

# Queenslander Superior Inclusion.

## External Features:

<b>Entrance Door</b>	Solid Cedar 4 panel "Cricket Bat" door with Cedar Frame. Cedar sidelights included where shown on plan.
<b>External Cladding</b>	"PrimeLine Heritage" as displayed
<b>Finial</b>	Standard timber finial above front portico.
<b>French Doors</b>	Solid cedar colonial doors (FP2) with brass lever handles, cabin hooks and barrel bolts.
<b>Guttering</b>	Colorbond supported on spikes to traditional timber fascia on verandah roof.
<b>Handrails</b>	Ladies waist, Double top rail, with kwila dowel balustrade.
<b>Hot water Unit</b>	Instantaneous Gas
<b>Insulation</b>	Ceiling: 2.5r Batts. External Walls (ALL): 1.5r Batts. Sisalation to roof over internal areas and external walls.
<b>Kitchen Door</b>	Solid cedar (FD1) 2 panel/glass to side verandah (where shown on plans).
<b>Laundry Door</b>	Corinthian "7A" ½ glass door with VJ feature panel.
<b>Painting</b>	House fully painted inside (4 colours) and outside (3 colours) with premium grade paint.
<b>Portico</b>	Standard gable fretwork panel to portico on verandah roof (Option: <b>HIGH PORTICO</b> )
<b>Post Balls</b>	Colonial Post balls to all stair newel posts.
<b>Roof</b>	Corrugated Zinalume @ 30 degree pitch unless otherwise stated (Option*: Colorbond).
<b>Roof Ventilator</b>	Large colonial ventilator.
<b>Skirt Battens</b>	Under front elevation of verandah included.
<b>Stairs (External)</b>	Straight single flight or as per plans (Option*: butterfly or other configuration).
<b>Stumps</b>	100 x 100 Hardwood posts in galvanised steel brackets to verandah areas. 75mm x 75mm SHS steel stumps under

	internal areas. ALL piers: 900mm deep x 350mm diameter.
<b>Taps</b>	2 External house taps.
<b>Verandah Brackets</b>	Standard to all verandah posts.
<b>Verandah Flooring</b>	Hardwood fixed with stainless steel nails.
<b>Verandah Roof</b>	Skillion with extra height above verandah flooring. This reduces closed in feeling and is cooler.
<b>Windows</b>	Double hung aluminium with timber external mouldings. Keyed alike window locks.
<b>Window Hoods</b>	Over external windows if no eave.

#### Internal – General Features:

<b>Archways</b>	2 internal classic colonial archways with timber jams to openings and architraves surrounding both sides.
<b>Breezeway Panels</b>	Fretwork panels above internal bedroom doors with level 9 ft ceilings (Max 4).
<b>Ceiling Height</b>	2.7m (9 foot) where level ceilings. (Lower level of 2 storey designs - 2.4m)
<b>Cornice</b>	55mm as per display.
<b>Flooring</b>	Select Grade 89x19mm mixed species hardwood, polished, is included to all hallways & living areas (not bedrooms). This is laid on top of a structural sheet floor. Floor coverings to lower level of 2 storey designs not included.
<b>Frames &amp; Trusses</b>	“H2 Blue” treated timbers to wall frames & trusses.
<b>Internal Doors</b>	4 panel “Atherton” smooth colonial doors.
<b>Internal Door Furniture</b>	Gainsborough “Metal line” series handles.
<b>Internal Linings</b>	Plasterboard to walls and ceilings throughout except Bathroom & Ensuite (Villaboard).
<b>Laundry</b>	Tub: 45 litre stainless steel with white lower cabinet.
<b>Linen &amp; Pantry</b>	Both built by carpenter with four shelves and timber trims.
<b>Locks</b>	Lane or Gainsborough Brass finish.

<b>Mouldings</b>	<b>Skirting:</b> 140mmx18mm CSR architectural Traditional Victorian. <b>Architraves:</b> 68mmx18mm CSR architectural Traditional Victorian.
<b>Robes</b>	All have one shelf with a chrome-hanging rail. Robe in bedroom 1 also has a bank of 4 shelves.
<b>Stairs (Internal)</b>	Polished Hardwood.

#### Internal – Tiling:

<b>Tiles</b>	\$35/m <sup>2</sup> PC allowance for all wall and floor tiles to wet areas.
<b>Floors</b>	To Bathroom, Ensuite, including shower floor, WC and Laundry.
<b>Kitchen</b>	300mm above benchtops or 600mm to underside of overhead cupboards.
<b>Laundry</b>	2 tiles above tub, skirting elsewhere;
<b>Toilet</b>	Skirting tile.
<b>Walls</b>	Bathroom & Ensuite: 2.0m high in shower, 1.0m at bath, 1 tile above vanity unit and 1skirting tile elsewhere.

#### Internal – Bathroom Features:

<b>Bath</b>	White acrylic Bath.
<b>Furniture</b>	Double towel rails and toilet roll holder.
<b>Mirrors</b>	Frameless polished to length of vanity.
<b>Shower</b>	<b>Semi frameless</b> with pivot door.
<b>Taps</b>	Colonial Style quality tapware.
<b>Toilet Suite</b>	Caroma Regal suite (Porcelain Pan & Cistern) with Trident white seat.
<b>Vanity Units</b>	Laminated tops with 2 doors and 3 drawers.
<b>Ensuites</b>	Includes shower, toilet and vanity unit with standard tapware, towel rails and toilet roll holder.

#### Internal – Electrical Items:

<b>Light Points</b>	1 light point per room and hallways plus 4 external light points to verandahs.
<b>Meter Box</b>	One including circuit breakers and residual current device connected to all power points.
<b>Power Points</b>	BED 1: 3 double power points, KITCHEN: 2 double and 3 single, and 1 double per room elsewhere.
<b>Smoke detectors</b>	Hard wired and adequate number to Australian standards.
<b>Sundry</b>	Telephone sockets x1, TV points x2.

#### Internal – Kitchen Features:

<b>Cupboards</b>	Laminated to selection with overhead cupboards & walk in pantry where indicated on plan. 1 bank of 4 drawers and 2 pot drawers. Timber panel to breakfast bar with Tasmanian Oak timber edge strip around bench tops; or Options*: You may upgrade your kitchen to any standard or finish direct with our cabinetmaker.
<b>Appliances</b>	Cooktop: High Quality - gas Cooktop. Dishwasher: Provision for client supply. Cold water tap and single power point provided. Oven: High Quality - 60 cm Stainless steel multi function electric oven. Rangehood: High Quality – 60cm stainless steel Canopy rangehood. External Ducting is included.
<b>Sink</b>	Flinders Solutions 1 1/2 Bowl stainless steel 1200mm long (Option* Undermount to suit stone beentops).
<b>Taps</b>	Flick mixer.

#### Preliminaries & General Items:

<b>Authorised Builders</b>	Teams of very select builders are recommended to you to build your new home. See web site for benefits to you.
<b>Building Platform</b>	Landfall over building platform 300mm.
<b>Colour Consultant</b>	Consultation to assist in professional selection of colours and tiles included.

<b>Door Knocker</b>	Special custom designed Garth Chapman door knocker.
<b>Fixed price contract</b>	Queensland Master Builders Association (QMBA) fixed price contract with recommended authorised builder.
<b>Floor level</b>	900mm from ground level (Option*: Full or partial Highset).
<b>Guarantees</b>	Six-year structural guarantee and Six-month maintenance guarantee.
<b>Insurances</b>	All required by Building Services Authority (BSA) and Workplace Health & Safety included.
<b>Water Tank System</b>	5000 litre round poly water tank with stainless steel pump and divertor switch and all connections to satisfy QLD Government mandatory water tank legislation.
<b>Services</b>	Professionally prepared home design to wind loading N3 (W41) as per Australian standards. All standard council fees including building application fees, stormwater and sewerage fully connected up to 10 metres from main, water connection by local council (PC \$600). Soil test, contour survey, mandatory land searches, and foundation design also included.