



## Signature Inclusions

### PRE CONSTRUCTION

- Master Builders fixed contract
- QBCC, Qleave & public liability insurance
- Soil test & site classification
- Standard council application fees
- Construction drawings
- Build time guarantee
- Colours selection

### SITE WORKS

- Builders & safety signage
- Standard cut & fill house pad up to 500mm crossfall
- Erosion control silt fence
- Temporary access driveway to front of block
- Removal of all building waste during construction
- Plumbing & Electrical lead in up to 6m

### GENERAL & STRUCTURAL

- Engineered house slab up to M site classification
- Recessed shower trays
- Australian grown Hyne pine plantation timber
- Hyne T2 blue termite treated frames & trusses
- Termite barrier protection to perimeter of slab
- Frames & trusses designed to N2 wind classification
- 450mm stud centres
- 900mm truss centres with ceiling battens at 450mm
- Independent slab, frame & final inspection

### ENERGY EFFICIENCY

- Minimum 6 star green energy rating
- Earthwool insulation to internal ceiling areas
- Sisalation wrap to all external walls
- Sarking wrap to underside of Colorbond roof sheets

### INTERNAL FEATURES

- 2550mm high ceilings throughout
- 10mm plasterboard to walls and ceilings
- 6mm Villaboard to wet area walls
- 90mm cove cornice to all internal areas
- 66x11 splayed skirting
- 42x11 splayed architrave
- 4 x whiteboard shelves to pantry & linen cupboards
- Whiteboard shelf with one hanging rail to all bedrooms
- White vinyl sliding doors to robes & linen

### ELECTRICAL

- 7kw Daiken reverse cycle split system to living area
- LED downlights throughout (approx. 1 per 10sqm)
- Powerpoints throughout (approx. 1 per 10sqm)
- External waterproof powerpoint to alfresco
- White ceiling fans with light to bedrooms
- Digital tv antenna mounted to roof
- Direct wired smoke alarms as required
- NBN ready including data point to garage & living
- Walk through to confirm locations at frame stage

### HOME AUTOMATION

- MyPlace home automation system with 6 connections
- Garage door, Porch light, Entry light, Kitchen light, Dining light & Living light connected to transform your home into a smart home

### APPLIANCES

- 900mm Omega freestanding gas cooktop & oven
- 900mm slide out rangehood
- 600mm stainless steel dishwasher



## CABINETRY

- 20mm Caesarstone to kitchen, bathrooms & laundry
- Polytec Melamine cupboards & doors
- Flexible cabinetry designs to suit your tastes
- Overhead cabinetry included to kitchen & fridge space
- Soft close drawers & doors through out
- Slimline 1600mm designer handles
- Bulkhead above overhead cabinetry

## ALUMINIUM WINDOWS & DOORS

- Powder coated windows & doors
- Key locks to all windows & doors
- Clear glass throughout
- Obscure privacy glazing to bathrooms
- Nylon mesh flyscreens colour matched to windows

## ENTRANCE DOORS

- Hume 1200 wide entrance door
- Security deadbolt with pull handle or trilock
- Flush panel exterior door to garage (if applicable)
- Hume half glass exterior door to laundry

## GARAGE DOOR

- Colorbond slimline garage door with motor and including 3 remotes
- Connected to MyPlace home automation for remote access wherever you are

## INTERNAL DOORS

- Hume flush panel doors
- Selection of designer handles
- Privacy locks

## ROOFING

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

## EXTERNAL FEATURES

- Brick veneer construction to external walls
- Rendered front façade with 1m side returns
- Feature cladding over front room
- Painted fibre cement above window openings

## FLOOR COVERINGS

- Up to 600x600 ceramic tiles or vinyl to main living
- Up to 600x600 ceramic tiles to wet areas
- 600x300 ceramic tiles to splashbacks
- Grout & silicone to match
- Smart tile floor waste inserts to wet areas
- Quality carpet with premium 10mm underlay to bedrooms and media room
- Plain concrete to garage floor
- Plain brushed concrete to alfresco

## PAINTING

- Australian made Haymes ultra premium paint
- 3 coat ultra premium paint to internal walls & ceiling
- Semi gloss finish to doors, architraves & skirting colour matched to internal wall colour
- 2 coat ultra premium external low sheen to exterior

## TWO STOREY HOMES

- 2550mm high ceiling to upper level
- Closed in carpeted stairs
- Plaster balustrade with timber handrail
- Selection of light weight cladding to upper level

## LANDSCAPING

- Exposed aggregate driveway & porch up to 40 sqm
- Plain brushed concrete to alfresco
- Round yard gullies to backyard
- Slimline Powdercoated clothesline
- Polytek rendered letterbox

## OTHER SERVICES INCLUDED

- Professional builders house clean prior to handover
- 12 month maintenance period
- 6 year QBCC structural warranty
- Online client portal with weekly site updates

## OPTIONAL EXTRAS

- Swimming pool
- Perimeter fencing
- Fully landscaped options available

