



Essential Inclusions

CONTRACT PREPERATION

- Master Builders fixed price contract
- QBCC home warranty insurance
- QLEAVE portable leave levy
- Public liability insurance for duration of project
- Build time guarantee
- Independent soil test & site classification
- Concept and construction plans with FREE changes
- Custom designed house designs at no additional cost
- Colour's selection

SITE WORKS

- Builders' signage, perimeter fencing as required
- Site scrape to level pad to required height
- House set out by surveyor
- Silt fence for erosion & sediment control
- Temporary access driveway to front of block
- Removal of all building waste during construction

SLAB & FOUNDATIONS

- Slab & foundation design up to 'M' site classification
- Steel trowel finish to house slab
- Broom finish to alfresco
- Exposed driveway & porch
- Recessed shower trays
- Recessed flush finish sliding doors

TERMITE PROTECTION

- Termite barrier protection to all pipe penetrations
- Termite barrier protection to perimeter of slab
- Hyne T2 blue termite treated frames and trusses

STRUCTURAL

- Hyne environmentally sustainable sourced pine
- Frames and trusses designed to N2 wind rating
- 450mm stud centre frames both internal & external
- 900mm centre truss spacing
- Ceiling battens at 450 centres
- Structural steel as required by engineer
- Independent inspections at slab, frame and final
- 2400mm high ceilings

PLUMBING

- Stormwater discharge to street
- Mains water connection
- External taps to front and rear

PLUMBING FIXTURES

- Drop in bath
- Double bowl stainless steel kitchen sink
- 45L stainless steel laundry trough
- Selection of quality basins
- Selection of quality chrome sink mixers
- Selection of quality soft close toilet suites
- Chrome double towel & toilet roll holder

HOT WATER SYSTEM

- 26L instantaneous continuous flow gas hot water

ELECTRICAL

- Semi recessed meter box into wall cavity
- Underground single-phase power from street
- Direct wired smoke detectors
- LED downlights through out
- Double power points through out
- Ceiling fans to bedrooms
- Digital tv antenna with booster
- NBN connection to garage
- Data point to lounge room
- Exhaust fans to bathrooms

APPLIANCES

- Omega 600mm Omega gas cooktop
- Omega 600 pull out rangehood
- Omega 600mm electric oven
- Omega stainless steel dishwasher

FLOOR COVERINGS

- Choice of either 450 x 450 ceramic tiles or timber look vinyl planks to main living area
- 450 x 450 ceramic tiles to wet areas
- Smart tile secret floor wastes
- 600 x 300 tiles to splashbacks
- Quality carpet to bedrooms and media rooms including 10mm underlay

EXTERNAL FINISHES

- Render to front façade & 1m side returns
- Feature clad to front façade as nominated on plan
- FC infills over windows and doors
- Face brick to side and rear elevations

INTERNAL FEATURES

- 10mm plasterboard to walls and ceiling
- Level 4 finish to internal linings
- 90mm cove cornice throughout
- 6mm villa to wet area walls
- 66 x 11 splayed pine skirting
- 42 x 11 splayed pine architraves

ENERGY EFFICIENCY

- Earthwool insulation batts to living area ceiling
- Sisalation breather wrap to perimeter of house
- Sarking wrap to underside of roof sheets
- Minimum 6-star green energy rating

ROOFING

- Colorbond custom orb roof sheets, choice of colours
- Colorbond fascia & gutter, choice of colours
- Vapour permeable sarking to underside of roof

ALUMINIUM WINDOWS & DOORS

- Powder coated aluminium windows and sliding doors available in a variety of colours
- Key locks to all windows and door
- Obscure glazing to bathrooms

LANDSCAPING

- Yard gullies as required on plumbing plan
- Up to 25m² Exposed aggregate driveway and porch

CABINETRY

- Caesarstone 20mm stone to Kitchen
- Polytec melamine doors, choice of colours
- Custom designed cabinetry layout
- Overhead cabinets to kitchen including fridge space
- 4 x whiteboard shelves to pantry
- Soft close doors & drawers
- 160mm designer slimline handles

PAINTING

- Haymes ultra premium three coat paint system to all internal walls & ceiling
- One feature wall included as a different colour
- Haymes Ultra premium gloss finish to architraves, skirting & doors
- Haymes ultra premium two coat paint to exterior

FRONT DOOR

- 820mm wide Hume timber entry door
- Lane security trilock

INTERNAL DOORS

- Hume flush panel Redicote doors
- Choice of Lane security lever handles
- Privacy doors included to bathrooms & master

GARAGE DOOR

- Colorbond Slimline garage door with motor including 3 remotes

ROBES

- Whiteboard shelf with one handing rail to all wardrobes
- 4 x whiteboard shelves to linen
- White vinyl sliding doors to robes and linen

SHOWER SCREEN

- Framed custom shower screens with pivot door

MIRROR

- Micro framed to width of vanities

OTHER SERVICES INCLUDED

Professional builders house clean prior to handover
6-year structural warranty period
12-month maintenance defect period
Weekly site updates from the builder



COMPARE US

We know how difficult it can be when trying to compare different builders against one another. We have created our essentials range to provide homeowners with the best value for money way to build, whilst still providing everything essential that you will need to move into your new home without sacrificing on quality.

Our essential range best features	ARCADIA	Builder 2	Builder 3
Site works included			
Soil test, engineering & council applications			
Build time guarantee			
Slab design up to 'M' class site classification			
T2 Blue termite treated timber through out			
Main flooring included in price			
Carpet to bedrooms with 10mm underlay			
Flush finish to sliding aluminium doors			
Recessed showers no step-up hob			
Pine architraves and skirting			
Exposed aggregate to driveway & porch			
Smart waste floor tiles drains			
LED downlights through out			
Double powerpoints through out			
Fans to bedrooms			
Haymes premium paint (not trade paint range)			
Custom cabinetry plans with soft close drawers			
Caesarstone benchtops to Kitchen			
Custom designed plans at no additional cost			
Direct access to builder			
Weekly site updates			