

Arden Vale — Inclusions

General Information

- Fixed price contract - on receipt of Engineers soil test and foundation design
- N2 or N3 wind rating
- Drawing of plans and specifications
- Council building application fees & permits
- Standard water & sewerage connection fees
- PLSL levy & workplace health & safety fees
- Comprehensive construction insurance
- QBCC Certificate of insurance
- **Six year structural guarantee & Lifetime owner occupier** (conditions apply)
- 12 months maintenance period

Site Preparation

- Site cleaned and levelled on completion
- Site cut and fill up to 800mm fall across house platform only including excess soil removal
- Engineers soil test
- Builders contour survey
- Soil type 'M' foundations
- Engineers footing/slab design & inspections
- Concrete pump
- Termite treatment; 'Termifilm' to Perimeter, collars to penetrations & in the wall 'Pest Defence' System
- Water and sewerage connection to 30.0m
- Storm water to council requirements (100mm PVC)

External Features

- Rotary or folding clothes line
- Bricks from builders extensive range
- White mortar to brickwork
- 2400mm / 8ft ceiling height
- Timber wall framing
- Engineers certified roof trusses @ 900mm centres
- Metal roof battens to trusses
- Anti glare sisalation to external wall frames
- R1.5 Wall Insulation
- R3.5 Ceiling Insulation
- Colorbond Custom orb roof sheeting (standard colours)
- Quad gutter - Colorbond
- Aluminium windows and doors as per plan 9 standard colours
- Key locks to all windows & sliding glass doors
- Fly screens to all windows & sliding glass doors
- Hume entrance door - XS24 870mm
- Sidelights to be clear or obscure glass
- Lockwood "Symmetry Series" door locks (choice of design)
- Deadlock to front door
- Colorbond panel lift door
- Therman 315ltr hot water service
- 3 external taps

Internal Features

- Hume doors to main internal doors - choice of Moulded panel, Accent or Flush range
- Lockwood 55mm lever sets to internal doors
- Privacy lock to bedroom 1, bathroom & toilet doors
- Magnetic door stops and catches to doors
- Wardrobes to include full width melamine top shelf with hanging rail under, 1 bank of 3 shelves & lined with plasterboard & paint finish
- Linen cupboard includes 4 melamine shelves
- Broom cupboard to include 1 melamine shelf
- Hume doors to robes & linen - choice of Moulded panel, Accent, Flush range or vinyl sliding doors
- Plasterboard to walls and ceilings
- Villa board lining to ensuite & bathroom walls
- Plasterboard to garage walls
- Choice of fancy cornice throughout
- Skirtings 66x11mm pine - choice of profile
- Architraves 42x11mm pine - choice of profile

Kitchen Features

- Quality custom built laminated benchtops & cupboards with overheads to 2400mm high
- Two pot drawers under wall oven
- One set of 4 soft closing cutlery drawers
- Whirlpool Multi- function S/steel oven
- Whirlpool Ceramic edgeless cooktop
- Whirlpool retractable s/steel rangehood
- Whirlpool Dishwasher
- 5 Year warranty on appliances
- 1 3/4 bowl "Posh Solus MK3" designer stainless steel sink with chrome "Posh Solus" flick mixer
- Microwave and dishwasher provision

Laundry

- 45ltr s/steel tub in white metal tub or laminated benchtop, cupboard under tub
- Chrome "Posh Solus Mk3" mixer over tub
- Chrome automatic washing machine taps

Electrical

- Light, double & single power point allowance to suit the size of your home
- 2 TV points & 2 Data/NBN prewire points
- Electrical safety switches
- 240v smoke alarms as required
- Underground power to 15.0m

Painting

- 3 coat paint Haymes "Expressions & Ultra Trim"
- Semi-gloss acrylic paint to wet area ceilings
- Premium acrylic paint to walls & ceiling
- Premium gloss to doors, skirting & architraves
- Premium gloss enamel or acrylic to exterior

Bathroom and Ensuite

- Clear glass semi-frameless shower screens (2m high)
- Custom built laminated acqua board vanity units as per plan
- Full length polished edge mirrors x 900mm high over vanities
- "Posh Solus" chrome basin & shower mixers
- "Posh Solus" double towel rails & toilet roll holders
- Domaine dual flush toilet suites - back to wall, rimless & closed coupled white china with soft close lids
- 2 Light 3 in 1 fan/heater/light combination
- Acrylic bath tub (size as per plan)
- "Posh Solus" vanity basins with pop up waste
- Water proofing to wet areas

Tiles

- Tiles to 2000mm high in shower, one row of tiles over vanity & continuing around bath
- Splashback tiles to 600mm high over kitchen benchtop & laundry tub
- Tiled shower recess
- Floor & skirting tiles to bathrooms, laundry & toilet
- Tile PC allowance \$42/m2 to above areas

Sundries

- House cleaned on completion

The Arden Vale Bonus Inclusions

- **Fancy cornice upgrade**
- **White Mortar to brickwork**
- **Austral Brick Selection**
- **Haymes premium paint**
- **Magnetic door stops**
- **Semi-frameless shower screens**
- **Polished edge frameless mirrors**
- **7Kw Fujitsu split system air conditioner**
- **Hume Accent door upgrade**
- **5 Year warranty on cooking package**
- **315Ltr Hot water service**
- **Slimline Clipsal wall switch plates**



ARDEN VALE

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Winner of 47QMBA & 19 HIA awards | HIA "Custom Built Home of the Year" 2006 | QMBA "Presidents Award" 2005 & 2003 |

Twice winner QMBA "House of the Year", QLD Kitchen of the year 2017