

DOUGLAS 308 INCLUSIONS

PRICE \$ 395,000

FEES AND LEVIES: By Builder

CERTIFICATES: Engineers certificate for footing and slab

FOUNDATIONS: Engineered raft slab for "M" Site

TERMITE CONTROL: Primary Building Elements

SOIL TEST: By Owner

COUNCIL APPLICATIONS FEES: By Builder

ELECTRICITY/TELEPHONE: Underground up to 10m By Builder, owner to pay for connection & power during construction.

CONCRETE PUMP: Concrete pump to pour concrete slab and bond beam

EXTERIOR WALLS: 200mm concrete masonry block 2.6 High Ceilings

FINISH TO EXT. WALLS: 2 Coats of cement Quick wall render to outside of dwelling

INTERIOR WALLS: 70mm x 35mm MGP 10@ 450 Centres, Timber Frame "Termite Treated"

FINISH TO INT. WALL: Plasterboard lined with painted pine skirtings 66mm x 11mm & architraves 42mm x 11mm Bull nose

ROOF STYLE: All hip construction with 600 eaves

ROOF SHEETING: COLORBOND Custom Orb

GUTTER, FASCIA, BARGE: Square line gutter COLORBOND

TRUSSES: 20 Degrees: Pre-Fabricated Pine roof trusses @ 900 centres H2, on Steel battens

PATIO, CARPORT LINING: W R Plasterboard with 90mm Cornice

GABLES: 4.5mm Fibre cement Sheeting

EAVES: 600mm Level soffits 4.5mm Fibre cement Sheeting

GABLE & ROOF FEATURE TRIM: Nil

ROOF INSULATION: 70mm Anticon Insulation blanket to entire roof

DOWN-PIPES: Round PVC 90mm to suite 800m2 Block

RAINWATER DISPOSAL: To Council requirements

WASTE DISPOSAL: To council sewer to max 18 L/Meters

OUTSIDE TAPS: 2 Brass taps

CEILING LINING: Plasterboard on steel battens

CORNICE: 90mm Cornice

WINDOW REVEALS: Four sided gyprock Reveals

WINDOWS & SLIDING GLASS: Glazing – obscure to bathroom and WC

S/G DOORS: Glazing – Tinted Glass to all other windows and SG

Powder coated aluminium frame, owner's choice of colours

ENTRY DOOR: Choice of entrance door from Humes Newington Range

ENTRY DOOR LOCK: Nexium Lockwood Lock (keyed alike)

INTERNAL DOORS: 2040mm X 820mm Ready Coat Door

INTERNAL DOOR FRAME: Timber Frame "Termite Treated"

INT. DOOR HANDLES: S/S Lockwood Symmetry Lever Series

INT. DOOR STOPS: Lemar S/S Magnetic

HOT WATER SERVICE: Dux ProFlow250 Electric hot water unit

KITCHEN SINK: 1200mm Lakeland Double bowl S/S inset sink S/drainer

LAUNDRY CUPBOARD: Laundry cupboard unit as per plan, 45 Nugleam Supreme Cabinet

BATHROOM & ENSUITE: Caroma Quatro Double Towel Rail(s)

Caroma Quatro Toilet Roll Holder(s)

VANITIES: Vanity(s) PC \$800 ea Inc plug & waste, owners choice of design & colour

BATH TUB: Caroma Maxton Bath Tub white 1675mm

TAPWARE: Kitchen sink: Caroma Quatro S/S Mixer Sink

Bathroom/Ensuite: Bath Mixer Caroma Quatro, Bath Spout Caroma Quatro Shower Mixer Caroma Quatro, Shower Rose/Arm Caroma Quatro, Vanity Caroma Quatro Mixer, **Laundry:** Brasshards Aquamix

WC SUITE: Caroma Profile II Smart Flush toilets White (BTW Toilets Extra)

SHOWER/BATH SCREENS: Framed, clear laminated fixed glass screen & pivot/sliding door

MIRRORS TO VANTYS: As per Plan: Aluminium silver surround to suit vanity

SITE EARTH WORKS: Not Included

DRIVEWAY: 70m2 Exposed Aggregate Driveway

GARAGE DOOR: Standard Panel lift garage door with auto control & 3 handset. Size as per plan (Wood look a like EXTRA COST)

All illustrations and plans are a guide & does not form any part of the final contract & may change without notice. Tropic Coast Homes retains the right to vary price without notice.

PRICE VALID UNTIL 1st July 2022

ELECTRICAL: Maximum of 10 meters Single Phase power to house

Smoke detectors as per BCA	6
Double power points	25
TV Points	2
Phone points	2
Cook top Point	1
Wall oven point	1
Fans 1200mm Three blades White	8
Down lights Fluro White	15
Round fluro	12
Booster switch solar unit	0
Wire and fit auto control Garage door	1
External weather proof Power point	1
External Spot lights	2
Wall Lights	3

KITCHEN APPLIANCES:

PC \$ 2,800 - For SMEG 60cm Appliance Pack includes: 60cm Oven, Cook top, Range hood, Dishwasher; or Appliances of Choice.

PAINTING: 1x Exterior undercoat, 2 x coats acrylic semi gloss to walls. 1x Interior undercoat. Interior 2 coats acrylic sheen to walls 1 colour, Gloss coat to internal doors skirtings, sills and architraves 1 colour, Feature walls & staining not included.

TILES AND TILING: Tile allowance \$28m2 Inc GST

Main Bathroom – Walls

Maximum 2000mm high overall to shower

Maximum 600mm high overall to bathtub

Ensuite Bathroom Walls

Maximum 2000mm high overall to shower

Laundry Skirting

Maximum One row of tiles skirting to laundry

Laundry Splashback

Maximum 300mm high overall to tub

Kitchen Splashback

Maximum 600mm high overall to cupboards

Max tile size 450mmx450mm ceramic tiles. Bathroom floor Max size 300mm x 300mm. All Tiling to be laid square, no patterns or feature tiles allowed. **No Porcelain tiles allowed for.**

KITCHEN CABINETS: Allowance on all cabinetry to give you the flexibility to design your own kitchen to suite your living requirements
PC 12,000.00 Incl.GST

LINEN CUPBOARDS: Linen cupboard with sliding vinyl doors & 4 levels of laminated shelves.

ROBES: Sliding vinyl doors with 1 shelf and hanging rail to all bedrooms

W.I.R ENS: Walk in robe 4 levels of laminated shelves and hanging rail.

FLY SCREENS: Allowed to all windows & Sliding glass doors (Excludes all hinged doors)

FLOOR COVERINGS: Tiling through living areas, patios and porch
PC \$ 28m2 Garage is plain concrete finish. Carpet in all bedrooms included.
PC \$ 47m2

1. Unless otherwise specified, a 6.6m setback from front boundary to wall applies.
2. No allowance has been made for possible variations arising from:
A) Special Council or other Public Authority requirements.
B) The discovery of rock, or any unsuitable soil conditions not apparent before the works commence.
C) Any unsatisfactory site or soil conditions that may not be made apparent by a soil test before the works commence.
The specifications for footings assume an "M" soil test result unless otherwise specified.
3. Unless otherwise specified in SITE COSTS above, this specification does not allow for any earthworks or site preparation.
4. Clear access for all necessary machinery and delivery vehicles is assumed and is the responsibility of the owner. This specification is based on clear site, with no obstacles, tall grass or trees.
5. Any earthworks price is based on site preparation of cutting and filling unless specifically stated otherwise. The price does not cover retaining walls, site drainage, or any special requirements relating to earthworks in Australian Standard A.S 2870.1 or special requirements of the Environmental Act.
6. Specification is based on all survey pegs being in place & Visible.
7. If underground power is applicable, allowance is made for a maximum trench length of 10m. Any extension occasioned by meter positioning or an extra setback will be charged as an extra. Owner to pay for power during construction.
8. The Builder reserves the right to change or substitute items in this schedule. This schedule does not form any part of the final contract.
9. No allowance for rain water tank or dual reticulation of water.

PRICE IS BASED ON HOME BEING 12KM RADIUS FROM MAREEBA OR ATHERTON. EXTRA SURCHARGE IF FURTHER THEN 12KM.