



## EMM LUXURY

- ★ 6.5 Star Home
- Raked Ceiling Throughout home
- Suit 15+ Metre Lot

**\$269,759.00** inc. GST\*

\* Price is for completed home only, with specifications attached. External works are site specific and therefore priced separately.



Phone: 07 5437 8119

Display Home: 8 Sweep Court Birtinya Island (entrance to Birtinya Island off Regatta Blvd, Wurtulla)

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## INCLUSIONS LEVEL FOR EMM LUXURY

### 1. Preliminaries

- Designer's plans.
- Engineer's soil investigation.
- Engineer's Slab and Frame design.
- Private certification and Council fees for building approval only.
- Queensland Building Services Authority (QBSA) Insurance.
- Construction Insurance.
- QLeave Fees (portable long service levy).

### 2. Site works

- Site scrape of light vegetation only, with a building platform cut and fill of no more than 300mm fall.
- Sediment control as per local government requirements.
- Building set out by Surveyor.
- Construction waste removal.

### 3. Base/Slab

- Engineered design to suit soil type (M) Classification.
- Termite Protection as per AS 3660.1.

### 4. Framing

- Timber wall and roof framing is supplied with H2 treating for a greater protection from termites.
- Timber framing to be installed to Australian Standards.

### 5. Windows

- Aluminium Windows and doors to be as per plans to 2400 high with standard powder coating colours.

### 6. Roof

- To be Colorbond (as per plans) to the colour of your choice from the Colorbond standard colour range.
- 50mm Anticon wool blanket to the underside of the roof sheeting
- Raked ceilings throughout home.
- Colorbond metal fascia and gutter (as per plans).

### 7. Plumbing

#### 7.1 Sewer / Stormwater Drainage and Water Reticulation

- Sewerage drainage to be connected to sewer connection point (If applicable).
- Painted PVC round downpipes (as per plan).
- Storm water drainage to kerb and channelling as per plan (if applicable).
- Painted PVC round downpipes (as per plan).
- Town water supply to all drinking water taps, showers, hot water system, vanity basins, laundry sink taps and refrigerator point (If applicable).
- 5000 litre above ground poly rain water tank plumbed to Council requirements.
- Bermuda tile inserts to floor and shower wastes.
- Two (2) external taps,
- Two (2) external yard gully drains.

#### 8. Electrical

- Hard wired smoke detectors surface mount as per Building Code of Australia (BCA) standards.
- Meter box with earth leakage circuit breakers.
- Two (2) Clipsal C2000 double power point to all rooms (except W.C).
- Two (2) fluorescent down lights per bedrooms, laundry, bathroom, ensuite, walk in robe and with two (2) 1200mm long diffused fluorescent to garage.
- One (1) light point per every 5m<sup>2</sup> of living space.
- One (1) Light point in each hallway
- One (1) x 30cm external oyster light to every external door
- Clipsal Slimline SC2000 light switches.
- Two (2) telephone points.
- One (1) television points to main bedroom and each living room.

- Television antenna to pick up local and Brisbane stations, depending on the location of the site.
- 48 inch white aluminium four (4) blade ceiling fans to all bedrooms and living areas.
- Heller 10 inch exhaust fans to the bathroom and ensuite.
- Dux airoheat 250lt heatpump hot water system.

### 9. Masonry

- Solid concrete core filled blocks as per architectural and engineering plans .
- **10. Internal Linings**
- 10mm plasterboard ceiling affixed to metal ceiling battens.
- 10mm plasterboard fixed to walls.
- 6mm fibre cement sheeting fixed to walls in bathrooms and ensuite.
- Paper Tape Square Set to wall and ceiling Joints in all main living areas, with 75mm cove cornice to all other areas.

### 11. External Linings

- Front entry door aluminium as per plan with clear glass Schlage entrance door lock and Schlage 600mm Corfu Stainless steel Pull handle.
- Linings to eaves to be 4.5mm fibre cement sheeting with PVC joint strips.
- Linings to the patio to be 6mm fibre cement sheet with set joints.
- 2.3mx 5.2m concealed garage door with two (2) remote controls and one (1) wall remote control. Single Roller door to rear access of garage.
- Cladding as per plans.

### 12. Internal Fixtures

#### 12.1 Timber Joinery

- 42mm x 12mm paint-grade pine splayed architrave to all internal doors, internal cupboards, external windows and external doors.
- 68mm x 12mm paint-grade pine splayed skirting to all wall and floor joints, except in wet areas.

#### 12.2 Internal Doors

- 2340mm-high flush panel doors with three (3) 100mm zinc hirline hinges, Schlage 7000 series tubular lever range door furniture, and magnetic catches to all hinged doors (privacy sets to W.C, ensuite, bathroom and master bedroom).
- 2340mm-high flush panel doors with Schlage cavity sliding door locks to all cavity sliders (if applicable).

#### 12.3 Internal Robes and Linen

- 2400mm mirror framed sliding doors to all robes with single ventilated wire shelf with hanging as well as a nest of 3, 600mm shelves to one side (if applicable).
- 2400mm vinyl framed sliding doors to all linens with four (4) ventilated wire shelves (if applicable).

#### 12.4 Ensuite, Bathroom, W.C, Laundry Cabinets

- Standard laminate to custom made vanities with doors, 1 bank of 3 drawers with PVC edge stripping to doors, drawers and panels.
- Frameless mirrors 900mm-high along length of vanity.
- Polished silver semi frameless clear laminate shower screen with pivot door to all showers.
- 900mm high standard laminate custom made cabinet with doors as per plan

#### 12.5 Ensuite, Bathroom, W.C, and Laundry Plumbing Items

- Stylus Carboni semi recess basins and Hansa Polo basin mixers.
- Hansa Ecojet Neu 1 shower on rail with Hansa Polo wall mixer.
- Stylus Newbury island mount 1675mm acrylic bath with Hansa Polo wall mixer and a Hansa Vartis bath spout.

- One (1) Virtu Circuit chrome metal accessories towel rail to each shower.
- One (1) Virtu Circuit chrome metal accessories toilet roll holder to each toilet.
- Fowler Newport Cube close couple vitreous china toilet suites (as per plan).
- Radiant R45S-stainless steel drop-in tub with Hansa Polo Sink mixer to laundry. Chrome plated brass quarter-turn taps for washing machine are to be concealed inside the laundry cupboard.

### 12.6 Kitchen Cupboards

- 2 Pac finish to custom made kitchen cupboards, doors and drawers.
- 20mm Essa Stone with square edge and 3mm aris edge to the bench tops.
- 900mm-high cupboard doors with one (1) bank of drawers with a cutlery insert in the top drawer. Square edge with aris to doors, drawers and panels. Handles from standard range.
- 600mm-high overhead cupboards (as per plans) with square edge aris to doors and panels. Handles from the standard range. Painted bulkhead from top of cupboards to the ceiling.

### 12.7 Kitchen Appliances

- Drop-in Clark Quattro 6040 1120mm double bowl stainless steel kitchen sink with Hansa Polo Sink mixer.
- Electrolux EHD60150P induction cook top (or gas equivalent).
- Electrolux EOEM61AS multifunction oven.
- Electrolux EFP6500X/A slide out range hood.
- Electrolux ESL66010 integrated dishwasher.

### 13 Floor and Wall coverings

#### 13.1 Wet Area Tiling

- 200mm tiled splash to vanity and 200mm tiled skirtings.
- Shower recess to be tiled to 2.0m high.
- Bath to be tiled to 400mm above the bath, and to the floor below the bath.
- 200mm tiled splash back to the laundry cabinet.
- Kitchen splash back to be tiled from the bench top to the underside of the overheads cupboards (if applicable).
- Floor tiling to wet areas
- Tiling to be done in the Builders range 600mm x 600mm vitrified porcelain.

#### 13.2 Floor Coverings

- polished concrete floor to main living area (all types of floor coverings available on request)
- Carpets to be from the Godfrey Hurst standard colour range to all bedrooms.

### 14. Rendering and Painting

#### 14.1 Rendering/external painting

- Render to be two (2) coats of bagged render sponge finished to all masonry.
- Render system to be polymer modified with fibre glass reinforced mesh to light weight cladding.
- External painting to walls and eaves to be two (2) coat system with external premium grade paint.

#### 14.2 Internal Painting

- Internal paint to be in a maximum of two (2) colours. (Note: extra cost will be incurred should coats in excess of what is specified be required).
- Acrylic flat ceiling paint to have one (1) coat of sealer and one (1) finish coat.
- Acrylic Low sheen to walls to have one (1) sealer coat and two (2) finish coats
- Acrylic gloss timber work to have one (1) coat of sealer and two (2) finish coats.