



EMM LIFESTYLE

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

\$245,296.00 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 LIFESTYLE

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.
Raked ceilings throughout the home.

5. Windows

- Aluminium Windows and doors to be 2100 high as per plans 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.
- 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.
- Square chrome plated brass to floor and shower wastes.
- Two (2) external taps,
- Two (2) external yard gully drains.

7.2 Gas Hot Water Unit

- Dux 26PL Endurance Plus five-star continuous flow gas hot water system.

8. Electrical

- Hard wired smoke detectors surface mount as per Building Code of Australia (BCA) standards.
- Meter box with earth leakage circuit breakers.
- One (1) Clipsal C2000 double power point to all rooms (except W.C).
- One (1) 30cm fluorescent claw oyster light per room with a 1200mm long diffused fluorescent to garage.

- One (1) 30cm external oyster light to every external door.
- Clipsal C2000 light switches.
- Two (2) telephone points.
- Two (2) television points.
- 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.

9. Masonry

- Solid concrete core filled blocks as per architectural and engineering plans and (if applicable).

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.
- 75mm cove cornice to wall and ceiling joints.

11. External Linings

- Front entry door: Commercial aluminium section as per artist impression with Schlage entrance lock set
- External door: Hume 2040mm x 820mm X1 Duracote in painted timber frame with Schlage Regent Series entrance door lock to laundry.
- Linings to eaves and patio to be 4.5mm fibre cement sheeting with PVC joint strips.
- 2100mm x 4800mm concealed garage door (clade with fibre cement sheeting) 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

- 2040mm-high flush panel doors with three (3) 100mm zinc hirline hinges, Schlage Regent Series tubular lever range door furniture, and cushion catches to all hinged doors (privacy sets to W.C, ensuite, bathroom and master bedroom).
- 2040mm-high flush panel doors with Schlage cavity sliding door locks to all cavity sliders (if applicable).

12.3 Internal Robes and Linen

- 2100mm vinyl-framed sliding doors to all robes with single ventilated wire shelf with hanging (if applicable).
- 2100mm vinyl framed sliding doors to all linens with four (4) ventilated wire shelves (if applicable).

12.4 Ensuite, Bathroom, W.C, Laundry Cabinets

- Commodity range laminate to custom made vanities with doors, with PVC edge stripping to doors and panels.
- Polished silver framed mirrors 900mm-high along length of vanity.
- Polished silver framed clear laminate shower screen with pivot door to all showers.

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

- Stylus Maxton 1525mm acrylic bath with Stylus Venecia wall mixer and Stylus Elegance bath spout.
- One (1) Caroma Cosmo chrome metal accessories towel rails to each shower.
- One (1) Caroma Cosmo chrome metal accessories toilet roll holder to each toilet.
- Stylus Prima close couple vitreous china toilet suites (as per plan).
- Radiant R45S-Stainless Steel tub and polycarbonate cabinet with Stylus Venecia sink mixer to laundry.
- Chrome plated brass quarter-turn taps for washing machine concealed inside laundry cupboard.

12.6 Kitchen Cupboards

- Commodity colour standard laminate to custom made kitchen bench tops, cupboards, doors and drawers.
- 900mm-high cupboard doors with one (1) bank of drawers with a cutlery insert in the top drawer. PVC edge strip to doors, drawers and panels. Handles from standard range. Post formed bench tops.
- 600mm-high overhead cupboards (as per plans) with PVC edge strip to doors and panels. Handles from standard range. Painted bulkhead from the top of the cupboards to the ceiling.

12.7 Kitchen Appliances

- Drop-in Radiant Vital R127 1&1/4 bowl stainless steel kitchen sink with Stylus Venecia sink mixer.
- Omega 600mm ceramic cook top.
- Omega 00651XB fan forced oven.
- Omega OA416W/60X 600mm slide-out range hood.
- Omega DW601XA 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 metres high.
- Bath to be tiled to 400mm above the bath and below the bath to the floor.
- 200mm tiled splash back to laundry cabinet.
- Kitchen splash back to be tiled from the bench top to the underside of the overheads (if applicable).
- Tiling to be in the Builders range 400mm x 400mm ceramic tiles.

13.2 Floor Coverings

- Tiling to main floors on concrete (as per plans) to be in Builders range 400mm x 400mm ceramic tiles.
- Carpets to be of the Godfrey Hurst standard colour range to all bedrooms and lounge room (as per plan, if applicable).

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.