

**Relax.  
We build homes  
ready for living.**

[www.planbuild.com.au](http://www.planbuild.com.au)

**planbuild homes**



At Planbuild Homes we build homes with *ready for living inclusions*, so once your home is built all you'll need to do is unpack!

Our homes include the following *ready for living inclusions*:

- Stainless Steel Kitchen appliances
- Quality light fixtures & fittings
- Floor Tiles
- Carpet
- Insect screens
- Vertical Blinds
- Letterbox
- Under roof alfresco
- 5000 litre rainwater tank
- Full cost fencing
- Turf
- Driveway
- Clothesline
- TV aerial

## ELITE INCLUSIONS SCHEDULE (01-04-10)

### GENERAL

- Fixed price HIA Plain Language contract
- Engineered Class 'M' slab with maximum 400 mm site fall across house slab (As per the relevant standard engineering design)
- Engineered 70mm pine timber frame and trusses.
- Council fees based in Brisbane Shire
- Construction within Zone 'A' (within 75 km 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

### EXTERIOR

- Concrete tile roof with 22.5 Degree pitch
- Single height face bricks as per builders standard range
- 2440mm floor to ceiling height
- Paint grade Panelcarve PPC4 entry door with clear glass inserts to sidelight (if applicable)
- Steel Line Colorbond remote panel lift garage door with internal controller and two (2) handsets
- 2 garden taps and 2 surface drainage field gullies
- Aluminium Letter Box
- Paraline Wall mounted 12 line clothes line
- Exposed Aggregate driveway and front path. Maximum 65M<sup>2</sup>
- Full cost of 1800mm high CCA treated timber paling fence to 3 boundaries as applicable to front line of house with return to house + 1 gate fitted to side fence as applicable (maximum of 65 lm allowed) (Note: 50% of fencing costs are claimable by the owner from each adjoining neighbours)
- A Grade ' Winter Green Cooch' turf to front and rear including footpath
- Insect screens to all windows and sliding glass doors
- Vented Eaves where applicable
- 5000 ltr round poly rain water tank with Davey submersible pump connected to WC/Laundry and 1 only external tap with 3 round PVC rainwater head downpipes and 15 lm of charged stormwater

### INTERIOR

- Vinyl sliding doors to robes with ventilated wire shelving
- Melamine shelving to Pantry
- Manly 85 mm decorative 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 as per builders standard range(wet areas already included)
- Carpet to bedrooms, passages and living/dining areas as per plans (from builders standard range)
- Vertical Blinds to windows and sliding glass doors as per builders standard range(except wet areas)

## ELITE INCLUSIONS SCHEDULE (01-04-10)

### 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
- 2 no. two way light switches
- 1 light per room plus 1 light at every external door
- Batten fittings to wet and external areas, Oyster fittings to Living areas, hallways and Bedrooms.
- Down light to Porch area
- Strip fluorescent light to Garage internal
- Compact Fluorescent globes to all light fittings
- 2 no. TV points and 2 no. Telephone points
- TV Antenna supplied and installed
- White Tempest ceiling fan lights (52") to all bedrooms (4)

### SECURITY

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

### ENSUITE/WC/BATHROOM/LAUNDRY

- AAA Rated Shower Roses
- Stylus Symphony tap ware sets to all showers, Basins and Bath 3 star rating
- Laminated cabinet made vanity cupboard with Caroma Cosmo vitreous china drop-in basin
- Frameless Polished smoothed arissed edge mirror to width of vanity (vanity widths as per individual plans)
- Maxton 1525mm Acrylic Bath
- Stylus 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
- Stylus Symphony metal double towel rails and toilet roll holders to Bathroom, Ensuite and WC
- Radiant Freestanding 45L poly tub and cabinet to Laundry with on wall Caroma Symphony tapware

### KITCHEN

- Laminated post-formed bench tops
- 600mm high Overhead cupboards with plasterboard bulkhead above as per plan
- 900mm high Laminated cupboard doors with PVC edge strip & handles
- Breakfast bar and pantry as per individual plans, melamine shelving to pantry
- Dishwasher provision including electrical and water connections
- Radiant R127 1 & ¾ bowl stainless steel kitchen sink & Venecia flick mixer
- Technika T056FSS Stainless steel fan forced oven with Technika 4ELSS stainless steel solid element electric hotplate
- Technika SREC0160I-2 recirculating slide out range hood

## EXECUTIVE PACKAGE UPGRADE: \$4,495

\_\_\_\_\_ Initial If Selected

- Choice of Windsor, Sovereign, Amelia or Carla lever door handles
- Caroma 'Acqua' mixer taps to Bath and Ensuite Showers, Laundry tub, Bath and vanity basins
- Maxton 1675mm bath
- Caroma Profile Connector WC Suite 4 star rating
- Technika 64CSS Ceramic Cooktop
- Technika T056FSS oven
- Paint grade Urban range entry door
- Impressions series internal doors
- 250mm Exhaust fans to Bath and Ensuite
- Caroma Cosmo accessories
- Radiant 45lt S/S laundry tub & Laminate cupboard 700 wide (approx 700 mm cupboard with balance being open space)
- Washing machine taps and power point under bench where applicable
- Bosch Highflow 21e 50 degree continuous flow instantaneous gas hot water unit with painted recess box

## PRESTIGE PACKAGE UPGRADE: \$8,195

\_\_\_\_\_ Initial If Selected

- Angular or Precise Tri-lock entry set
- Choice of Windsor, Sovereign, Amelia or Carla lever door handles
- Mirror sliding robe doors
- Caroma Acqua Mixer taps to Laundry tub, Bath and vanity basins
- Invigra hand shower and Caroma Acqua mixer tap to Bath and Ensuite shower
- Maxton 1675mm bath
- Caroma Profile Connector WC Suite 4 star rating
- Technika TDX6SS Stainless Steel Dishwasher
- Technika GHE09TDSS-4 900mm freestanding Pro upright cooker
- Technika CHEM52A9S Ducted Canopy Rangehood
- Stain grade PMAD101 & 111 front entry door with clear glass inserts
- Impressions series internal doors
- Airflow Heater/Fan/Light combo to Bath & Ensuite
- 2 Drawers to vanity cabinets
- Caroma Cosmo accessories
- Radiant 45lt S/S laundry tub & Laminate cupboard 700 wide (approx 700 mm cupboard with balance being open space)
- Washing machine taps and power point under bench where applicable
- Bosch Highflow 21e 50 degree continuous flow instantaneous gas hot water unit with painted recess box

**EXCLUSIVE PACKAGE UPGRADE: Price Per Plan**

\_\_\_\_\_ **Initial If Selected**

- Angular or Precise Tri-lock entry set
- Choice of Windsor, Sovereign, Amelia or Carla lever door handles
- Opti- Panel Glass Sliding doors to robes & linen (where applicable, 2340 high to lower floor only)
- Hansa-Vantis Mixer taps to Kitchen Sink, Laundry tub, Bath and vanity basins
- Liano hand shower and Hansa-Vantis mixer tap to Bath and Ensuite shower
- Maxton 1675mm bath
- Caroma Metro close coupled WC Suite 4 star rating
- Technika TDX6SS Stainless Steel Dishwasher
- Technika B70MTDI underbench 700mm Multifunction oven
- Technika H750STXPRO 700mm gas cooktop
- Ducted concealed Technika CP10 Rangehood
- 20mm engineered Quantum Quartz stone to Kitchen bench tops
- Stain grade 1020mm wide PMAD101, 104 & 07 front entry door with clear glass inserts/ no sidelight
- 1020mm safety door to Entry with black grille
- Flush Redicote internal doors (2340mm high to lower storey, 2040mm for upper storey if Applicable)
- Airflow Heater/Fan/Light combo to Bath & Ensuite
- Carboni above counter China Basins to all vanities
- 2 drawers to all vanities
- Caroma Cosmo accessories
- 2 step cornice throughout
- Radiant 45lt S/S laundry tub & Laminate cupboard 700 wide (approx 700 mm cupboard with balance being open space)
- Washing machine taps and power point under bench where applicable
- Bosch Highflow 21e 50 degree continuous flow instantaneous gas hot water unit with painted recess box
- 2590mm high ceilings (to lower storey only for two-storey designs)

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