

Classic Standard

“Queenslander” Inclusions

Brisbane, Gold Coast & Ipswich



External Features:	
Entrance Door	Hume Vauclose XVPII Door (with Hume sidelight if shown on plans)
External Cladding	“PrimeLine® Heritage” as displayed.
External Doors	None. Sliding Aluminium Door
Finial	Standard timber finial above front portico.
Guttering	“Colorbond®” supported on spikes to traditional timber fascia on verandah roof.
Handrails	Front Verandah only, except on 2 nd storey verandahs (all included); double rail – top rail is “bread loaf” profile (treated pine) with LOSP treated pine slat balustrades.
Hot Water Unit	Instantaneous Gas.
Insulation	Ceiling (internal under roof only); 2.5r Batts. External Walls (all); 1.5r Batts. Insulation under roof sheets.
Kitchen Door	XF3 Door Hume to side verandah (where shown on plans).
Laundry Door	XF3 Door Hume.
Painting	House fully painted inside (4 colours) and outside (3 colours) with premium grade paint.
Portico	Standard gable fretwork panel to portico on verandah roof (Option* high portico).
Post Balls	None. (Option)
Roof	“Corrugated Zinalume®” @ 25 degree pitch unless otherwise stated. Standard industry truss system.
Roof Ventilator	Large colonial ventilator.
Skirt Battens	Front verandah and front verandah returns included.
Stairs (External)	Straight single flight or as per plans (Option* butterfly or other configurations).
Stumps	75mm x 75mm SHS steel stumps under internal areas. ALL piers; 900mm deep x 450mm diameter.
Taps	2 External house taps.
Verandah Brackets	Front Verandah posts only.
Verandah Flooring	Hardwood decking
Verandah Design	All verandah widths are included to 1.8m replacing widths shown on plans that represent our Superior Standard Inclusions. High rotundas shown on plans (e.g. Hamilton & Ascot) are constructed using trusses and then the ceilings lined. Low pitched rotundas (usually on rear verandahs) are replaced with rectangular 7m x 3.4m skillion verandah areas. Projecting entry porticos are not included and thus one set of entry stairs is included. Verandah floor & post timbers remain in hardwood. The verandah roof framing timbers are treated pine.
Windows	Sliding Aluminium with timber external mouldings. Keyed alike window locks.
Window Hoods	None. (Option)
Internal – General Features:	
Archways	None. (Option)
Breezeway Panels	None. (Option)
Ceiling Height	2.7m (9 foot) where level ceilings. (Lower level of 2 storey designs 2.4m).
Cornice	55mm as per display
Flooring	Structural sheet flooring or slab throughout. No tongue & groove flooring included.
Frame & Trusses	“H2 Blue” treated timbers to wall frames & trusses.
Internal Doors	4 panel Hume “Atherton” smooth colonial doors.
Internal Door Furniture	Gainsborough “Metal line” series handles.
Internal Lining	Plasterboard to walls and ceilings throughout except bathroom & ensuite (“Villaboard®”).
Laundry	Tub; 45 litre stainless steel with white lower cabinet.
Linen & Pantry	Both built by carpenter with four shelves and timber trims.
Locks	Lane or Gainsborough Brass finish.
Mouldings	Skirting – 90x18mm colonial. Architraves – 68x18mm colonial.
Robes	All have one shelf with a chrome hanging rail.
Stairs (Internal)	Polished hardwood (where shown on plans)
Internal – Tiling:	
Tiles	\$30 m ² PC allowance for all wall and floor tiles to wet areas.
Floors	To bathroom, ensuites, (including shower floors, WC and Laundry).
Kitchen	300mm above bench tops
Laundry	2 tiles (min 400mm) above tub, skirting elsewhere.
Toilet	Skirting tile
Walls	Bathroom & Ensuite; 2.0m high shower, 1.0m at bath, 1 tile above vanity unit and 1 skirting tile elsewhere.

·Brisbane ·Gold Coast ·Sunshine Coast ·Coffs Harbour ·Lismore ·Townsville ·Toowoomba ·Throughout QLD & NSW

Traditional Queenslanders SEQ Pty Ltd ABN: 89 304 693 842 QBSA Act License No: 112 4956

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Internal – Bathroom Features:	
Bath	White acrylic bath.
Furniture	Double towel rails and toilet roll holder.
Mirrors	Frameless polished to length of vanity.
Shower	Semi framed with pivot door.
Taps	Colonial Style quality tapware.
Toilet Suite	Caroma Regal suite (Porcelain pan & cistern).
Vanity Units	Laminated tops with 2 doors and 3 drawers.
Ensuites	Includes shower, toilet and vanity unit with standard tapware, toilet rails and toilet roll holder.
Internal – Electrical Items:	
Fan Points	6 fan points (including 1 mandatory external fan)
Light Points	1 light point per room and hallways plus 4 external light points to verandahs.
Meter Box	One including circuit breakers and residual current device connected to all power points.
Power Points	Bedroom 1, 3 double power points; kitchen, double & 2 single; elsewhere, 1 double per room.
Smoke Detectors	Hard wired and adequate number to Australian Standards
Sundry	Telephone sockets x 1, TV points x 2.
Internal – Kitchen Feature:	
Cupboards	Laminated, 1 bank of drawers and 2 pot drawers. (Option* upgrade kitchen to any standard or finish directly with our cabinet maker.)
Appliances	Miele 60cm oven, Miele 57cm electric cooktop, Miele 60cm slide out range hood with recirculation kit. Dishwasher, provision for cold water tap and single power point.
Sink	1½ bowl stainless steel.
Taps	Flick mixer.
Preliminaries & General Items:	
Building Platform	Flat
Colour Consultant	Consultation to assist in professional selection of colours and tiles included.
Fixed Price Contract	Queensland Mater Builder Association (QMBA) fixed price contract with recommended authorised builder.
Floor Level	Up to maximum of 850mm from ground level (Option* full or partial high set)
Guarantees	Six years structural guarantee and six month maintenance guarantee.
Insurances	All required by Building Services Authority (BSA) and Workplace Health & Safety included.
Services	Professionally prepared home design to wind loading N3 (W41) .
Statutory Fees	All standard council fees including building applications fees, stormwater and sewerage fully connected up to 10 metres from main, water connection by local council (owners expense where applicable). Soil tests, contour survey, mandatory land searches and foundation design also included.

Summary:

Our standard Value Inclusions focus on making a Garth Chapman Queenslander more affordable but without sacrificing our important superior structural elements of our homes. So we still include;

- ✓ Treated timber frames.
- ✓ The structural elements that in most cases are above Australian Standards and building code requirements.
- ✓ The wind loading and bracing elements remain above the minimum standard for most suburban locations.
- ✓ Substantial insulation is used in walls, ceiling and under roof sheets.

The continued inclusion of these items means that the integrity of our buildings remains high. However, other features that you may like to add later can be done so when the budget and/or inclination allows. Of course, this is just a starting point. If you would like to add or amend any item please discuss this with one of our design consultants and we will be happy to accommodate you were ever possible

Please visit our website for more detailed information and photographs. The Garth Chapman team is constantly reviewing our policies, procedures and specification in order to provide the best possible product and service. Due to this process we reserve the right to alter these specification without notice. All options (denoted by *) will incur additional costs.

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