

General Inclusions

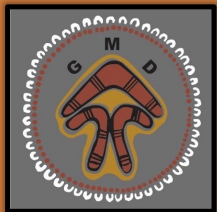
Construction Insurance / Building Services Authority (QBCC) Council Building application fee
Energy efficiency assessment to ensure buildings meet star rating
2440 high walls. Treated timber frame (subject to material available at time of construction and may be substituted to steel)
Security tie-downs to Colorbond roofing suitable to (N2/N3 non cyclonic) wind loading
Six year structural warranty
Twelve months maintenance warranty

External Inclusions

Painted external walls as shown on plans
Powder coated metal roof, fascia and gutter as per plans
PVC down pipes
External garden taps as per plans
External lights as per electrical plan (If supplied)
Solid painted finish entry door
Polished chrome entrance lock to front door
Aluminium sliding windows and doors with keyed alike window locks

Miscellaneous

Ceiling insulation to all ceilings of habitable areas, or as required to meet energy efficiency requirements.
Wall wrap (sisalation) to external walls to meet energy efficiency requirements.



Internal and External Inclusions

Fully painted inside and out Walls in one color acrylic paint and ceiling in acrylic white paint. All painting to be standard three coat
Full-gloss skirting, architrave and reveals to match wall paint FJ pine skirting 68 x 12 mm
FJ pine architrave 42 x 12 mm
Flush panel internal doors White cushion stops to doors
Combination of mirror and vinyl sliders to robe fronts in bedrooms.
Vinyl sliders to linen fronts where applicable
Built-in robes to all bedrooms include shelf, rail and bank of four open shelves
Linen press as per plan with four (4) shelves (all Laminate) Cornice - standard plaster cove 90mm
10mm plasterboard to walls and ceiling WR board lining to wet areas
Quality polished chrome door handles
Fly screens to all opening windows and doors
Roller blinds to all windows and Vertical blinds to doors

Electrical

Ceiling fan to each bedroom and main living room
Air Conditioner (heating and cooling operative) to Living
Air Conditioner (heating and cooling operative) to Master Bedroom
Hot water system as per plan
TV outlets (1x Living area, 1x Master Bedroom) TV antenna
Ceiling exhaust fan to bathroom and ensuite
Miniature circuit breakers to meter box Earth leakage safety switch
Double and single power points throughout
Smoke detectors as per council requirements - hard wired with battery backup

Lighting Fixtures

LED downlights to kitchen and main living areas
LED downlights to bedrooms. Allowance of one per bedroom
Light bulbs to be energy efficient

Kitchen

35mm Laminated bench tops
Custom made fully Laminated cupboards and drawers
Overhead Laminated cupboards as per plan
Pantry with laminated shelving
All doors and drawers up to 2mm PVC edged
600mm Fan Forced Oven
600mm Ceramic Cook Top
60mm Slideout Rangehood
Dishwasher
Chrome kitchen mixer Laminated kick board
Tiles from builders standard range to kitchen splash back

Bathrooms and Water Closets

Ceramic toilet suite - close coupled as per builders standard range
Framed mirror 900mm high by length of vanity
Ceramic vanity basin as per builders standard range Chrome mixer/tapware
Chrome towel rail and toilet roll holder
White acrylic bath as per plan
Chrome shower on rail with flexible hose
Polished chrome pivot or sliding shower screen with safety glass
Tiled (or vinyl as selected) shower recess and shower base, with full waterproofing under tiles / vinyl

Laundry

30 Litre Laundry tub and cabinet
Tiled Splashback to 400mm

Floor Coverings

Hybrid Timber Look flooring or Vinyl to main floor areas (as per plans and subject to material availability at time of construction)
Ceramic tiles or Vinyl to wet area floor as per builders standard range
Balance of home to be fitted with quality carpet with bonded foam underlay as per builders standard range

Landscaping (If Included)

A Landscape Concept Plan if included is as per plans
Letterboxes from builders standard range
Fold down clothes lines as per builders selection

Cleaning

External - thoroughly clean all builder's debris from the site to enable landscaping to proceed unhindered
Internal - Professional cleaning throughout to ensure your property is available for immediate occupancy

Termite Disclaimer

The builder discloses and the owner acknowledges that home owners are required to have the home inspected on annual basis.

Additional Terms and Conditions

Unless otherwise specified, the works shall be constructed in accordance with the Building Act 1975 (as amended) Australian Domestic Construction Manual and where appropriate the AS 1684 SAA Timber Framing Code

Unless otherwise specified, the contract price allows that town water supply will be available from an existing main of the local authority prior to commencement of construction.

This contract allows for 240 volt single-phase power being available prior to and during the construction of the dwelling.

Complying with statutory obligations and any notices and obtaining relevant approvals is the responsibility of the builder.

Unless otherwise specified, all council building fees will be paid for by Gunya Modular Designs. Any bonds called for or development application fees requested by any local or other authority or statutory body are to be arranged and paid for by the owner.

Any changes or amendments in the form of a variation may incur an administration fee. This fee will be charged at the builder's discretion.

The inclusions specification and color selection forms part of the contract, signing the inclusions and color specifications in the contract states the client's approval for this selection to proceed for construction. If a product or material becomes unavailable at the time of construction, the builder reserves the right to replace any item with an equivalent item, product or material

Any valuations required by the lending body are to be the responsibility of the owner.