



GENERAL

- Fixed price contract.
- Price based on fully serviced standard building lot up to 800m².
- Contour survey.
- Engineers soil test and concrete foundation design.
- Engineers certification of concrete slab.
- Minimum sediment and erosion control.
- Working drawings and specifications prepared by builder.
- Building certification fees, plumbing and drainage fees, including inspections. (based on Brisbane City Council)
- PLSLA levy fee, QBSA Insurance on Base Price and Contractors All-Risk Insurance.
- Appointment with Colour Consultant.
- Builder's house clean external & internal. Builder's debris only removed from site (**Excluding excess soil**)
- 6 months maintenance period

SITE WORKS

- Cut & Fill up to 500mm site fall.
- Slab to suit Class 'S' classification. (**NO Piers**)
- Concrete pump.
- Connection including - sewer, storm water drains, single phase underground power from main supply to meterbox and water from meter to house all same side of road. (up to 6.0M setback)
- N2 wind loading as per Building Code of Australia.

ACCESS

- Access to building site is the responsibility of the owner. Any cost incurred by builder due to difficult site access including crane hire and hand carting of materials is to be paid by the owner.

TERMITE TREATMENT

- Full Termite system to penetrations and perimeter to AS3660.1

EXTERNAL

- Brick veneer construction (where applicable) with large range of single height face bricks (from builder's range) with natural mortar raked joints. (Refer to working drawings)
- Colorbond metal fascia and gutters.
- Painted downpipes.
- Quality aluminium windows and sliding doors with keyed locks. (Colours from builder's range)
- Colorbond sectional garage door. (from builder's range)
- Front and rear garden tap. (location by builder)
- Feature front entry door (Corinthian Panelcarve PPC 4, 8, 9 or Flair FL4 & 9) with clear glazed sidelight. (where applicable).

- Quality entrance set with deadlock (Gainsborough Governor 840 with 850 Deadlock).
Garage internal door (Governor 840).
- Large range of concrete roof tiles. (from builders range).
- Hip roof with eaves as per plan.
- Quality pine wall framing and roof trusses.
- Quality external paint from builders range. (Solver)
- Thermotuff wall wrap to external walls.

INTERNAL

- Quality pine framing lined with 10mm plasterboard to walls and ceiling with 90mm cove cornice throughout.
- 2440mm ceiling height to single storey.
- 2440mm ceiling height to lower floor & upper floor of two storey.
- R2.5 glasswool insulation batts to house & garage ceilings only.
- 67mm x 12mm Skirting painted finish.
- 42mm x 12mm Architrave painted finish.
- Gloss enamel paint to all internal doors and woodwork from builder range. (Solver)
- Velvet sheen washable acrylic paint to all internal walls from builders range. (Solver)
- Flat acrylic paint to all ceilings from builder's range. (Solver)
- One colour Only to walls, arch's, skirt's & doors as standard.
- Corinthian Readicote internal doors.
- Built in wardrobes with aluminium framed sliding doors and coloured vinyl fronts, one melamine shelf and hanging rail to all bedrooms and walk in robe to master bedroom with one melamine shelf and hanging rail were applicable.
- Quality internal passage sets with privacy latches to Bedroom 1, Bathroom and WC. (Gainsborough Contractor Porcelain)
- Linen cupboard with four melamine shelves.

KITCHEN

- 1 ½ bowl stainless steel sink with mixer tap.
- Fully lined white melamine interiors with one intermediate shelf.
- Postformed laminated bench tops.
- Square PVC edged doors.
- Overhead cupboards. (as shown)
- Space for dishwasher with single power point tap. (no connection provided)
- Extensive range of decorator laminates. (2 colours max)
- Decorator door handles.
- Pantry with four melamine shelves.
- Ceramic wall tiles up to 600mm over bench tops. (Floor tiles not included).

KITCHEN APPLIANCESS

- Blanco “BS06000” S/S Multifunction Oven.
- Blanco “BCCK64” Ceramic Cooktop.
- 900mm S/S Canopy Rangehood.

ELECTRICAL

- Rheem Heat Pump mains pressure hot water service with hot water tempering system to AS3500.
- Generous light and power points as per electrical plan.
- Smoke detectors direct wired to mains with battery back up.
- One (1) television point with coaxial cable in ceiling.
- One (1) pre wired telephone point to kitchen.
- Automatic circuit breakers with earth leakage safety switch in single phase meter box.
- Provision for future remote control to garage door. (GPO to ceiling)

BATHROOMS / WC's

- Either a vitreous china drop-in or semi-recessed basin to bathroom & ensuite. (Powder room where applicable). (Alliance Home Range)
- Laminated vanity cabinet. (no drawers)
- 1675mm white bath.
- Double towel rail, toilet paper holder & soap holder in Chrome.
- Quality metal tapware in Chrome.
- Double shower to ensuite. (where shown)
- Pivot shower screen with coloured aluminium frame and clear laminated glass.
- Aluminium framed mirror above vanity.
- Dual flush white toilet suite.
- Ceramic wall tiles to shower walls, over bath, one tile above vanity and one skirting tile to remainder.
- Ceramic tiled floor.

LAUNDRY

- 45 litre white polymer tub/cabinet with by-pass.
- Quality 3 piece metal tapware in Chrome.
- Ceramic wall tile over trough with one skirting tile to remainder.
- Ceramic tiled floor.

Alliance Homes reserves the right to change prices, plans, specifications, materials and suppliers without notice.

Effective 2nd April 2007