



Standard Inclusions - Standard Range

- 36 week build time guarantee
- Weekly updates during build
- 3 hours with interior designer
- Stone bench tops to kitchen (designer package)
- Engineered plans to concrete slab.
- 2600mm high Block work to living areas.
- 2700mm high Block work to Garage. Pointed inside block work.
- 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.
- Flush finish hollow core doors.
- External solid flush doors.
- Front pivot door and single frame INFWS6G Corinthian.
- Aluminium powder coated and sliding external frames with clear glass.
- Gyprock sheeting to all internal walls. Gyprock reveals 3 x sides. Timber sill.
- 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, 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, 20 x 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 (SFR9300)
- 82 cm Induction Cook top (ISA915B)
- 90cm slideout range hood (SAHA91SS)
- 14 place Dishwasher (DWAU6214)
- Skirting and mouldings to all living areas.
- Fibro 4.5mm sheeting to external ceilings.
- Foldaline.
- Gainsborough G2 internal series lock sets.
- Gainsborough Tri-Lock to front entry door.
- Standard builders clean.
- Tiled to 2000mm high in shower recesses only 150mm high skirting to all wet areas.
- Splash back kitchen glass. 600mm High.
- 6 year guarantee for waterproofing all wet areas.
- 2 x \$750 allowance for vanity.
- 2 x 900mm x 600mm framed 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.
- 2 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 three smaller shelves 600mm long underneath full shelf.
- WIR shelving 1 x full length shelf with hanging rail, 2 x nests of three smaller shelves.
- Robe doors - sliding aluminium frames with Gyprock vinyl sliders.