

# TURNKEY INCLUSIONS INCLUDES

**VALID FROM 25/03/2026 for CAIRNS, TABLELANDS and PORT DOUGLAS AREAS ONLY**

## PRELIMINARIES

- Building application fees, contract works policy, QBCC Builders structural insurance and Q-Leave Portable Long Service Levy.
- Twelve (12) Month's maintenance period.
- Six (6) Year structural guarantee.
- Construction in accordance with BCA with wind rating, soil test, concrete slab, block work and or frame design certified and inspected by a registered engineer, building inspector or surveyor.
- Built to NCC (Liveable Housing) requirements. **(All designs will be designed to NCC requirements if not already shown on brochures)**

## SITE WORKS & STANDARD ALLOWANCES

- Equal Cut and fill up to 600mm cross fall to create a level building platform
- **NO ALLOWANCE FOR ROCK BREAKER IF ROCK ENCOUNTERED**
- House siting based on block of land no larger than 600m<sup>2</sup> max.
- Construction to suit an "S" site soil profile
- C1 Wind rating as per Australian Standards
- Structural concrete under patios, alfresco, porch, veranda, and portico
- Energy efficiency via R4.0 ceiling insulation to living areas, garages, patios and porches were shown on plans (excluding eaves)
- No allowance is made for supply and installation of rainwater tanks or dual reticulation of water
- Concrete pump allowed if required for slab of house. Boxing of zero-line allotment slabs up to 400mm high where applicable
- Termite management is controlled by installing the primary building elements of materials not susceptible to termite attack (concrete, masonry, fibre reinforced cement, steel, aluminium or other metals, preservative timber or naturally termite resistant timbers to a member of this building designed specially to take part of the building loads and includes roof, ceiling, floor, stair-way or ramp and wall framing members designed for the specific purpose of acting as a brace to those members and door jambs, window frames and reveals, architraves and skirting. Items not protected are internal wall coverings, doors, floating timber flooring and cupboard.
- **Excess soil left on site for client use, if not enough room on site, then soil will be taken away.**
- **Site Clean:** All construction rubbish is removed. Ground around house to fall away 50m over the first 1m of house **(no landscaping preparation allowed)**  
Scalps for sediment control to driveway will remain on site if driveway is not supplied and installed by builder
- Water Meter allowed. No allowance for water meter bill during construction.
- No allowance for power connection to site or power bill during construction. (Austart Homes will set up electrical account prior to site works in clients name and client be accountable for power bill).
- No allowance for wiring from Tele-communications box to meter box and no allowance for phone connection
- No allowance for retaining walls, even when required by council
- No allowance for rock in footings and or service trenches
- No allowance for relaxation fees to council.
- **NO ALLOWANCE FOR CRANE OR FRANNA HIRE IF SUPPLIES CANNOT GET ONTO SITE DUE TO STEEPNESS OF BLOCK OR WET WEATHER CONDITIONS. (IF REQUIRED THIS WILL BE CHARGED TO THE CLIENT)**

## ROOF COVER

- 21 Degree roof pitch with Engineer designed treated pine roof trusses
- BHP Colorbond metal roof and Colorbond square gutter and fascia

## WINDOWS

- Key locked powder coated aluminium sliding windows and doors with grey glass with 2000mm head heights for block homes. All in a choice of colours from the "Builders Range".
- Choice of clear or translucent glass to bathroom, ensuite and toilet windows.
- Flyscreens only to all opening windows and sliding doors, including front door, exclude garage internal and external door if shown.

## DOORS AND MOULDING

- Front Doors choice from Hume Trend Profiles paint grade pre-hung in timber frame.
- Fixed glass timber framed (paint grade) sidelights (where shown on brochure) with choice of translucent or Grey clear glass
- Flush A bond rear external doors when hinged – paint finish (when shown on brochure)
- Internal doors to be Flush doors Pre-Hinged paint grade with treated pine jambs.
- Termite treated pine architrave (42mm x 12mm) s and treated pine skirtings (68mm x 12mm) for paint finish

## DOOR FURNITURE

- Entrance sets are keyed alike only if same model of door furniture is chosen and fitted to main entry door, garage personal door and laundry timber door (if shown on plan).
- Lever lock sets from Builders Range in Satin chrome or polished chrome for front entry and internal garage personal door.
- Cavity sliding doors to have circular locks in bright chrome or satin chrome. Privacy sets fitted to bathrooms and toilets
- White DS1 & DS2 door stops fitted to doors and White bumpers to doors in tiled areas
- Raven RP4 door seals fitted to all timber external door jambs.

Plans, specifications, suppliers, and product model numbers may change without notice and these items may vary in colour, style, and finish to display homes.

## **GARAGE DOOR**

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- 5000 x 2100mm high (approx.) Colorbond Panelift door to garage with remote control or handset in a choice of colours

## **ROBES & LINEN**

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- Hinged Flush doors pre-hinged system (for paint finish)
- Powder coated white or silver wire ventilated shelves to robes and linen
- 1 shelf with hanging rail to all robes, 4 shelves to linen and storeroom if shown on brochure, excluding store provision. 1 Shelf to broom cupboard (if shown on brochure), 4 melamine shelves to walk in pantry (if shown on brochure)

## **ELECTRICAL**

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- 10 Lineal metres of underground power allowed (owner to pay for connection fees and power during construction)
- Circuit breaker board with earth leakage
- Conduit only from pillar box to meter box. Wiring only in house to outside wall for connection by tele-communications company and wall plate for one phone point.
- One television point with six lineal meters of coaxial cable
- White Basic lights and power points and LED white downlights. (As shown on plans)
- External wall mounted bunker light outside laundry when no eaves or LED white downlight when eaves. (When shown on electrical plan)
- 3 External up and down Stainless-Steel wall lights to front façade. As shown on plan.
- Smoke detectors hard wired with battery backup
- 325 Litre Heat Pump Hot Water unit.
- 1200mm white metal 3 bladed ceiling fans to bedrooms, living areas and patios (As shown on electrical plan)
- Split System Inverter Cooling Only Air Conditioning Units to bedrooms, living area (dining and kitchen area included in this area), media room (if shown on plan) and study (if shown on plan, excludes study nooks) (Locations of indoor and outdoor units as shown on plans by builder)

## **KITCHEN**

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- Laminate board (from TURNKEY range) in choice of colours to cupboard doors and end panels with matching 2mm PVC edge strips
- Rolled edge laminate bench tops (from TURNKEY standard colour range)
- Kitchen kick boards constructed of ply allowed for tiling.
- One 450mm wide bank of drawers with cutlery tray to top drawer
- Full access corner cupboards where applicable
- Dishwasher provision with cold water point and single power point
- Fisher & Paykel DW60FC1X1 Stainless Steel Dishwasher (Single door)
- Fisher & Paykel OB60SC7LEX1 600mm wide stainless steel wall oven
- Fisher & Paykel CE604LBX2 600mm 4 burner Electric ceramic glass cook top
- Fisher & Paykel HC60PLX4 600mm Pyramid Canopy Stainless Steel rangehood with stainless steel flue
- Raymor Essential double bowl 1135mm stainless steel sink with single drainer and Raymor Projix chrome sink mixer

## **PLUMBING & DRAINAGE**

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- Front and rear yard taps fitted with back flow prevention valves (2 total)
- Water, storm water and sewer to suit standard block up to 600mm in size with 6m setback only from front for stormwater and power and water connections.
- Temperature limiting valve to whole of house to reduce risk of scalding and 500kpa pressure limiting valve to whole of home if required

## **BATHROOMS, WATER CLOSETS AND POWDER ROOM**

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- Raymor Atlanta MKII toilet suite with dual flush china cistern and semi concealed pan in white with soft close seat.
- Approx. 900mm high square polished edge mirrors to full length of vanity finishing with top of shower approx.
- Raymor Recline acrylic 1650mm long bath in white.
- Up to 2000mm high clear glass perimeter framed shower screen with semi frame-less pivot door if separate shower, in choice of colours
- Raymor Projix mixers to basins, bath & shower with Palio Swivel chrome spout to bath with AAA rated Raymor Malaney Round shower arm.
- Approx. 460mm deep x 900mm wide (1200mm if shown on plan) wall hung floating or to the floor vanity in Choice of Colours and Styles from the Fienza Universal Range with Soft Close Drawers, White Ceramic top and bowl with 1 tap hole to bathroom and ensuite were shown on plan.
- Raymor Projix double towel rail or 2 towel rings if towel rails do not fit and toilet roll holder in chrome, towel ring to powder room and/or vestibule if applicable.
- Noggins for future grab rails to showers, bath and toilets where shown.

## **WET AREA TILING (no allowance for main area tiling)**

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- Ceramic Tiles up to 450 x 450mm from TURNKEY RANGE of tiles (allowance of \$33.00m<sup>2</sup> inclusive of GST) with grout between 3 and 5mm wide (depending on quality of tiles) and to Alfresco and Porches as shown on plans including riser tiles to perimeters of Alfresco and Porch slab edges where visible.
- Wall tiles approx. 2000mm to shower areas only and approx. 600mm over bath, kitchen bench-tops and underside of canopy range hood, 600mm over laundry tub with up to one tile over vanities. Skirting tiles to garage internal slab edges where shown.
- Floor tiling to laundry (if shown) plus bathroom, vestibule, toilets, powder room and ensuite with approx. 200mm high skirting tile
- Floor and wall tiles laid square. No allowance for patterns, frieze, border tiles, mosaics and sub way tiles or sealing if required

## **FLOOR COVERINGS**

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- Carpets to all bedrooms, study, and Media room (if shown on plans) from the Turnkey range
- Vinyl planking from the Turnkey Mid-Range to all living areas excluding Media Room.
- Ceramic Tiles up to 450 x 450 from TURNKEY RANGE of tiles (allowance of \$33.00m<sup>2</sup> inclusive of GST) with grout between 3 and 5mm wide (depending on quality of tiles) to Alfresco and Porch as shown on plans including riser tiles to perimeters of Alfresco and Porch slab edges where visible.

## **LAUNDRY**

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- 45ltr stainless steel tub with white poly cabinet with single door. Includes Raymor Projix sink mixer

## **PAINTING**

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- WHITE & PASTEL COLOURS ONLY and ONLY 1 COLOUR IS TO BE CHOSEN FOR ALL AREAS INTERALLY and EXTERNALLY.
- 2 coats, to ceilings using quality of paint equal to Dulux Professional contractor flat plastic (one colour only)
- 3 coats, to walls using quality of paint equal to Dulux Professional Ultra-hide Lo-sheen acrylic (one colour only)
- 3 coats, to woodwork and internal doors using quality of paint equal to Dulux Professional Ultra finish gloss acrylic (one colour only)
- 1 coat, to top and bottom of doors (one colour only)
- 2 coats, one colour system to exterior rendered walls using quality of paint equal to Dulux Professional Ultra screen (one colour only)
- No allowance for separate cornice colour, no allowance for feature walls, no allowance for different colours to walls, woodwork, doors and ceilings.

## **INTERNAL WALLS**

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- 10mm gyprock on 70mm stud walls with 90mm cornice, 90mm stud walls if required where cavity door units are noted on plans.
- Wet area plasterboard to wet area walls, patio ceilings and garage base sheet.

## **EXTERNAL FINISH**

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- Block walls using 200 Series masonry blocks at 2600mm high with 2550mm high ceiling height due to ceiling battens.
- Block homes to have a 2-coat render system up to 2mm thick with Sand Finish. (Smooth finish)
- Inside garage to have 2 coat render system as per external wall finish.

## **WINDOW COVERINGS**

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- Internal window covering allowance. PC of \$3500 excludes builders' margin and GST

## **DRIVEWAYS**

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- Plain Concrete Driveway and path to porch allowance of 60m<sup>2</sup>, (does not allow for cut out of kerb or footpaths or sealing)

## **ASSCESORIES**

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- Duo Wall mounted Clothesline in GREY only (if not enough room on house walls, then mounted with ground mounting kit on fence line)
- TV Antenna with booster or connection for Telstra Community (this is only in some sub-divisions and may cost extra)