

Quality Signature Inclusions

CONTRACT & PERMITS

- *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 & Long Service Levy fees*
- *Sydney water submission and approval (ZOI is excluded)*
- *DA / CC / CDC / OC documentation and approval*
- *CC / CDC fees*

SITE PRELIMINARIES

- *Power connection natural gas connection*
- *NBN conduit & wiring*
- *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*
- *4 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 500 mm cut & 500 mm fill*
- *Piering up to 75 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***
- ***Option of Concrete roof tiles or Metal roof***
- ***Aluminium powder coated windows with key locks in a variety of colour choices***
- ***Double glazed windows to all bedrooms on first floor***
- ***Colorbond metal fascia and gutters***
- ***Painted PVC downpipes***
- ***Sectional motorised garage door with 2 remotes in standard colorbond colour***
- ***2400 high quality front door from BuildQ Group's signature range up to 1200 wide***
- ***Door seals to the bottom of all external doors***
- ***2 External Garden taps***
- ***26 litre 6-star instantaneous hot water system***
- ***600 x 300mm tiles to portico and alfresco choice from BuildQ Group's signature range***
- ***Termite pest protection to Australian Standard AS3660.1***

INTERNAL

- ***2700 mm ceiling height ground floor, 2700 mm ceiling height first floor***
- ***10mm plasterboard lining to walls and 13mm to ceilings***
- ***90mm three step cornice or square set finish***
- ***600 x 1200mm floor tiles choice from BuildQ Group's signature range to main floor areas***
- ***Timber flooring from BuildQ Group's signature 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 paint system to all internal walls and choice of 4 feature walls***
- ***Media Room – Dark paint finish with acoustic insulation***
- ***2340 high designer internal doors, solid door for laundry external access***
- ***Digital Front door lock***
- ***One melamine top shelf, 2 shelves, 3 drawers & hanging rod fitted to all wardrobes with mirror sliding doors***
- ***Four 16mm melamine shelves fitted to linen cupboards 1000 mm wide***
- ***Walk in robe to Principal suite with 2 sets of shelves and drawers in Polytec wooden look finish***
- ***R5.0 ceiling and R2.5 wall rating as per Basix***
- ***Insulation to all internal walls throughout the house***

KITCHEN FEATURES

- ***Supply & install 40mm Calcutta Premium Plus stone to kitchen and pantry with waterfall finish to Island***
- ***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 in Kitchen, drop ceiling over Island***
- ***Double bowl stainless steel sink***
- ***Glass window splashback to Kitchen and Pantry***
- ***Joinery for Butler Pantry included***
- ***Choice of black tapware and sinks from BuildQ Group's signature range***

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

- ***Quality wall and floor tiles choice from BuildQ Group's signature range***
- ***Wall tiles up to ceiling in all the bathrooms***
- ***Feature shower niche in each shower and bathtub niche***
- ***Semi frameless shower screens with pivot door and clear safety glass***
- ***Hand-held showers from BuildQ Group's signature range***
- ***Designer freestanding bath tub with luxury bath spout***
- ***Single bowl vanity with 40mm stone***
- ***Designer black mixer taps from BuildQ Group's signature range***
- ***Black plug n waste to vanity basins and bath***
- ***Bathroom accessories from BuildQ Group's signature range***
- ***Choice of Chrome/ Black tapware to all bathrooms***
- ***1 x LED mirror to Master En-suite and frameless glass mirrors to rest of the bathrooms***
- ***Smart floor wastes***
- ***Waterproofing to all wet areas to BCA requirements***

ELECTRICAL AND SAFETY

- ***Downlights to hallway, living, kitchen, bedrooms, bathroom, ensuite, alfresco and portico***
- ***10 Light points***
- ***Supply, Wire & Install 45 power points (slimline power points & switches)***
- ***Supply, Wire & Install 3 x TV points***
- ***Supply, Wire & Install 3 x Data points***
- ***Wire 2 x Ceiling fan point***
- ***Wire & Install power connection for electric oven & fridge***
- ***External ducting for kitchen range hood***
- ***Wire & Install 2-way light points***
- ***Supply, Wire & Install IXL's in all bathrooms***
- ***Metering & connection fees***
- ***Supply, Wire & Install Alarm System***
- ***External ducting of all bath / toilet exhaust***

AIRCON

- *Actron ducted inverter air conditioning system*
- *4 zones are included*
- *Linear vent to ground floor living areas*

LAUNDRY

- *Polyurethane/Polytec cabinetry in a wide choice of colour and finishes*
- *40mm stone to laundry bench top*
- *Single bowl drop-in sink from BuildQ Group's signature range*
- *Designer mixer tap choice from BuildQ Group's signature range*

ADDITIONAL INCLUSIONS FOR A DOUBLE-STORY HOUSE IN ADDITION TO ABOVE

- *Designer timber staircase with glass balustrade and timber handrail*
- *Balcony as per design with glass balustrades and steel rail*
- *600 x 300mm tiles for balcony from BuildQ Group's signature range*

OTHER INCLUSIONS

- *Coloured concrete driveway*
- *Rainwater tank as per BASIX*
- *Fully rendered front facade*