



"What you see is what you get"
Our display home inclusions are all included in your new home



Minimum Land size: 12.5m x 30m

Our quality houses are built to the highest standard, making your investment a home to be proud of.



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Gold Class inclusions | True Turnkey Solutions

Lance Johnson - 0418 588 733 - lance@rmpconsultants.com.au

Design your new home at no extra cost

With Gold Class Inclusions

GENERAL

- ✓ **Fixed price QBCC/HIA contract.**
- ✓ Six (6) year structural guarantee.
- ✓ Price based on fully serviced building lot.
- ✓ Engineer's soil test and concrete foundation design.
- ✓ **Engineer's certification of concrete slab Class H2 allowed for.**
- ✓ Working drawings and specifications prepared by builder.
- ✓ Council/Certification, Plumbing & Drainage fees, including Inspections.
- ✓ Frames: - Studs at 600 center's / Trusses at 600 centers.
- ✓ **Ceiling height to be nominal 2570mm.**
- ✓ Gables and gable infill: Hardies Hardiflex with foil backed sarking unless otherwise noted.
- ✓ Internal stairs: Paint or carpet grade, full stringer, with timber handrail and balusters (if applicable).
- ✓ 2x hose cocks. 1x to front and 1x to rear.

SITE ACCESS

- ✓ Unobstructed access to building site is the responsibility of the Owner(s).

SITE WORKS

- ✓ Cut and fill up to 600mm site fall.
- ✓ Removal of uncontaminated spoil from site by builder.
- ✓ **Slab to suit class H2' classification.**
- ✓ Connections: - Sewerage total of 50m, 60m of storm water, 10m of single phase underground power from main supply to meter box and 10m of waste from Council reticulated mains.
- ✓ N2 wind loading as per Building Code of Australia.
- ✓ 40m of sediment fencing. 60m Site Temp Fencing (NSW Only)

FULLY LANDSCAPED

- ✓ **Turf, River Rock, Gardens to front and back**
- ✓ **Allowance of \$4,000.00**
- ✓ Concrete pumping included (house slab only).
- ✓ No allowance for Retaining.
- ✓ No allowance for any Rock Excavation.
- ✓ No allowance for any acoustics or bush fire requirements.

TERMITE TREATMENT

- ✓ A physical termite barrier in accordance with AS3660.
- ✓ 70mm Pine Framing & trusses as per engineering design.

ROOF, FASCIA & GUTTERS, DOWNPIPES

- ✓ **Colorbond roof sheeting (Custom Orb Profile).**
- ✓ Colorbond Gutters/Fascias - Quad or Trimline profiles.
- ✓ PVC Downpipes -90mm round profile.
- ✓ Roof trusses to be engineer designed at 22.5° unless noted otherwise.
- ✓ Anticon Blanket included to all roof areas.

EXTERNAL FINISH

- ✓ **Under roof tiled Alfresco with ceiling fan, speakers, TV point**
- ✓ **Tiled Porch, LED lights, sensor lights**
- ✓ Brick veneer external walls from a wide range.
- ✓ Austral face brick:- 'Urban One' Range.
- ✓ PGH Face brick:- Thredbo, Bathurst, Lithgow, Uluru, Kimberley, Rice, Hotham, Perisher, or Bangalow Blend.
- ✓ Bricks to have natural mortar and raked joints.
- ✓ **Render to front façade.**
- ✓ **Exposed agg driveway (colour from standard range).**
- ✓ **Rendered letter box** and fold down clothesline

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INTERNAL LININGS

- ✓ Internal Walls lined with 10mm plasterboard to walls and ceiling
- ✓ Villaboard to wet areas with
- ✓ 68mm x 12mm DAR FJ Pine skirting, painted finish.
- ✓ 42mm x 12mm DAR FJ pine architrave, painted finish.
- ✓ Taubmans Paint Company for selections.
- ✓ **Three (3) coat paint system to all internal walls, (builder's range).**
- ✓ Gloss enamel paint to all internal doors and woodwork.
- ✓ Ceilings internal, External & soffits to be white.
- ✓ One (1) paint colour only to walls, architraves, skirting's and doors as standard.
- ✓ Wet area tiling and main floor from Builders range.
- ✓ **Roller blinds to living and bed windows and doors.**
- ✓ **Quality carpets to all bedrooms and robes , 11mm underlay**

CABINETRY

- ✓ **Bench tops: - 20mm with arise edge Smart Stone to kitchen, bathroom and laundry.**
- ✓ **Bulkhead over kitchen cupboards.**
- ✓ **Pot drawers, stack drawers.**
- ✓ **Build in recycle and rubbish bins.**
- ✓ **Adjustable shelving in walk-in pantry.**
- ✓ **Soft close draws mechanisms to all cabinetry.**

ELECTRICAL (as attached plan)

- ✓ **LED Down lights in brushed chrome.**
- ✓ **(27 lights on average)**
- ✓ **External LED lights and sensor lighting at entry.**
- ✓ **1 x Ceiling fan per bedroom, Media, 2 x living area - 3 blade stainless steel.**
- ✓ Double GPO's and single GPO's as plan (20 points on average).
- ✓ **4x TV points, 3 ph point, 2 data points, 1 USB point.**

- ✓ **Oven: Euromaid BS5 (900cm) nine functions in Stainless Steel.**
- ✓ **Cook-top: Euromaid CF6GS GAS (900cm).**
- ✓ **Rangehood: Euromaid RSFR8S slide-out (900cm) in stainless steel.**
- ✓ **Dishwasher: Euromaid DC14S (60cm) Orbital Wash System in stainless steel.**
- ✓ HWS: GAS instantaneous.

WET AREAS SHOWERS, MIRRORS

- ✓ **Tiled niche in showers.**
- ✓ **Double shower with rain and wall shower to ensuite.**
- ✓ **Double basin vanity Square china counter top basins, stone bench to ensuite with soft close drawers.**
- ✓ Single basin vanity, **square china counter top vanity main bathroom, stone top.**
- ✓ **1650mm anti slip - white acrylic Bath child friendly fold away tap.**
- ✓ **Semi Frameless clear glass shower screens with pivot door.**
- ✓ **Frameless polished edge mirrors are 900mm high x length of vanity.**
- ✓ **Heated towel rail in main bathroom.**
- ✓ Double towel rail to ensuite .
- ✓ **Square tiled floor waste to all wet areas.**
- ✓ **Close coupled full ceramic Toilet suite with Soft Close Seat.**
- ✓ **Quality Mixers throughout.**
- ✓ **Kitchens sink double bowl drop-in.**
- ✓ **Water tap for fridge.**
- ✓ Laundry - **Overhead cupboards, under bench cupboards, stone bench tops** with Everhard 45lt "SS" drop in laundry tub.

Standard Inclusions March 2019

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- ✓ **Hard-wired smoke detectors as approval required.**
- ✓ **Wired for future pay TV to lounge room and media room.**
- ✓ Wired for future NBN or development equivalent (Phone/Data).
- ✓ UHF/Digital antenna as required.
- ✓ **Security alarm system with future wiring for back to base.**
- ✓ **Ducted Air conditioning Daikin with 6 zones.**
- ✓ **Wired for music speakers to lounge/kitchen/alfresco for Ipod dock and amplifier.**

✓ **DOORS**

- ✓ Exterior front door Humes 'Newington' range (Painted + Clear glazing).
- ✓ Sidelight clear glazing in prehung door frame (if applicable).
- ✓ **Internal feature panel doors**
- ✓ Exterior laundry door to be sliding glass in aluminum frame (where shown).
- ✓ **Mirror Wardrobe sliding doors to bedroom 2/3/4**
- ✓ **Fit-out to master robe with shelving and bank of drawers, single and double hanging rails.**
- ✓ **Fit out to other robes with shelving ,bank of drawers, single and double hanging rails.**
- ✓ Linen cupboard doors vinyl sliding doors
- ✓ **Fit out to linen cupboard to be 4x white melamine adjustable shelves.**
- ✓ Fit out to garage cupboards to be sliding doors and melamine shelving if required.
- ✓ Lockwood Nexion Lockset lever door handles to external doors.
- ✓ Lockwood Velocity series lever door handles to internal doors.
- Remote controlled Steel-line Timber Look Garage door (includes 2 remote handsets).

WINDOWS

- ✓ Aluminium sliding windows with key locks – clear glass with frames from the standard range of colours.
- ✓ **Fly Screens to sliding windows and sliding doors only.**
- ✓ **Roller blinds to all doors and windows, except bathrooms and laundry**

ENERGY CONSIDERATION

- ✓ R2.5 batts are included to living area ceiling (excludes garage & Patios).
- ✓ Sisalation is included on external walls.
- ✓ R1.5 batts are included to external walls where required.
- ✓ 80% energy efficient lighting as a minimum.

✓ **FENCING**

- ✓ **Treated pine fencing with gates as covenant requirements**
- ✓ **Allowance \$2,500.00 = 50% of the fencing costs.**



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