

## Quality Standard Inclusions

*"Make it a lifestyle, not a duty.."*

### CONTRACT & PERMITS

- ↗ 60 day tender
- ↗ 6 year structural warranty
- ↗ 4 months maintenance period
- ↗ Home warranty, public liability and construction works insurance
- ↗ Site inspection, Initial site Survey & Architectural plans
- ↗ Basix certificate
- ↗ Sydney water submission and approval (ZOI is excluded)
- ↗ DA, CDC and/or Construction certificate fees
- ↗ Long Service Levy fees
- ↗ Driveway Inspection fees
- ↗ CDC and/or Construction certificate approvals

### SITE PRELIMINARIES

- ↗ Power connection
- ↗ NBN conduit & wiring
- ↗ Natural gas connection
- ↗ Water connection to near side of road
- ↗ Site toilet for duration of build
- ↗ Safety fencing to site perimeter
- ↗ Roof safety rail
- ↗ Removal of all trade waste
- ↗ 2 loads of clear dirt removal

### FOUNDATION & EXCAVATION

- ↗ Structural engineer design for slab
- ↗ H1 Class concrete waffle pod slab
- ↗ Concrete slab for rain water tank
- ↗ Soil excavation up to 250 mm cut & 250 mm fill
- ↗ Peering up to 60 LM

### STRUCTURAL & EXTERIOR

- ↗ Timber frame and trusses to Australian standards AS 1684
- ↗ Eaves as per plans (up to 450 mm eaves)
- ↗ Face bricks from Austral - Everyday Life, Wilderness or PGH - Elements, Foundations, Townhouse and Highlands Range
- ↗ Concrete roof tiles from the wide range
- ↗ Aluminium powder coated windows with key locks in a variety of colour choices
- ↗ Colourbond metal fascia and gutters
- ↗ Painted PVC downpipes
- ↗ Sectional motorised garage door with 2 remotes in standard colourbond colour
- ↗ 2400 high quality front door from BuildQ Group's quality standard selection range

- ↗ Door seals to the bottom of all external doors
- ↗ 2 External garden taps
- ↗ 26 litre 6-star instantaneous hot water system
- ↗ 600x300mm tiles to portico and alfresco choice from BuildQ Group's quality standard selection range
- ↗ Termite pest protection to Australian Standard AS3660.1

## INTERNAL

- ↗ 2750 mm ceiling height ground floor, 2600 mm ceiling height first floor
- ↗ 10mm plasterboard lining to walls and 13mm to ceilings
- ↗ 90mm cove cornice
- ↗ Up to 800x800mm floor tiles choice from BuildQ Group's quality standard selection range to main floor areas
- ↗ Timber flooring from BuildQ Group's quality standard selection range of AC4 laminate system & underlay
- ↗ Modern 'Splay' finger joined pine timber skirting and architraves in 67mm
- ↗ Gloss paint finish to all internal woodwork using high quality paint
- ↗ High quality coat system to all internal walls and choice of 2 feature walls
- ↗ Plain hollow internal doors 2040 height
- ↗ One melamine top shelf, 3 shelves, 3 drawers & hanging rod fitted to all wardrobes with sliding doors
- ↗ Four 16mm melamine shelves fitted to linen cupboards
- ↗ Standard quality cabinet handle from choice of BuildQ Group's quality standard selection range
- ↗ R3.0 ceiling and R2.0 wall insulation – excluding garage ceiling and external walls

## ELECTRICAL AND SAFETY

- ↗ 50 Downlights to hallway, living, kitchen, bedrooms, bathroom, ensuite, alfresco and portico
- ↗ 10 Light points
- ↗ Supply, Wire & Install 33 power points (slimline power points & switches)
- ↗ Supply, Wire & Install 2 x water proof double power points
- ↗ Supply, Wire & Install 2 x TV points
- ↗ Supply, Wire & Install 2 x Data points
- ↗ Wire 3 x Ceiling fan point
- ↗ Wire & Install power connection for electric oven & fridge
- ↗ External ducting for kitchen range hood
- ↗ Supply, Wire & Install 2 smoke detectors
- ↗ Wire & Install 2 way light points
- ↗ Supply, Wire & Install IXL's in all bathrooms
- ↗ Metering & connection fees
- ↗ Supply, Wire & Install Alarm System with four PIR Sensors

## KITCHEN FEATURES

- ↗ Supply & install 20mm quality stone to kitchen from BuildQ Group's quality standard selection range
- ↗ Polyurethane/Polytec kitchen cabinetry with six soft close drawers and doors in a wide choice of colour and finishes
- ↗ Overhead cupboard above fridge space
- ↗ Built in bulkheads above overhead cupboards
- ↗ Double bowl stainless steel sink
- ↗ Designer mixer tap choice from BuildQ Group's quality standard selection range
- ↗ Tiled splashback
- ↗ White melamine shelving to Walk in Pantry

## APPLIANCES

- ↗ Westinghouse 900mm or 600mm electric oven
- ↗ Westinghouse 900mm gas stainless steel cooktop
- ↗ Westinghouse 900mm stainless steel canopy rangehood ducted externally

↗ Westinghouse 600mm stainless steel dishwasher

### BATHROOM and ENSUITE

- ↗ 600x300mm wall tiles choice from BuildQ Group's quality standard selection range
- ↗ 300x300mm floor tiles choice from BuildQ Group's quality standard selection range
- ↗ Wall Tiles up to ceiling in all the bathrooms
- ↗ Feature shower niche in each shower and bathtub shower niche
- ↗ Semi frameless shower screens with pivot door and clear safety glass
- ↗ Hand Held Showers from BuildQ Group's quality standard selection range
- ↗ Designer freestanding bath tub with luxury bath spout
- ↗ Single bowl vanity with 20mm stone
- ↗ Designer mixer taps from BuildQ Group's quality standard selection range
- ↗ Chrome plug n waste to vanity basins and bath
- ↗ Bathroom accessories from BuildQ Group's quality standard selection range
- ↗ Frameless glass mirrors
- ↗ Smart floor wastes
- ↗ Waterproofing to all wet areas to BCA requirements

### LAUNDRY

- ↗ Polyurethane/Polytec cabinetry in a wide choice of colour and finishes
- ↗ 20mm stone to laundry bench top
- ↗ Tiled splashback above sink area 600mm height
- ↗ Single bowl drop-in sink from BuildQ Group's quality standard selection range
- ↗ Designer mixer tap choice from BuildQ Group's quality standard selection range
- ↗ Floor tiles 600 x 300mm from BuildQ Group's quality standard selection range

### Other inclusions

- ↗ Coloured concrete drive-way
- ↗ Up to 2000 Litre rainwater tank & pump
- ↗ Outdoor Kitchen with mixer and sink
- ↗ Ducted inverter 2 zone air conditioning system
- ↗ Rendered front brick columns
- ↗ Modern elevated designer facade

### Additional Inclusions for a double-storey house in addition to above:

- ↗ Scaffolding to the upper roof and lower roof as required
- ↗ Pine Staircase in AC4 commercial laminate finish, timber handrail and metal balustrades
- ↗ 600x300mm tiles for balcony from BuildQ Group's quality standard selection range
- ↗ Balcony as per design, finished with glass balustrades and steel rail