



# **ELEVATE BUILDING PROJECTS INCLUSIONS LIST**

(Please note, sections in red are at an additional cost to the client)

Date: 01 June 2023

PLEASE NOTE: Your quotation is based on this inclusions list, and anything not shown on the working set of plans will be an additional cost. This inclusion list corresponds to each of our designs in regards to the square metres of each one and fixtures required. This home also needs to be rated with a minimum of a 6.1 star energy efficiency rating.

PLEASE NOTE: All our designs are of set dimensions, if you do require a redesign of any of our designs, please let us know as we will be happy to accommodate.

## STANDARD SITE PROCEDURE & INCLUSIONS

- Site investigation by director
- Electrical layout
- QBCC, Construction & Public Liability insurances
- Meetings with builder to simplify and assist with owner's selections
- Full site supervision as required by Elevate Building Projects Director (Bronson David)

## WORKPLACE HEALTH AND SAFETY CONSIDERATIONS

- All workplace health and safety signage (**two storey scaffolding at extra cost to client**)
- Waste removal service for all building waste
- Temporary onsite toilet for all workers and jobs kept tidy at all times (If applicable)

## SITE ACCESS AND POWER

- It is the owner's responsibility to ensure we have safe and reasonable access to the site
- If there is no power available on site for our site metre box, the owner will be required to pay for generator hire and fuel until power is available (Rural blocks mostly)
- Connections to temporary builders pole during construction (**at owners expense**)



## SITE PREPARATION, EXCAVATIONS AND PAD

- If site is overgrown, **it is the owner's responsibility to mow or slash the site before work can start**
- Scrape all vegetation from the area where dwelling site is located **(we can organise this for an additional charge)**
- Allowance for up to 150mm fall across pad area **(large sloping pads will require extra excavation at owner's cost)**
- Any excess soil, grass, vegetation or rock will be spread across the site or removed
- Excavation for footings and slab as required by engineer design

## HOUSE SLAB AND CONCRETE OR FLOOR SYSTEM (Depending on contour of property & design)

- Profile, prepare, box and pour the house slab as per engineers design
- Entry patio slab poured in one with the main slab, 40mm step down and tiled finish with tile riser (where applicable)
- Alfresco patio slab poured separate to the main slab, 40mm step down and tiled finish with tile riser (where applicable)
- All materials needed to manufacture sub floor system (timber frame sub floor) if applicable

## WATER & WASTE

- 20mm water connection to council water mains within 8 metres of house
- All internal house connections as required by plans
- Hot water from 'Everhot' 125L Electric hot water system
- Connection to existing house sewer mains. **If an onsite treatment plant and disposal area are required, an additional cost for design and installation will apply.**
- Stormwater drainage to be connected to existing stormwater of principle place of residence
- Down pipes are 90mm round painted PVC
- **Gas connection at an additional cost to the client**

## TERMITE CONTROL

- Kordon termite barrier to slab penetrations and perimeter of house (if house is on a slab)
- Wall frames and trusses are made from treated pine, termite resistant, T2 timber
- If dwelling is built on a floor system, a minimum of 400mm to the underside of the bearer will be needed



## FRAMING AND ROOFING

- Treated blue pine T2 timber wall frames (450mm stud spacing) & roof trusses (900mm max spacing). 70mm/90mm external & 70mm/90mm internal wall frames. Engineer designed to C1, C2, C3, N1, N2, N3 wind ratings.
- All necessary cyclonic tie down and bracing as required by engineer design
- Ceiling height to be 2400m (higher ceilings are at an additional cost to the client)
- 600mm square personal access to ceiling framed into roof trusses with whiteboard cover (if applicable)
- Builder's blue sisalation and damp proof course to all external walls
- Rear outdoor area as per plans, built under main roof; OR built with Insulroof panels at additional cost
- 'Colorbond' fascia
- 'Colorbond' gutter in quad or square profile
- Roofing to be corrugated 'Colorbond' roofing iron on metal/timber roof battens
- Any required flashings to match roofing
- Roofing to be installed at degree pitch shown on plans with standard hip and valley roof design where necessary
- Dutch gables (if any) have no overhang and are sheeted with painted Linear board

## EXTERIOR FINISHES

- All external timber detail features, includes timber detail and posts for all of our series where applicable
- All external rendered walls/feature walls/feature structures lined with blueboard (prior to render) for all our series where applicable
- Expansion joints installed as per engineering design
- Standard natural mortar with raked or flush finish to mortar joints
- Windows and glass external sliding doors in powder coated aluminium frame with finger jointed pine reveals with "GREY" or "CLEAR" glass
- Diamond grill barrier Fly screens to all external windows and doors OR Invisi-Gard screens to all external windows and doors (excluding front door) [additional cost]
- 'Humes' doors with obscure glass to rear and entrance doors up to the cost of \$850 (please see our pdf brochure for a small range, if you want to choose something outside of this, there is an allowance of \$850 as stated above)
- Satin stainless steel lever entrance locks, with deadlock to all external timber swing doors up to the cost of \$450
- External swing doors framed with 140mm x 30mm pre-primed pine jamb and merbau door sill
- Weather seals to all external doors



## EXTERIOR FINISHES CONTINUED

- Laminated merbau timber posts to patios, 140 x 19 merbau decking where applicable **EKO deck will be at an additional cost to the client**
- Soffits battened at 450mm centres and lined with Hardiflex
- Weathertex Cladding board on all series where applicable
- Patio ceilings battened at 450mm centres lined with Hardiflex

## WATERPROOFING

- Waterproofing to all wet areas to Australian Standards 3740
- Waterproofing of perimeter to bathrooms, ensuites, toilets and laundries to Australian Standards
- Shower recess to allow for a seamless transition from main bathroom floor to the shower floor

## INTERNAL LININGS

- Ceilings to be battened at 450mm centres and sheeted with 10mm plasterboard
- Walls to be sheeted with 10mm plasterboard except wet areas
- Bathroom and ensuite to be sheeted with 6mm 'Villaboard' or 10mm WR gyprock
- 55mm 75mm or 90mm cove cornice throughout **(any other style of cornice is at owners expense)**
- External corners to be square set and expansion joints as required
- **Square set openings will be an additional cost to the client**
- **Square set ceilings will be an additional cost to the client**

## KITCHEN AREA

- Kitchen Allowance will be dependant on size of home and can include entry level appliances if joinery and benchtop cost stays within the budget **(any cost over allowance is an additional cost to the client)**
- Base MKII stainless double bowl inset sink (Left or right options available)
- Mizu Drift Gooseneck mixer in matte black or chrome (optional pull out sprayer)
- \$35 per square metre for splashback allowance



## BATHROOM, ENSUITE, LAUNDRY AND TOILETS

- Vanity units: To suit dimensions as shown in plan, Reece plumbing range (floor or wall mounted, white, coast veneer finish or grey veneer finish, white bench top with integrated basin) **any other vanity finish, basin choice or bench top will be an additional cost**
- Shower sizes are as per plan, with 10mm toughened glass, frameless style, pivot door or wall to wall frameless slider
- Shaving cabinets as per length of vanity (Same finishes as vanities) **any other unit finish will be an additional cost**
- Shower head and mixer: Posh domaine twin rail with top water inlet in matte black or chrome & Mizu Drift Shower mixer in matte black or chrome **(any other finish will be an additional cost)**
- Basin mixer: Mizu Drift basin mixer in matte black or chrome **(any other finish will be an additional cost)**
- Bath kit: Posh domaine back to wall free standing bath, comes in two sizes, 1700mm/1500mm Mizu Drift inwall mixer spout combo in matte black or white **(any other bath will be an additional cost)**
- 1 Mizu Drift Double towel rails to each bathroom & ensuite in matte black or chrome, **(any other style or finish will be an additional cost)**
- Mizu Drift straight toilet roll holder in matte black or chrome **(any other finish will be an additional cost)**
- Laundry tub: 45 litre Base laundry trough & cabinet with Cadenza goosse neck or Cadenza standard sink mixer in chrome or matte black **(any other unit or mixer finish will be an additional cost)**
- Back to wall toilet: Posh Solus or Posh Domaine back to wall toilet with back inlet
- Tile insert floor wastes in chrome or matte black to showers and bathroom and ensuite floors **(any other finish will be an additional cost)**

## INTERNAL FIX OUT

- Internal doors to be flush redicotes, with door catches to all doors
- Ikonik series lever sets (choice of 3), to internal swing doors & 'Gainsborough' circular locks to internal cavity sliding doors (all in satin chrome finish with privacy and passage locks)
- Sliding doors, aluminium frame, to all robes, linens and stores
- Internal mouldings, Splayed skirting 68x11 and architrave 68x11 in FJ pine
- All materials needed in regards to walk in robes as per plans



## TILING, CARPETS AND VINYL PLANKS

- Any carpet to be installed will be an additional cost to the client
- Senso vinyl planks supplied and laid throughout entire house (excludes wet areas, vinyl plank choice will be shown upon initial meeting)
- All tile selection to be chosen by owner for all wet areas (allowance of \$35/square metre)
- Tiling heights: To be confirmed by owner and builder. Standard inclusions will be shower walls, wet area floors, splashbacks and skirting. (Floor to ceiling tiles on all walls is an additional cost as this adds quite a bit of extra materials and labour)
- All tiles laid on flexible adhesives
- Silicone expansion joints installed as required

## PAINTING

- House fully painted with 3 coats inside and out
- Low sheen to walls
- Flat white to ceiling
- Gloss acrylic to architraves, skirting and doors
- Gloss acrylics to soffits
- NOTE: You are allowed three base colours for the inside of the home (ceiling colour, wall colour, architrave colour) and three base colours for the outside of the home (main wall colour [if rendered], soffit colour, door frames colour). If you choose a higher number of colours, or select colours that require additional coats to achieve proper coverage there will be an additional cost for paint supply and labour. Feature walls and picking out skirting or cornice are also additional costs.
- Colour range included in cost is from the dulux white base range, color panel will be shown prior to paint commencing.

## ELECTRICAL

- Power points required for a dishwasher, fridge, microwave, range hood, panel lift door and hot water systems (where applicable)
- Double power points as per electrical layout plan provided by our electrician
- 1 external weatherproof double power point
- Light points as per electrical layout plan provided by our electrician
- Data point connection (does not include internet connection)



## ELECTRICAL CONTINUED

- 1 TV antenna point as per electrical layout plan provided by our electrician (any additional antenna points will at the cost of the owner)
- 1 TV antenna supplied and installed
- Exhaust fan in bathroom
- Supply and install 1 split system air conditioner as per Energy efficient plan, fans in all bedrooms and living area (any extra aircon units are at an additional cost to the client)
- Hard wired smoke alarms as required per council
- Shut off switch to oven/hot plates
- Safety switch and circuit breakers installed as required by Australian standards
- Supply and install LED downlights as per electrical layout plan provided by our electrician

## OTHER INCLUSIONS

- Professional builders clean to the inside and outside of the home
- Builders clean to the site with a bobcat, existing dirt levelled with a spreader bar, any imported fill (if required by owner) will be charged as an extra cost
- Qbcc home warranty insurance
- Drafting of full set of working plans, including site plan, floor plan and elevations
- Tie down and bracing plan
- Foundation plan and sectional details
- Design and calculations for a minimum 6.1 star energy efficient home
- Soil tests - this inclusion is based on an S, M or H1 result to the soil test only  
NOTE: There are extra costs involved for an H2, E or P result to the soil test
- Engineering, for either a slab, timber floor system
- Engineer designed wall frames and trusses
- Plumbing permit from council
- Private certifier engagement costs and fees for inspections of slab, frame and final

## EXCLUSIONS

- Scaffolding
- Temporary fencing
- Roofing edge protection
- Fall protection
- Fencing, grass, all landscaping and any waste water design treatment plant installation
- Q leave levy (if job cost is above \$150,000)
- Waste water design (Septic tank)
- An additional cost to the client will be added if engineering is needed that is not of a standard nature