

Executive Inclusions Turn Key Package

General

- Master Builders Association Contract
- Council Fees, local authority permits & certification
- Drafting of house plans
- Queensland Building Service Authority (QBSA) Insurance
- Foundations' allowance Site Class 'S'
- Engineered concrete slab on ground – 250mm above ground
- Public Liability Insurance during construction period
- Termite protection to AS.
- Six month maintenance period from date of practical completion
- QBSA six year structural warranty
- Underground power, water, sewer, gas & stormwater connection. Allowance 10 lineal meters.
- Energy Efficiency Certification – 6 Star
- H2 Treated wall frames & trusses
- Site leveling – 500mm maximum cross-fall over building platform.

Internal

- Plasterboard to walls, ceilings, villaboard sheeting to bathroom walls, 90mm cornice throughout
- Hollow internal Readicote doors from our standard doors with quality contractor series lever handle door furniture. Privacy sets to ensuite, bathroom, toilet and master bedroom – door furniture PC \$400
- Paint – 2 colours (no feature walls)
- Built in robes to bedrooms with mirrored sliding doors & one shelf with chrome hanging rail
- Linen cupboard containing 4 shelves
- Carpet to all bedrooms PC \$35/m2 (supply & lay)
- **Porcelain 600 x 600 tiles to main floor area, tiles to Alfresco area/s. PC \$50m/2 (extra for laying POA)**
- Professional colour consultation to assist with all your colour selections – valued at \$700

Kitchen

- Laminated kitchen cabinets with 50 mm 'Waterfall Bench Top' end (if applicable) in Laminex Diamond Gloss finish, **glass inserts to overheads x 2 cupboards**, tiled splashback and microwave provision PC \$9000 *
- Stainless steel wall / UB oven, rangehood, gas cook top & dishwasher PC \$1450
- Quality sink mixer PC \$180
- Quality Stainless Steel 1080mm sink, 1 ½ bowl PC \$150

Bathroom & (if applicable) Ensuite

- Quality acrylic bath 1675mm or 1525mm PC \$250
- Tiling to 600mm high below and above bath
- Quality flick mixer basin set PC \$100, bath set PC \$100, shower tapware PC \$250
- Pivot shower screen, clear laminated glass with standard powder coat coloured frame. Tiling to shower base and shower walls (1.8m high)

- Quality 2 pac wall mounted vanity unit with china top PC \$500 ea. *
- Powder coat coloured framed mirror to full width of vanity, double towel rail & toilet roll holder(s)
- Quality dual flush vitreous china toilet suites

Laundry

- External laundry door double glazed solid timber door with full length inset venetian blind (not applicable if glass siding door) *
- Laminated custom made laundry vanity Includes quality 45 litre stainless steel drop in laundry bowl & sink flick mixer PC \$650 *
- Tiled splash back above laundry tub
- Washing machine taps plumbed into laundry vanity unit

Electrical

- Exterior switchboard fitted with safety switch to AS.
- S/S 'look' ceiling fans to bedrooms, living, dining & lounge *
- Smoke alarms
- Power points & S/S 'look' down lights (light fittings PC \$1000) as per electrical layout *
- 2 x TV points
- Underground mains up to 8 meters
- 2 x phone points
- **Air Conditioning to bed 1 & living**
- **Pendant/ Rail lights over kitchen bench**
- **LED lights to niches**

External

- Colourbond roof, fascia & gutters
- Lightweight construction – 'James Hardie' cladding
- Roof insulation to AS.
- Paint – 2 colours
- Panel lift garage door with 3 remotes – standard Colourbond colours
- Powder coated aluminum sliding doors and windows – tinted glass to meet 6 star energy rating, obscure glass to WC, bathroom & ensuite
- **Quality 1200 mm pivot entry solid timber front door, Gainsborough (or equivalent) Tri – Lock door furniture**
- Standard insect screens to all windows, security screens to all sliding doors *
- Instantaneous gas hot water unit
- Clothes line – wall mounted
- Turf to front, rear & sides of block*
- **Landscaping PC \$3500**
- **Fencing – treated pine butt paling, 1.8m high to perimeter of block, 2 x returns, 1 x gate**
- **Stencil concrete driveway & path to front door. Allowance 60m2**
- **Plain concrete pad under clothes line.**
- **5000 litre slimline poly above ground water tank including pump**
- 2 external garden taps
- Letter box PC \$250

**Items offered exclusively by Vandalay Constructions Pty Ltd*



QBSA Lic No. 102 0089
HIA Member 912 466
Master Builder No. 16712

phone 07 4969 6763 • fax 07 4969 6768 • postal address PO Box 333, Bucasia Q 4750
email enquiries@vandalay.com.au • web www.vandalay.com.au
display home 31 Sonoran St, Plantation Palms Estate, Rural View, Mackay Q 4740

