



Standard Inclusions

- CHOOSE THE ROOF STYLE THAT BEST REFLECTS YOU -

General Inclusions

- ❖ Master Builders contract provisions
- ❖ Professional design and drafting service of house plans
- ❖ Engineering for concrete block, single storey construction on flat site
- ❖ Obtain foundation data (Soil test) / Site Survey
- ❖ Council fees and permits – Private Certification
- ❖ BSA Guarantee Insurance
- ❖ Third Party Public Liability Insurance during construction
- ❖ Workplace Health and Safety
- ❖ Rectifications of any maintenance work for 6 months after practical completion date
- ❖ TermiMesh - Termite protection

Floor

- ❖ Class 'M' concrete slab on cleared level site, 300mm above the ground

Connections

- ❖ Underground power, sewer and stormwater connection with 6m setback

Energy Efficiency

- ❖ All Relaxed Living Homes comply with the latest industry standards

External Inclusions

- ❖ Treated Pine Roof Trusses
- ❖ Colorbond roof with insulation to entire roof
- ❖ Colorbond fascia and gutter
- ❖ External Wall Material - Masonry block with quality rendered finish, fully corefilled
- ❖ Powder coated aluminium sliding doors and windows with **solar block glass**
- ❖ Standard insect screens to all windows and doors, not including front entrance door/s
- ❖ Double feature front door (**PC \$800 incl GST**) or single feature front door (**PC \$400 incl GST**)
- ❖ Chrome Entrance Set with reverse barrel bolt
- ❖ 2 external hose taps
- ❖ 3 external weatherproof powerpoints

a unique change in lifestyle...

External inclusions (cont...)

- ❖ Panellift garage door with 3 remotes (standard colours)
- ❖ External painting – 2 colours
- ❖ Wall mounted Hills Clothesline
- ❖ 65m² exposed aggregate driveway including path to front door
- ❖ Letterbox from our standard range (painted concrete or stainless finish)
- ❖ Gas Hot Water System
- ❖ Standard 5000l rainwater tank
- ❖ Turf to entire yard and council strip – **PS \$1500**
- ❖ Full cost of remaining boundary fencing (NOTE: ½ share cost to be claimed back from neighbours by builder/owner and paid to builder) – **PS \$2500 (after claim)**

Entertainment Inclusions

- ❖ Large under roof patio area with exposed aggregate finish to floor
- ❖ Built in rendered/painted BBQ provision
- ❖ Under roof private porch area from Bedroom 1 with exposed aggregate finish to floor (not included in Salandra or Armandi)

Internal Inclusions

- ❖ Air conditioning to all bedrooms – **PS \$6000**
- ❖ Plasterboard to walls and ceilings – Villaboard wall sheeting to Bathroom
90mm cornice
- ❖ Corinthian internal doors
- ❖ Carla lever range of internal door furniture – chrome. Privacy sets to ensuite, bath, W/C and Bed 1
- ❖ Interior painting – no feature walls included, 2 colours
- ❖ Wardrobes to all bedrooms with sliding aluminium doors (1 lamipanel, 1 mirror door)
- ❖ Carpet to all bedrooms and media room **PC \$35m²**
- ❖ Tiles in all other areas **PC \$25m²** (not including garage or patio/verandas)
- ❖ Linen cupboards have 4 shelves, robes have 1 transom shelf/rail with 4 shelf unit
- ❖ Connection to town water and council mains to a distance of 15 mtrs
- ❖ Full plumbing to sewerage sites only, to a distance of 15mtrs

Kitchen Inclusions

- ❖ Fully laminated kitchen cupboards and tiled splashbacks, microwave provision
- ❖ Euromaids stainless appliances in kitchen – wall oven, slide out rangehood, ceramic cooktop, dishwasher
- ❖ Modern Echo Strata range of tapware
- ❖ Lakeland 1 ½ bowl 1080mm sink

Bathroom Inclusions

- ❖ Decina Bambino acrylic bath 1675 OR 1525, with tiles 600mm high below and above bath
- ❖ Caroma Cosmo Vanity Basin (2)
- ❖ Con-Serv Series 400 bathroom accessories with Echo series tapware

Bathroom inclusions (cont...)

- ❖ Pivot shower screen, clear laminated glass & standard coloured frame with tiles to shower base and tiles 2.0m high around shower walls, ceramic soap dish to shower
- ❖ Starlight all directional shower head
- ❖ Fully laminated custom made vanity units, stylish frameless mirror to vanity, full length of vanity and double towel rail
- ❖ White Cosmo Smart Flush toilet with toilet roll holder

Laundry Inclusions

- ❖ Lakeland 45ltr Stainless Steel drop in laundry bowl
- ❖ Fully laminated custom made laundry vanity with tiled splashback 600mm high above laundry tub
- ❖ Washing machine taps plumbed discreetly in laundry vanity

Electrical Inclusions

- ❖ Light Fittings & Fans – **PC \$1800** incl GST (includes 7 ceiling fans, 2 exhaust fans)
- ❖ 22 double power points
- ❖ 3 weather proof external power points
- ❖ 5 single power points
- ❖ 38 light points
- ❖ 2 exhaust fans (incl. in PC sum above)
- ❖ 7 Ceiling fans (incl. in PC sum above)
- ❖ 2 TV Points & TV Antenna
- ❖ 2 Smoke Alarms
- ❖ 2 Telephone points
- ❖ Power connection to a distance of 15 mtrs

Supplier List

Please feel free to view our standard range of the above inclusions from the following local suppliers (appointments necessary) or make an appointment with us to guide you through these selections:

Light Fittings – Ideal Electrical, Victoria St. Mackay – contact Nicki Fenning – Ph 4957 0600

Bathroom and Kitchen Accessories – Porters Home & Building Centre, Brisbane St Mackay – contact Vanessa Weiden – Ph 49673333

Aluminium Windows & Sliding Doors, Robes, Mirrors, Windowscreens – Porters Glass, Brickworks St, Glenella – Ph 4969 2525

Internal Doors and Door Furniture – Designer Timber Doors, Endeavour St, Mackay – contact Karen – Ph 4957 8499

Carpet & Tiles – Carpet One, Evans Ave, Nth Mackay – contact Crystal or Cheryl – Ph 4957 6488

Kitchen and Vanity Designs & Accessories – Pioneer Cabinets, Peace Street, Mackay – contact Sandra – Ph 4952 4990

Kitchen Appliances – Harvey Norman, Mackay – contact Bernice Dwyer – Ph 4942 2688