

Subject to Location, Availability, Modifications in Sales Estimate, Plans & Colour selection.

	RESORT	VALUE +
HIA Residential Home Building Agreement (no rise & fall)	✓	✓
Council Building Application Fees - Up to \$2000	✓	✓
QLD Building Construction Commission Insurance / with 6 year structural warranty	✓	✓
12 Month minor defects Follow Up	✓	✓
Plan Modifications Permitted	✓	✓
Site Allowances - Engineer Designed Slab & Footings	✓	✓
600d x 300w Footings with "z" Cage Trench Mesh	✓	✓
F82 Slab Mesh & Brick Base (block base for block homes)	✓	✓
Earthworks by Cut & Fill to 150mm Slope Over House	✓	✓
10mm Underground or Overhead as Supplied by Ergon - Single Phase Power	✓	✓
15m or 20mm Water Main, 40m for Sewerage Connection, 10m for Storm Water	✓	✓
Soil Test, Design, Wind Rating Certificate & Foundation Inspection by Engineer or Building Certifier	✓	✓
Professional Contour Survey (not including reinstatement of any boundary pegs)	✓	✓
Building to C2 Wind Rating	✓	✓
Termite Protection - Through slab penetration collars & termimesh to perimeter plus T2red treated timber to frames & trusses, architraves & skirting	✓	✓
Sundry - TIMBER Frames, Trusses,	✓	✓
Wall Sarking to all external walls	✓	✓
Anticon Blanket to Roof	✓	✓
Site Clean - During construction & on completion, construction materials only	✓	✓
Facades (standard builders range)	✓	✓
Bricks: Choice of PGH double or single bricks	✓	✓
Block External Walls: Rendered & painted (max 2 colors)	✓	✓
Block External Walls: Rendered & painted (max 4 colors)	✓	✓
Dark Grey Glass to Windows & Sliding Doors - (White glass to obscure windows)	✓	✓
Aluminium Powder Coat Frames Choice of 12 colours (white glass to obscure windows)	✓	✓
Safety Screens to all windows & doors - Black grill	✓	✓
PVC Downpipes	✓	✓
2 x External Garden Taps	✓	✓
Roof - Colorbond Custom Orb Standard Range of colours (C2 wind rating)	✓	✓
<i>If shown on plan, bullnose verandah's are not available</i>	✓	✓
Gutter & Fascia - Colorbond Squarline	✓	✓
Standard R:	✓	✓

	RESORT	VALUE +
Main Entry Door (per plan):		
Choice of Hume Vaucluse(870mm) range entry doors	✓	✓
Choice of Hume (870mm) stain grade doors	✓	✓
External Back Swing Door - Flush	✓	✓
External Back Swing Door - Flush or Glazed clear glass (1/2)	✓	✓
Entrance Lock/s - Gainsborough 800 series	✓	✓
Trilock to main & Gainsborough 800 series to others	✓	✓
Weather Seal - To external swing door/s	✓	✓
Garage Doors - per plan		
Garage Double panel Door - Auto panel door (2 remotes).	✓	✓
Single Panel door next to double -auto panel.	✓	✓
Choice of standard colours colorbond colors	✓	✓
Choice of Timber/natural color range	✓	✓
90mm Plaster Cornices - 68x12 skirting, A2 x 12	✓	✓
Architraves (bullnose pine)	✓	✓
Internal Swing Doors - Flush redicote	✓	✓
Selection of Hume (870mm) doors	✓	✓
Internal Door Handles - Lever style, Stainless	✓	✓
Selection of Gainsborough handles	✓	✓
Robe/Linen Doors - (if sliding)		
Robes: Sliding Mirror/s, standard colour range	✓	✓
Robes : Sliding Mirror/s, upgrades (limited range)	✓	✓
Linen - If sliding door - Vinyl only	✓	✓
Shelving		
Robe - 1 x top Shelf & hanging rail - Mesh	✓	✓
Linen - 4 x shelves - Mesh	✓	✓
Robes - Top shelf & hanging rail, 1 x drawer/shelf unit, (2 in bed 1 robe) - Choice of builders range colorboard	✓	✓
Concrete Supplied & Finished as a Base for Tiles / Carpet	✓	✓
Ceramic Tiles - Wet areas (Bathroom/Ensuite/WC/Laundry Bathroom/Ensuite - 2100mm H (approx.) shower walls, 600mm high (approx) above bath - builders selection	✓	✓
Bathroom/Ensuite - From skirting to ceiling on all walls	✓	✓
Tiled floor & Skirting (all wet areas) - (min. 100mm H)	✓	✓
Tiled Shower Base on Water Proofing Membrane	✓	✓
Tiled 350x400 niche to bath & ens shower recess (timber framed wall only)	✓	✓
Ceramic Tiles - Kitchen - 600mm splashback from bench top to the underside of overhead cupboards	✓	✓
Laundry - Floor tiles - 1.5m ² max. if situated in garage	✓	✓
Tiled splashback - min 200mm (approx.) to laundry tub only	✓	✓

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ations in Sales Estimate, Plans & Colour selection.

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KITCHEN		
Stone Bench tops (standard builders range), Melamine cupboard doors (standard Polytec range)	✓	
Stone tops & Cupboard Colours (range of upgrades)	✓	
Overhead Cupboards - (over cooktop) to ceiling with slide out range hood, inc fridge cupboard	✓	✓
Appliances - Single fan forced oven (stainless), Ceramic cooktop, Dishwasher (stainless) - builders range	✓	
Appliance Upgrade (oven,r/hood,c/top & dishwasher)	✓	
TAPWARE		
Quality Tap ware - Lever mix taps or similar to kitchen (laundry & bathrooms) - Chrome	✓	
Builders selection of tapware - chrome or black	✓	
Showers: Builders range Hand shower & rail	✓	
Builders selection of shower upgrades - chrome or black	✓	
BATHROOM / ENSUITE / LAUNDRY		
Vanities		
Custom Built wall hung vanities - laminated tops - semi recessed basins	✓	
Custom Built wall hung vanities - stone tops - semi recessed or top mounted basins	✓	
Acrylic Bathtub		
Standard 1500mm set in tub, white (or similar)	✓	
Drop in or free standing acrylic bath tub Builders selection	✓	
Shower Screens		
(pivot doors), Clear glass, chrome semi frameless	✓	✓
Mirrors		
Above vanities, Chrome frame	✓	
Above vanities, Frameless	✓	
Toilets - Standard dual flush, polypropylene cistern with vitreous china pan or similar		
Premium dual flush Back to wall toilet suite,	✓	
Laundry tub & Cabinet		
Custom built, with stainless steel tub - laminated top	✓	
Custom built, with stainless steel tub - stone top	✓	
Laundry tap ware - Sink mixer - Chrome or similar	✓	✓
Bathroom Fixtures:		
Toilet Roll Holder to W.C & Ensuite - Chrome	✓	
Toilet roll holder to W.C & Ensuite -Chrome or black	✓	
Towel Rail to Bathroom & Ensuite - Chrome	✓	
Towel Rail to bathroom & Ensuite - Chrome or black	✓	
ELECTRICAL		
Smoke Alarms - 240V, battery back up interconnectable	✓	✓
Earth Leakage Circuit Breaker	✓	✓
TV Points - (x2) Cable to roof space, no booster	✓	✓
Lights - Recessed LED's (int&ext), builders selection (2 in each room exc W.C. bath,ens,ldry,pantry,robes)	✓	✓
External Lights - (x2)RecessedLED's	✓	✓

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ELECTRICAL CONTINUED		
Double Power Points - (1 to each room, exc kitchen(2), living (2), bed 1 (2)	✓	✓
White Bakelite switched throughout	✓	✓
Exhaust Fan/ Light - (x1) bathroom, ensuite & WC - builders selection	✓	✓
Ceiling Fans - 1 x per room, (exc dining, kitch,bathroom, ensuite, w.c. , robes, garage,patio) - Max of 7 for large plans	✓	
Spyda rustproof fans (white, titanium or black) to rooms as per above.	✓	✓
TV Antenna	✓	✓
Phone Point (x1)	✓	✓
250L Electric Hot Water System	✓	✓
PAINT SPECIFICATIONS - Internal		
Plasterboard Ceiling - 1 x Sealer, 2 x Ceiling paint flat	✓	✓
Plasterboard Walls & Skirting - 1 x Sealer, 2 x Coat, wash & wear matt	✓	✓
1 x Feature wall (Max 15m ²) - wash & wear matt	✓	✓
Woodwork - 1 x Sealer, 1 x aquanamel gloss coat	✓	✓
PAINT SPECIFICATIONS - External		
PVC Downpipes - 2 x weather shield low sheen	✓	✓
Block Render, Fibro Eaves, Soffits & Timber Mouldings - 2 x weathershield low sheen	✓	✓
Timber Doors & Frames (painted) - 1 x wood primer, 1 x all purpose undercoat, 1 x full gloss enamel	✓	✓