and sliding doors with clear glass. Obscure glass to wet area windows
- › Keyed lock to all windows and sliding glass doors
- › Barrier screens and single locks installed on all exterior windows and doors, excluding fixed windows
- › Panel lift double garage door or single roller door with remotes (as per plan)

## EXTERNAL

### LANDSCAPING

- › Broom finish concrete to patio – design specific
- › Exposed aggregate driveway and porch – from standard range
- › Letterbox
- › Two garden taps
- › Fully fenced with timber palings and side gate(s), where not already fenced, as per plan
- › Turf to front and rear yard, equivalent to 600m<sup>2</sup> Lot (as per plan)
- › Garden bed/s to front yard (as per plan)
- › Wall-mounted fold-down clothesline installed above a plain concrete slab

## INTERNAL

- › Ceiling, wall and floor insulation, including habitable rooms above garages in two-storey homes
- › Timber subfloor (high set homes)
- › Plasterboard internal linings
- › Pine skirting and architraves from Builder's Standard Range

### DOORS

- › Paint-grade feature internal doors from the builder's standard range
- › Aluminium framed vinyl sliding doors to all robes and linen cupboards (as per plan)

### WINDOW & FLOOR COVERINGS

- › Vertical blinds to all windows and sliding doors, excluding wet area, stair void, and void windows
- › 450mm x 450mm ceramic floor tiles from the Builder's Standard Range to main floor areas (as per plan)
- › Carpet and underlay from Builder's Standard Range to bedrooms and separate lounge/media room (as per plan)
- › Cover-grade carpeted internal stairs incorporating a black 16mm square bar balustrade with timber handrail (two-storey designs only)

### KITCHEN CABINETRY, FITTINGS & APPLIANCES

- › 20mm high engineered stone kitchen bench tops
- › Kitchen cabinetry including one bank of cutlery drawers
- › MDF infill above overhead cupboards in kitchen
- › 600mm overhead cupboards with externally ducted rangehood and microwave space (as per plan)
- › 1¾ bowl stainless steel kitchen sink with single drainer
- › 600mm stainless steel appliances including dishwasher
- › Pull-out mixer from Builder's Standard Range
- › Kitchen splashback tiles from Builder's Standard Range
- › Cold tap to fridge space

## INTERNAL

### BATHROOM, ENSUITE & LAUNDRY

- › Custom laminate vanities with semi-recessed bowls (as per plan)
- › Semi-frameless clear glass shower screens with pivot door
- › 900mm high framed mirror above vanity units, full length of vanity
- › Double towel rails and single toilet roll holders
- › Wall tiles to bathroom, ensuite, WC, and laundry from the Builder's Standard Range, with shower walls tiled to standard heights
- › Shower niche (600w x 300h) to all showers
- › Twin rail shower from the Builder's Standard Range
- › Freestanding laundry tub with cabinet
- › Laundry splashback tiles from Builder's Standard Range

### ELECTRICAL

- › 6.0kw reverse cycle air conditioner to main living area
- › Standard electrical layout (as per plan)
- › LED lighting throughout
- › 1200mm ceiling fans (as per plan)
- › Smoke alarms positioned as per building regulations
- › TV antenna
- › Heat pump hot water unit

## NOTES

- › This Standard Inclusions document does not form part of the contract documentation and is to be read in conjunction with the contract drawings, specifications, and special conditions. Any items noted within the special conditions will override the standard inclusions listed in this document.
- › Full turn key inclusions list is correct at time of publication (noted below)
- › Builder reserves the right to alter the standard inclusions to an equivalent or better product at any time as deemed necessary.
- › Valid from 1st January 2026



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