

PREMIER PLUS BASE PRICE INCLUDES

VALID FROM 09/12/2025 for CAIRNS, PORT DOUGLAS AND TABLELANDS 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

- Cut and fill up to 600mm cross fall to create a level building platform
- **NO ALLOWANCE FOR ROCK BREAKER IF ROCK ENCOUNTERED**
- Construction to suit an "S" site soil profile
- C1 or N2 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 only. 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. Optional termite systems are offered at additional costs.
- **Excess soil left on site for client use, if not enough room on site then soil will be taken away.** All construction rubbish is removed. Scalps for sediment control to driveway will remain on site if driveway is not supplied and installed by builder
- No allowance for payment of water meter installation fees to council if not paid for by Developer or water rates during construction
- No allowance for power connection to site or power bill during construction, client to set up electrical account prior to site works.
- 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

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 tinted 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 window

DOORS AND MOULDING

- External Doors from Builders Range in paint grade or Stain Grade pre-hung in timber frame with Grey Clear or Translucent glass.
- 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 available from Builders Range in Pre-Hinged paint grade with treated pine jambs.
- Termite treated pine architraves (42mm x 11mm) and treated pine skirtings (68mm x 11mm) for paint finish in choice of profiles from builders range.

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 brochure) or any French doors (if shown on brochure)
- Lever Lock sets to Front Door, garage internal door (external if shown on brochure and laundry timber door (if shown on brochure) in Choice of Satin Chrome and Polished Chrome and Choice of Styles from Builders Range. All locks keyed alike.
- Internal Door lever handles in choice of styles from Builders Range and choice of either satin chrome or polished chrome.
- Cavity sliding doors (if shown on brochure) to have circular or square locks in bright chrome or satin chrome. Privacy sets fitted to bathrooms and toilets.
- Silver magnetic door stops fitted to doors and Silver bumpers to doors in tiled areas.
- Raven RP4 door seals fitted to all timber external door jambs with timber sills

GARAGE DOOR

- 5000 x 2100mm high (approx.) Colorbond Panelift door to garage with remote control or handset in a choice of colours
- Special BHP Wood colouring is extra cost

ROBES & LINEN

- Choice of Doors from Builders range in either hinged style or sliding with flush pull handles in polished or satin chrome. Frames in white or silver or mirror sliders with aluminium frames with choice of frame colours (when shown on brochure).
- 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), 1 bank of shelves and baskets to robes and pantry (when shown on brochure), excludes linen cupboards.

ELECTRICAL

- 10 Lineal metres of underground power allowed (owner to apply & 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 two phone points.
- Two television point with six lineal meters of coaxial cable
- White Flat switch lights and power points and LED white down-lights.
- External wall mounted bunker light outside laundry when no eaves or LED whitedown-light when eaves. (when shown on electrical plan)
- Smoke detectors hard wired with battery backup
- Heat bank hot water unit.
- White 4 bladed ceiling fans to bedrooms, living areas and patios (when shown on electrical plan)

KITCHEN

- Laminate board (from builders' range) in choice of colours to cupboard doors and end panels with matching 2mm PVC edge strips
- Rolled or Square edge laminate bench tops from builder's standard colour range
- Kitchen kick boards constructed of ply to allow for future tiling by others.
- One 450mm wide bank of drawers with cutlery tray to top drawer
- Two pot drawers on either side of cook-top when under bench oven, and 2 pot drawers under cook-top when wall oven tower
- Wall oven tower (when shown on brochure) will have 2 pot drawers and a microwave provision
- Microwave provision with 1 pot drawer under (when shown on brochure)
- Full access corner cupboards where applicable and Overhead cupboards when shown on brochure
- Dishwasher provision with cold water point and single power point and Fisher & Paykel DW60FC1X1 Stainless Steel Dishwasher (Single door)
- Fisher & Paykel OB60SC7LEX1 600mm wide stainless steel wall oven (if shown on brochure in wall oven tower) or OB90S4LEX3 Elba 900mm wide stainless steel under bench oven
- Fisher & Paykel CE905CBX1 900mm Electric ceramic glass cook top
- Choice of either Fisher & Paykel HC90CGX1 900mm glass canopy rangehood with stainless steel flue or Fisher & Paykel HC90DCXB1 900mm re-circulating rangehood in black and stainless-steel finish
- Raymor Essential double bowl 1135mm stainless steel sink with single drainer and Thyme chrome sink mixer or Oliveri Nu-Petite Double Bowl top mount sink 875mm in stainless steel.
- Cold Water Tap in Fridge provision.

PLUMBING & DRAINAGE

- Front and rear yard taps fitted with back flow prevention valves (2 total)
- Water, storm water and sewer to suit standard block up to 600m² 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

Plans, specifications, suppliers and product model numbers may change without notice and these items may vary in colour, style and finish to display homes.
PREMIER PLUS INCLUSIONS UPDATED 09/12/25—CAIRNS, PORT DOUGLAS and TABLELANDS AREAS ONLY

BATHROOMS, WATER CLOSETS AND POWDER ROOM

- Fienza Empire toilet suite with dual flush china cistern and fully concealed wall face pan in white with soft close seat.
- Approx. 900mm high polished edge mirrors to full length of vanity finishing with top of shower approx.
- Raymor Recline acrylic 1650mm long bath in white
- Raymor Recline acrylic spa in white with 6 matching jets and waste (when shown on brochure)
- Raymor Alpa Freestanding Curve 1700mm White bath (when shown on brochure)
- Up to 2000mm high clear glass perimeter framed shower screen with frame-less pivot door in choice of colours.
- Thyme Square Polished Chrome mixers to basins, bath, and shower with Square Swivel chrome spout for bath and AAA rated WINTON DUAL SHOWER SET in Square or round Shower head.
- 500mm deep vanity unit with Raymor Square semi-recessed Amethyst countertop basin or round basin.
- Laminate bench tops for both with cupboard finishes having same options as kitchen.
- Fienza Edge Small white rectangular wall hung basin and cupboard to powder room (when shown) includes basin mixer and polished edge mirror.
- One 300mm approx. wide bank of 3 drawers allowed for each vanity
- Raymor Edge II 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 shower, bath and toilets.

WET AREA TILING (no allowance for main area tiling and tiling to alfresco or porches)

- Ceramic or Porcelain (with pressed edges), (rectified is an additional extra) up to 600 x 600 with a PC allowance of \$44.00m² delivered to site inc GST with grout between 3mm and 5mm wide (depending on quality of tiles and tile manufacturers recommendation)
- Wall tiles approx. 2000mm to showers and approx. 600mm over bath, kitchen bench-tops and behind canopy range hood, 600mm over laundry tub with up to one tile over vanities. 1200mm above Freestanding baths (if bath shown on brochure)
- Floor tiling to laundry (if shown) plus bathroom, vestibule, toilets, powder room and ensuite with approx. 200mm high skirting tile
- Tiles over ply kick boards to all vanities
- Floor and wall tiles laid square. No allowance for patterns, frieze, border tiles or sealing if required
- Smart Tile Waste to showers only.

LAUNDRY

- Everhard Project 45ltr stainless steel tub with white poly cabinet with single door. Includes Raymor Projix chrome sink mixer
- Cupboards were shown on brochure to have same finishes as kitchen

PAINTING

- **WHITE & PASTEL COLOURS ONLY**
- 2 coats, one colour to ceilings using quality of paint equal to Dulux Wash and Wear Matt Finish
- 3 coats, one colour to walls using quality of paint equal to Dulux Wash and Wear Matt Finish
- 3 coats, one colour to woodwork and internal doors using quality of paint equal to Dulux Wash and Wear Matt or Semi-Gloss Finish
- 2 coats, one colour system to exterior rendered walls using quality of paint equal to Dulux Weather shield in Matt or Semi-Gloss Finish
- No allowance for separate cornice colour, no allowance for feature walls.
- All timber features to verandas, porches and gables, timber posts and timber louvers are to be painted. STAINING IS EXTRA

INTERNAL WALLS

- 10mm gyproc on 70mm stud walls with 90mm cornice
- Wet area plasterboard to wet area walls, patio ceilings and garage base sheet.

EXTERNAL FINISH

- Block walls using 200 Series masonry blocks at 2600mm high with 2550mm high ceiling height
- Block homes to have a 2-coat render system up to 2mm thick with sand finish
- Inside garage and all gables when flush with masonry block walls to have 2 coat render system as per external wall finish.