



Specification and Schedule of Fittings Included in the Yong Construction House and Land Package.

General:

Prices are based on level "S" and "M" Class fully serviced site and includes the cost of Engineers soil test and structural foundation design, concrete pump, minimum sediment / erosion control, site inspections, contour survey, building certification fees, plumbing and drainage fees, PLSLA levy fee, QBSA Insurance and Contractors All-Risk insurance. Construction methods to suit N2 wind loading as per Building Code of Australia.

Provision of complete drawings; contour survey of your site before construction; full soil test and Engineers footing and slab design; all fees including the water connection and building application fees; public risk insurance during construction; Building Services Authority indemnity; full on site works, including Building Platform preparation; fixed price for cut and fill over house area; storm water and sewer drains as required; general permits and approvals; three and a half energy rating; all included.

Not Included in the Contract Price: The cost of all retaining walls, soil stabilization / retention, rock excavation, tree removal, acoustic requirements, compliance with any Council energy rating system and sand / metal bedding service pipes is to be paid by the owner.

Access:

Accessibility to the building site is the responsibility of the owner unless the access is already available. Any costs incurred by the Builder due to difficult site access including crane hire and carting of materials to be paid by the owner.

Termite Treatment:

Chemical-free termite treatment to AS3660.1 (section 6) including monolithic slab and approved collars to all service penetrations. Perimeter termite protection using systems to AS Standards.

Foundations & Floor:

Stiffened raft footing system designed by QLD Soil Testing for "S" and "M" soil classification to AS2870 with brick rebate. Steel reinforced concrete slab to engineers footing and slab design under slab termite protection using systems to AS Standards.

External Frame and Trusses:

In accordance with the Queensland Building Act and the Standard Building Regulation 19193: **Framing:** graded and season pine to N2/"W33" specifications and **Trusses:** to manufacturers design to N2/"W33" specification.

External Walls:

Clay bricks from premium and diverse Builder's range, natural mortar, raked mortar joints.

Internal walls:

Timber wall and ceiling framing, lined with 10mm plasterboard; 90mm cove cornice throughout.

Insulation:

R2.5 batts to ceilings and reflective foil wall wrap to external walls.

Hip Roof:

Concrete tiles (from Builder's range) fixed unsarked at 25 degree pitch with 450mm eaves.

Gutter and Fascia:

Colorbond fascia, quad gutter and painted round down pipes as per colour selection. Eaves boxed and lined with 4.5 fibre cement sheeting or as per plan.

Windows:

Aluminium clear glazed sliding windows and patio sliding doors; colours from Builder's range with key-lock. Insect screens fitted to all sliding glass windows and doors.

Window Treatment:

Neutral vertical blinds.



Mouldings: Skirting:

Timber finger joint or MDF 67 x 12mms profile for painting.

Architraves: 42 x 12mm.

Doors:

Internal: Corinthian Readicote Standard hardboard. **Front Entry:** Weatherproofed Corinthian Panel-carve (PPC 4, 8 or 9) with clear glass to sidelight as per plan. **Rear Entry:** 1/3 Glass Hinged weather-proof as applicable. Weather strips to external doors.

Door Furniture: Internal:

Gainsborough Contractor Series knob passage sets with privacy latches to bedroom 1, Bathroom and WC, colour to be selected. **External:** Gainsborough Premier 840 entrance set, colour to be selected. Deadlocks fitted to all external timber doors. All keyed alike.

Kitchen Fittings: Cupboards:

600mm wide bench cupboards finished in lamiwood or similar with selected door knob / handles, white melamine internal linings, laminated bench tops with 180 degrees, 8-8 or 10-10 post-formed edges, one intermediate shelf and a nest of four drawers, colours from Builder's range. Ceiling height plaster board lined pantry cupboard with four shelves and bar, and 300mm wide laminated top to raised server (where applicable). **Sink:** Radiant wide R127 1080mm bowl and three-quarter stainless steel inset sink with provision for dishwasher below drainer. **Tapware:** Mixer Top (chrome), as per plan.

Kitchen Appliances:

Cook-top, Under-bench oven and Rangehood: in White.

Bathroom & Ensuite Fittings:

Bath: 152mm bath (white). **Shower screen:** Softline aluminium fixed screen with pivot door, coloured frame and clear laminated glass. **Vanity Unit:** Premier Specification cabinet with laminated doors, three drawers and acrylic top. **Mirror:** frameless in safety glass. **Towel Rail and Soap-Holder:** chrome.

WC Fittings:

Toilet Suite: Slim-line range Caroma Stylus Symphony with 6/3 dual flush cistern (white) and Vitreous china full flush 'S' trap pan (white). **Toilet paper Holder:** Chrome.

Laundry Fittings:

Trough & Cabinet: 45 Litre Polymer tub and cabinet (white). Chrome hot and cold washing machine cocks and handles. **Clothesline:** wall mount.

Tiling:

Wet area ceramic wall and floor tiles from premium and diverse builder's range. **Kitchen:** Up to 600mm over all bench tops. Floor tiling allowed in kitchen. **Bathroom / Ensuite:** Up to 2000mm to the shower alcove walls, 500mm over the bath and one skirting row to the remainder; fully tiled floor. **Laundry:** Up to 500mm over the trough and washing machine position and one skirting row to the remainder; fully tiled floor. **WC:** One row of skirting tiles; fully tiled floor. White grout used in wet areas.

Floor Covering:

Carpet to lounge room, bedrooms and living areas or as per plan and as per colour selection of 100% Polypropylene fibre pile.

Wardrobes:

Coloured aluminium framed sliding door robes with coloured vinyl fronts, overhead shelf and hanging rail to all bedrooms. **Walk-in-robe to Bedroom 1:** Corinthian Readicote hardboard door (where applicable), with overhead shelf and hanging rail.

Linen Cupboard:

Coloured aluminium framed sliding door cupboard with coloured vinyl fronts and four shelves and hanging rail, flush panel Redicote swing doors to linen or as per plan with four shelves internally.

Hot Water Service:

Endurance Plus 20P with Antifrost, Preset 50, Gas hot water service.



Air-conditioning:

One only 2.5 HP split unit in living room. **Ceiling Fans** in all bedrooms.

Water Conservation:

5000 Litre Water Tank in round style.

Plumbing & Drainage:

Cold water: 10 lineal metres allowed connecting from water meter to house, IPEX water service to all internal fittings and outlets. Front and rear garden taps included. **Tapware:** Chrome. **Sewer:** 50 Lineal metres of drains allowed as standard. **Stormwater:** 50 Lineal meters of drains allowed as standard.

Electrical:

Ample light and double power points. Compact fluorescent bulbs and batten holder fittings installed to 40% of the floor area. Two **television points** with coaxial cable, including **TV antenna;** Automatic circuit breakers with earth leakage safety switches to meterbox; Clipsal 2000 colour co-ordinated accessories throughout; underground connection (80 amp single phase) from main supply point to meterbox (allowance 10m). Isolated switch to Hotplates and HWS as applicable.

Exhaust fan in bathroom, ensuite and toilet as applicable; **Light points** internally one per room; Double power points x2 in living room, kitchen and main bedroom; Double **power points** x1 to bathroom, ensuite, family room, laundry and garage; Single power point for Rangehood, Refrigerator connection; Dishwasher connection and remote control for garage door.

Smoke detectors (two) are wired to main supply. **Security sensor** light and fitting to front porch and patios/pergola; **light fittings** as per diverse builder's range; **Telephone points** x 2 pre wire for main bedroom and kitchen; **smoke alarms/detectors** as per statutory requirements and position of installation.

Painting:

External: Gloss acrylic to external woodwork, meterbox, front entry door and sidelight (from Builder's range). **Internal:** Flat Acrylic (white) to ceilings, sealer coat, then two coats of washable premium acrylic to all walls. Gloss enamel to all internal doors and woodwork. One colour to internal walls allowed as standard (from Builder's range).

Garage Doors:

4200mms panel lift door with remote control; 2 x remotes provided.

Landscaping:

Turf laid in the entire yard in 'A' grade turf. **Letterbox:** powder coated aluminium installed as per builder's selection. **Fencing:** 1800mm high CCA treated timber fence, on three boundaries as applicable to front line of house with return to house, one gate fitted to front side fence as required. **Landscape Gardens:** trees and plants as applicable with garden edging as per builder's selection. **External Taps:** 2 x brass external taps installed as one for front and one for back of house.

Cleaning:

Builder's house clean (windows included). Building debris only removed from site on completion (excluding excess soil).

Excluded:

Prices exclude the cost of floor covering, curtains, prints, painted feature walls, feature tiling to wet areas, tiling to patios and front porch. Colorbond roof, external bagging / rendering and painting, retaining walls, watering systems, paving, pergolas, optional patios, and security alarms unless specified by way of a variation. Yong Construction Group reserves the right to alter its plan, specifications and prices without notice.

Emissions and Errors Omitted.

