

HOMESTARTER INCLUSIONS SCHEDULE (01-04-2010)

GENERAL

- Fixed price HIA Plain Language building contract
- Engineered Class 'S' slab with maximum 400 mm site fall across house slab (as per the relevant standard engineering design)
- Council fees based in Brisbane Shire
- Construction within Zone 'A' (within 75 klm of Brisbane CBD, not including bay islands)
- Termite protection as per Australian standards
- All prices based on 6m setback and maximum 600sqm fully serviced allotment shaped 20m x 30m
- Power connection to be underground and sewer connection up to 2.0m deep
- All environmental protection control requirements
- Sarking to external walls and R3.0 insulation to ceilings
- Mandatory searches to comply with BSA subsidence policy
- N2 (W33) Wind Rating/ 5 Star Energy Rating Assessment

SECURITY

- Key locks to all windows and sliding doors
- Gainsborough key locks to front and rear door from Builder's standard range. Keyed alike.
- Gainsborough double barrel Deadlocks to front and rear doors, single barrel deadlock to internal Garage door. All keyed alike.

EXTERIOR

- Concrete tile roof with 22.5 Degree pitch
- Double Height face bricks as per builders standard range
- 2440mm floor to ceiling height
- Steel Line Colour bond panel lift garage door
- 1 garden tap and 1 surface drainage field gully
- Aluminium Letter Box
- Paraline Wall mounted 12 line clothes line
- Plain concrete driveway and front path. Maximum 50M²
- Vented Eaves where applicable

ELECTRICAL/GAS

- Bosch Highflow 17e continuous flow 50 degree instantaneous Gas Hot Water System with recess box
- Hard wired smoke detectors and Earth leakage circuit breakers
- Double power points to all rooms as per plan
- 1 light per room plus 1 light at every external door
- Strip fluorescent light to Garage internal
- 10 no. Compact Fluorescent globes to bayonet fittings
- 1 no. TV point and 1 no. Telephone point
- TV Antenna supplied and installed
- White ceiling fan lights to all bedrooms (4)

HOMESTARTER INCLUSIONS SCHEDULE (Continued)

INTERIOR

- Vinyl sliding doors to robes with ventilated wire shelving
- Cove 90mm cornice and gloss paint-finish 67mm skirtings and 42mm architraves
- Redicote internal doors & doorstops to all swing doors as required
- Gainsborough Instyle lever door furniture with privacy sets to WC, Ensuite and Bathroom
- Tiling to main floor areas as per plan and builders standard range (wet areas already included)
- Carpet to bedrooms, passages and living/dining areas as per plans and builders standard range

ENSUITE/WC/BATHROOM/LAUNDRY

- AAA Rated Shower Roses
- Symphony tap ware sets to all showers, Basins and Bath
- Preformed acrylic basin and bench top on 2 door MDF cupboard.
- Frameless Polished smoothed arressed edge mirror to width of vanity (vanity widths as per individual plans)
- Maxton 1525mm Acrylic Bath
- Symphony white vitreous china toilet pans and dual flush plastic cistern 4 star rating
- 'Katherine' Aluminium Semi frameless clear laminate shower screens with pivot doors
- Symphony metal double towel rails and toilet roll holders to Bathroom, Ensuite and WC
- Freestanding 45L poly tub and cabinet to Laundry
- 5000 ltr round poly rain water tank connected to WC/Laundry and 1 no. external tap with 3 round PVC rainwater head downpipes and 15 lm of charged stormwater

KITCHEN

- Laminated post-formed bench tops
- 900mm high Laminated cupboard doors with PVC edge strip & handles
- Breakfast bar and pantry as per individual plans
- Dishwasher space only
- Radiant R127 3TH 1 & ¾ bowl stainless steel kitchen sink & Venecia flick mixer
- Chef 540mm Electric upright conventional oven with 4 radiant elements
- Chef 600mm 3 Speed Universal Cooker Hood

Client Initials

Please note: Inclusions and Prices may change without notice, Items of similar quality and design may substituted as required. All items selections are to be made from the Builder's nominated standard ranges.