

"Wise Choice" Range Inclusions

GENERAL & PRE-CONSTRUCTION

- Fixed price contract based on fully serviced standard allotment up to 600m²
- Contour survey, Engineer's soil test & concrete slab design
- Full working drawings
- Building application fees, based on Brisbane City Council, excluding town planning, relaxations etc
- Queensland Building Services Authority Insurance & Portable Long Service Leave Levy
- 2 hour Colour Consultation

SITE WORKS & TERMITE TREATMENT

- Cut & fill up to 500mm site fall over building pad
- Slab to suit Class 'M' classification (no allowance for piling)
- Concrete pump
- Connections to existing serviceable sewer, storm water drains, single phase underground power & water up to 6 metre setback from boundary
- House constructed to N2 wind loading as per Building Code of Australia
- No allowance for retaining walls
- Termite treatment to penetrations & perimeter to AS3660.1

EXTERNAL

- Choice of Bricks from Builder's PGH standard range with off white mortar joints
- Colorbond fascia & gutters
- Roof tiles from Builder's Bristle range
- Quality powder coated aluminium windows (& doors where specified) with clear glass
- Front & back door from Builder's Hume Selection from Verve or Newington range
- Remote controlled panel lift roller door from standard Colorbond colour range
- 2 x garden taps, 1 to front & 1 to rear as positioned by Builder
- Front entry lock set including deadlock from Builder's Gainsborough range
- 2 x coats external paint to eaves, infills & doors

INTERNAL

- 2400mm nominal ceiling height
- Internal pine frames lined with 10mm plasterboard
- 75mm cove or scotiacove cornice throughout
- Ceiling insulation to rating R2.5 to house & garage
- 67mm x 12mm paint grade skirting
- 42mm x 12mm paint grade architrave
- 3 x coats wall paint system (1 x sealer, 2 x colour)
- 2 x coats ceiling paint, either ceiling white or wall colour
- Gloss enamel to interior doors & timber
- Corinthian or Hume paint grade internal doors throughout, including doorstops
- Built in wardrobes, aluminium framed sliders with mirror fronts. 1 x melamine top shelf with clothes

INTERNAL (cont'd)

- Internal passage & privacy door furniture from Builder's Gainsborough range
- hanging rail to each bedroom. Walk-in robe to master bedroom if specified in working drawings

KITCHEN

- 20mm engineered Caesarstone Bench tops
- Laminate finish to cupboards as per working drawings (extensive range)
- Deluxe 1 ½ bowl stainless steel sink
- Overhead cupboards as shown on plan
- Decorator door handles
- Pantry as indicated on plan
- Ceramic wall tiles up to 600mm over bench tops
- Quality Novelli chrome tapware
- Technika 600mm slideout rangehood, gas 600mm cooktop & multifunction oven
- Technika stainless steel dishwasher

BATHROOM

- Laminate finish vanities with laminate bench tops
- Clear laminated glass shower screens with powder coated aluminium frames in the standard Builder's range of colours
- White acrylic bath as per Builder's range
- 900mm high mirrors with powder coated aluminium frames fitted to the same width as the vanity unit
- Quality Novelli chrome tapware
- Chrome towel rails, rings & toilet roll holders
- Soap dishes
- Dual flush Novelli china toilet suite
- Ceramic wall tile 2000mm high to showers, 500mm above bath & 200mm skirting tile
- Ceramic tiled floor

LAUNDRY

- Ceramic tiled floor
- 45 litre Project range stainless steel bowl & cabinet
- Dual rinse by-pass system
- Ceramic wall tile to 400mm splash over tub

ELECTRICAL

- Single phase underground power connection from existing supply point. Meter box will be installed on the side nearest mains connection point
- Automatic circuit breakers with earth leakage safety switch in single phase meter box
- 3HP Fujitsu split-system air conditioner
- 2 x smoke detectors direct wired to mains with battery back up
- 2 x external paraflood light point
- 15 x double internal power points as per electrical plan
- 1 x 240 volt downlight light point to each room as per electrical plan
- 2 x television point (complete with 5 metres of cable)
- Pre-wiring for 2 x Telstra telephone points

ENERGY EFFICIENCY

- Bulk ceiling insulation rating R2.5 to ceiling area
- Double sided foil "Wall-wrap" to external stud walls
- Energy efficient aluminium improved windows & sliding door units with a thermal break
- Weather stripping to hinged external doors
- Bosch instantaneous gas hot water unit or equivalent (excluding controller & supply of gas bottles)
- 500 KPA water pressure limiting device
- Externally ballasted compact internal fluorescent downlights

TURN KEY INCLUSIONS

- Powder coated aluminium security screens to all opening windows, sliding glass doors & hinged rear door
- Installation of vertical blinds to all windows & sliding glass doors
- Fitting of 60 lineal metres of 1800mm high treated pine fencing
- Fitting of 2 x timber-clad steel-framed pedestrian gates
- Lying of 60 square metres of 100mm thick exposed aggregate driveway, path, porch & patio/alfresco (aggregate selection & availability will depend on the construction area). Provide additional driveway cut & excavation including gutter cut where applicable. Provide additional Council cross over etc. building application fees (standard applications based on Brisbane City Council)
- Levelling of site & ground preparation for lying of 'A Grade' turf. An allowance is made per individual block (up to 600m²).
- Clothesline from builders range, installed
- Letterbox to be brick or metal as selected by Builder
- Laying of carpet to bedrooms, wardrobes, study & living rooms
- Laying of main floor tiles to all other internal areas (excluding garage)
- Installation of standard television antenna
- Internal & external Builder's house clean
- Water tank

WARRANTIES

- 6 month maintenance period
- Statutory structural guarantee period

NOTES

DISCLAIMER

Homes Solutions Pty Ltd reserves the right to alter any of the above inclusions due to continuing product development or availability of items.

Homes Solutions Pty Ltd
306 Duffield Road, Clontarf, Qld 4019. PO Box 506, Kippa Ring, Qld 4021
Telephone: (07) 3284 0200 Facsimile: (07) 3284 1200 Email: mail@homessolutions.com.au
ABN 82 089 625 089 QBSA Lic No. 1003532

