



Standard Inclusions - Platinum Range

- 36 week build time guarantee
- Weekly updates during build
- 3 hours with interior designer
- Stone bench tops to kitchen (designer package)
- Engineered plans and Concrete slab.
- 2600mm high Block work to living areas.
- 2700mm high Block work to garage. Pointed inside blockwork.
- Smooth render finish to all external walls and concrete slab base.
- 90mm downpipes.
- Colorbond roofing materials.
- 4mm Poly Cell Roof Insulation.
- Engineered Pine Fabricated trusses.
- Metal Roof battens.
- Two course deep Bond Beam (a lot stronger at the top of the wall) C2 , C3.
- Single course bond beam C1.
- 600mm wide level soffits.
- 70mm wide MGP 10 Treated Pine internal wall frames.
- Internal Motive range MOTP3D Hollow core doors.
- External Solid Flush doors.
- Front Pivot door and Single Frame INFWS6G Corinthian.
- Aluminium powder coated and sliding external frames with Grey glass.
- Gyprock finish to level 4, High quality.
- Villaboard sheeting to all wet areas.
- Mitsubishi Split system Air Conditioning to living areas and Bedrooms.
- Double insulated air conditioning pipework in ceiling areas.
- Floor tiles to all living areas excluding the patio.
- T.V. antenna.
- Electrical Fixtures: 7 x ceiling fans wht Typhoons 1400mm, 12 x Dgpo, 5 x Sgpo, 2 x exhaust fans, 2 x smoke alarms, 2 T.V. points, 4 x only air con circuits, 1 x Oven meca, 1 x outside Dgpo, 1 x oven circuit, 1 x Hot water circuit, 1 x phone outlet, 30 x Led Down Lights, 2 x 1200mm fluro.
- Plumbing Fixtures as per Cairns Hardware Proposal



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- Electrical appliances - Smeg Stainless Steel Range
- 90cm Electric Oven (SFRA9300)
- 82 cm Induction Cook top (ISA915B)
- 90cm slideout range hood (SAHA91SS)
- 14 place Dishwasher (DWAU6214)
- Skirting and mouldings to all living areas.
- Fibro 4.mm sheeting to External ceilings.
- Foldaline.
- Gainsborough G2 internal series Locks Sets.
- Gainsborough Tri-Lock to front entry door.
- Standard builders clean.
- Tiled to ceiling in both bathroom areas.
- Splash back Kitchen glass, 600mm high.
- 6 year guarantee for waterproofing all wet areas.
- 2 x \$3000 allowance for 2 x Vanity, Wall hung type custom.
- 2 x 900mm x 600mm Polished Mirrors.
- 250 ltr Electric Hot water system.
- 60m2 of Exposed Aggregate Driveway (allowances of concrete \$250.00/m3).
- Silicone seal to all floor areas.
- 90mm cove cornice.
- Paint -Three Coat System. 100% Acrylic. Full gloss to all skirtings, architraves, doors & frames.
- 4 x Outside Hose Cocks.
- Panel lift door 5000mm opening to new building code. With three remotes.
- Cavity Sliding frames 90mm timber frame wall. A lot stronger.
- Man Hole to suitable location. Mostly to garage.
- Robe shelving 1 full length shelf with hanging rail, 1 x nest of four smaller shelves 600mm long under -neath full shelf.
- WIR shelving 1 x full shelf with hanging rail, 2 x nests of four smaller shelves.
- Robe doors - sliding aluminium frames with mirrors.
- Security screen to all windows only.
- Timber deck to porch/front patio and/or entry.