



Artist Impression

The Noosa Grand  
Standard Inclusions



## Preliminary

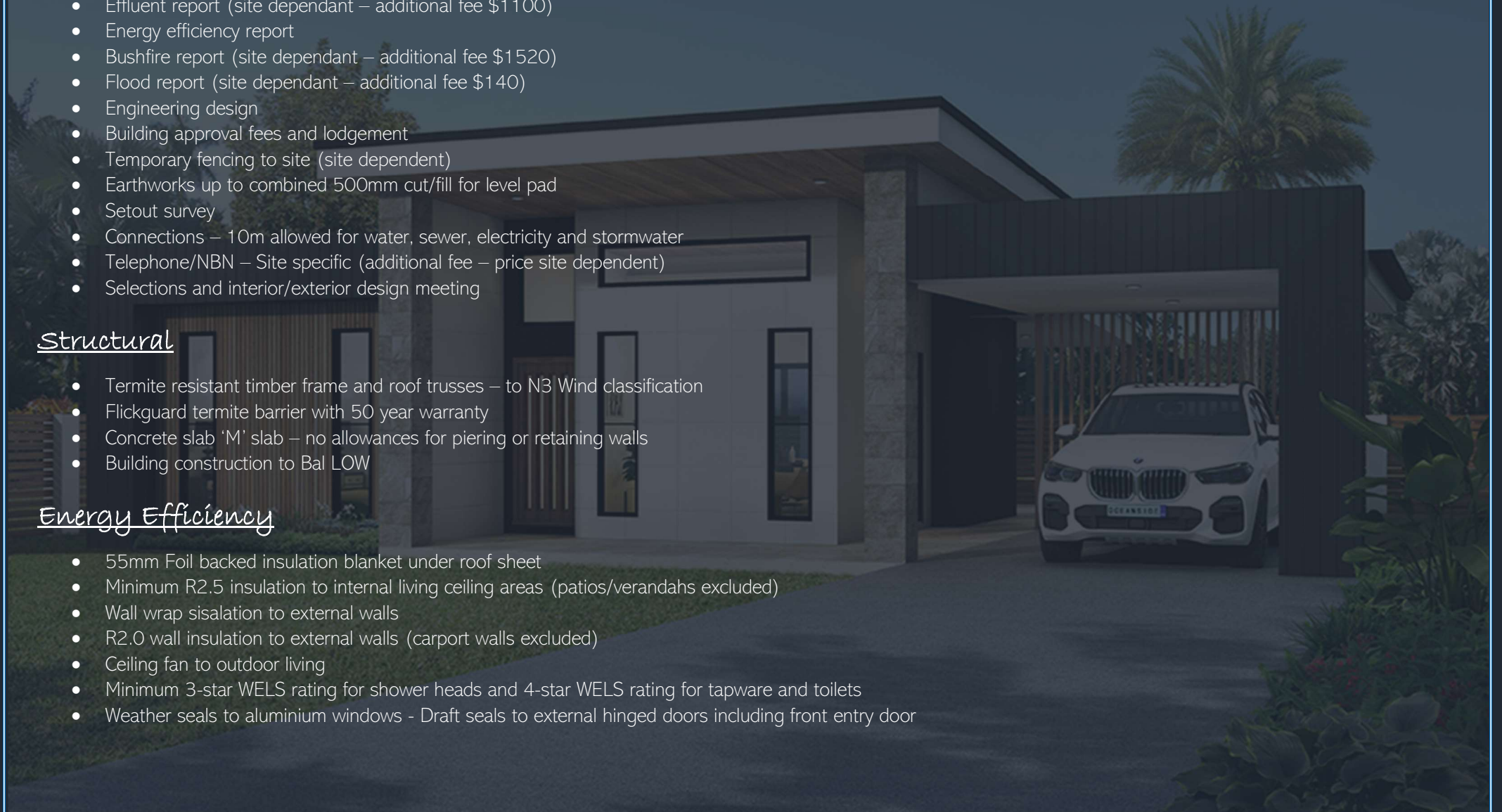
- QBCC Building insurance fee
- Soil test - sites < 15% slope
- Site detail /contour survey
- Wind classification report
- Effluent report (site dependant – additional fee \$1100)
- Energy efficiency report
- Bushfire report (site dependant – additional fee \$1520)
- Flood report (site dependant – additional fee \$140)
- Engineering design
- Building approval fees and lodgement
- Temporary fencing to site (site dependent)
- Earthworks up to combined 500mm cut/fill for level pad
- Setout survey
- Connections – 10m allowed for water, sewer, electricity and stormwater
- Telephone/NBN – Site specific (additional fee – price site dependent)
- Selections and interior/exterior design meeting

## Structural

- Termite resistant timber frame and roof trusses – to N3 Wind classification
- Flickguard termite barrier with 50 year warranty
- Concrete slab 'M' slab – no allowances for piercing or retaining walls
- Building construction to Bal LOW

## Energy Efficiency

- 55mm Foil backed insulation blanket under roof sheet
- Minimum R2.5 insulation to internal living ceiling areas (patios/verandahs excluded)
- Wall wrap sisalation to external walls
- R2.0 wall insulation to external walls (carport walls excluded)
- Ceiling fan to outdoor living
- Minimum 3-star WELS rating for shower heads and 4-star WELS rating for tapware and toilets
- Weather seals to aluminium windows - Draft seals to external hinged doors including front entry door

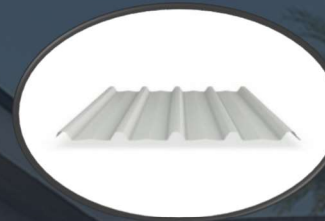


## Exterior

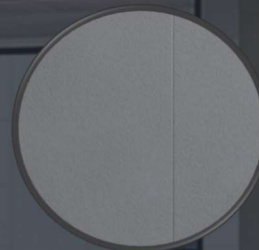
- Roof – Standard Colorbond roofing, gutter and fascia. Trimdeck profile.
- 90mm round PVC painted downpipes
- 600mm eaves

Standard Colorbond colours

TRIMDECK PROFILE



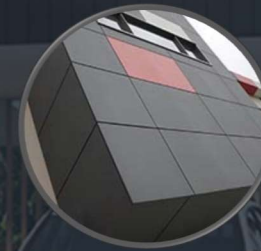
- Claddings – As per plan locations – Scyon Axon 133, JH Fine Texture 1200, BGC Duragrid, NewTechwood



FINE TEXTURE



AXON



DURAGRID



NEWTechWOOD

- Dowell Windows/sliding doors – 2100mm high head height. Standard clear glass, obscure to bathroom.
- Powder coated aluminium framed windows and sliding doors Standard flyscreens – Flymesh to openable windows and glass sliding doors (Entry door excluded)

***Optional upgrades – Crimmesh screens \$ 4555***



## Exterior (Continued)

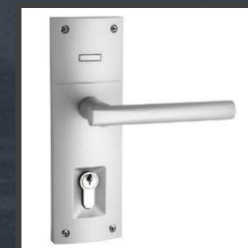
- External ceilings – 6mm F.C lining with PVC joints  
**Optional upgrade Verandah ceilings (excluding carport and patio) 9mm Fijian Cedar Ply lined with timber batten joins –\$535**  
Eaves 4.5mm F.C lining
- Verandah posts – 90x90mm Merbau  
**Optional upgrade – Added 70x45 Merbau post screen to enclose carport rear \$2560**
- External floors - Plain concrete  
**Optional upgrade - Tiling – 450x450 exterior tiles - Choice of Builder's Range \$3770 Patio & Verandahs only. Carport plain concrete**
- Entry door – Size 2040h x 870w Hume External door range – Savoy 820  
Paint or stain finish



HUME SAVOY 820 RANGE

Entry handle / lock – Gainsborough Trilock Contemporary Align  
Colours Chrome or Satin Chrome

TRILOCK ENTRY DOOR HANDLE



## Interior

- Paint – Haymes paint range – Low VOC. 3 Coat system
- Ceiling heights – 2550mm to flat ceilings. Raked ceilings as per plan locations
- Internal linings –  
10mm plasterboard – Internal walls and all ceilings  
10mm wet area board – Laundry - Walls  
6mm Villaboard – Bathrooms - Walls  
75mm cove cornice to flat ceilings  
Raked ceilings – square set cornice
- Internal doors - Door height 2040mm to swing and cavity sliding doors  
Door height 2400mm to robe sliding doors  
Door height 2400mm to linen and laundry doors

Hume Accent internal hollowcore door range to swing and cavity sliding internal doors



HUME ACCENT RANGE

Vinyl lined sliding doors to robes, linen and laundry  
***Optional upgrade mirror doors \$ 290***



## Interior (Continued)

- Door handles – Swing doors - Gainsborough Choice series passage/privacy  
– Colours Satin chrome and Bright chrome.

GAINSBOROUGH CHOICE SERIES



- Cavity sliding doors – Gainsborough Circular sliding passage/ privacy  
– Colours Satin chrome and Bright chrome



- Gainsborough door stops  
– Colours Satin chrome and bright chrome



- Architrave and skirting boards  
42x11 LOSP FJ pine architraving – Standard profile range

BULLNOSE

SINGLE BEVEL

PENCIL ROUND

COOLUM COVE

HALF SPLAYED



- 67x11 LOSP FJ pine skirting boards – Standard profile range

## Wall tiles

- Bathrooms  
Choice of builder's range 450x450 tiles & 300x600 white gloss/matt tiles  
2m high to shower areas, 300mm splashback to vanities, 150mm skirtings

***Optional upgrade – Floor to ceiling tiles all walls (Excluding internal laundry) \$ 2170 (450x450/300x600)***

- Laundry  
600mm splashback to sink area Choice of builder's range 450x450 tiles & 300x600 white gloss/matt tiles

- Kitchen – 600mm splashback Whoosh Subway tiles – 300x75 White gloss/matt

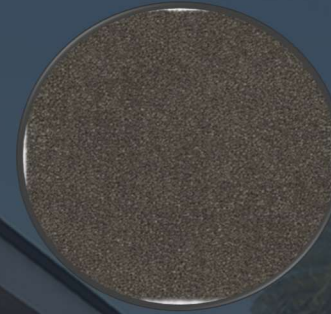




## Floor Coverings

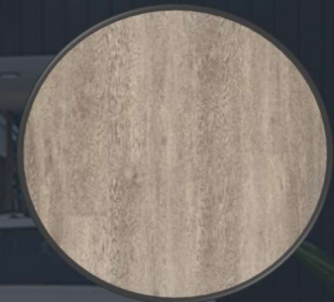
- Bedrooms - Knights ridge plush pile carpet  
***Optional upgrade – Carpet to Vinyl planks \$955***

KNIGHTS RIDGE



- Living – GE Luxury 5mm Vinyl planks Looselay  
***Optional upgrade – Vinyl planks to 450x450 floor tiles \$1670 (Excluding Bedrooms)***

GOLDEN ELITE



- Bathrooms – 450x450 tiles - Builders range



## Cabinetry

(Designs as per cabinetry plans)

- Kitchen – Polytec, Laminex, Formica standard laminate ranges  
Kitchen bench top – Smartstone or Equivalent 20mm Essentials colour range  
Handles – Lincoln Sentry Margo 128mm s/s or bevelled edge finger pull
- Bathroom wall hung vanity and 32mm benchtop – Polytec, Laminex, Formica standard laminate ranges  
**Optional upgrade 20mm Smartstone Essentials colour range \$735**  
Handles – Lincoln Sentry Margo 128mm s/s or bevelled edge finger pull
- Robe interiors – White melamine top shelf with hanging rail and nest of 4 melamine shelves
- Linen interior – 4 white Melamine shelves
- Broom cupboard – 1 white melamine top shelf
- Laundry cabinetry and 32mm benchtop - Polytec, Laminex, Formica standard laminate ranges  
Handles – Lincoln Sentry Margo 128mm s/s or bevelled edge finger pull



POLYTEC STANDARD LAMINATE – VARIETY OF COLOURS



SMARTSTONE ESSENTIALS RANGE – VARIETY OF COLOURS



MARGO 128MM

## Plumbing fixtures

All fixtures supplied in chrome finish. Optional upgrades - black fixtures

\* BLACK OPTION AVAILABLE

- Kitchen  
Everhard Classic Squareline Single bowl sink with drainer

\*  
Millennium Cioso pull out Sink mixer \*

SQUARELINE



CIOSO



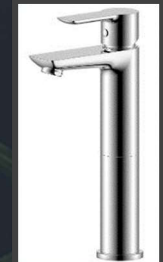
- Bathroom

Opus round 360mm Above counter vanity basin  
Sonata Soprano wall spout/mixer combo \*  
Or Sonata Soprano Tall basin mixer \*

OPUS

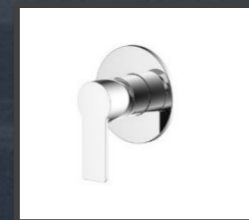


SOPRANO



Sonata Soprano Shower wall mixer \*  
Sonata Soprano 250mm Round shower head with arm \*  
Or Sonata Soprano Shower on rail \*

SOPRANO



Plumbing Fixtures (continued)

Fienza Koko Glass Shower shelf \*

**Optional upgrade 300x600mm tiled shower wall niche \$375**

KOKO



Sonata Kore Back to wall Toilet

Sonata Soprano Toilet roll holder \*

KORE



SOPRANO



Sonata Soprano 800mm Double towel rail \*

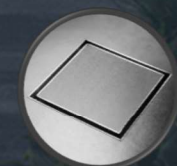
Sonata Soprano Hand towel rail \*

SOPRANO



Floor waste – 100mm Bermuda tile insert grate

BERMUDA



## Plumbing fixtures (continued)

- Laundry  
Castano Sicily 30L single inset sink  
Sonata Kore Sink mixer \*

\* **Black Plumbing fixture options Upgrade Total \$935**

SICILY



KORE



- Other  
Hot water – Aquamax 250L electric  
**Optional upgrade Rheem 26L gas hotwater \$620**

AQUAMAX



RHEEM 26L GAS



Shower screen – Semi frameless with door – 2m high  
**Optional upgrade Frameless \$185**

Mirror – Polished edge 900mm high x vanity length

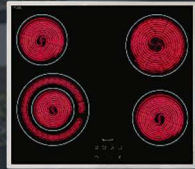
Outdoor taps x 1

## Appliances

- Oven - Baumatic 60cm Electric Oven BO5M 60cm Multifunction oven
- Cooktop - Baumatic 60cm Ceramic Cooktop BCT4 60cm ceramic glass  
**Optional upgrade Baumatic Induction cooktop \$465**
- Rangehood - Baumatic 52cm concealed rangehood
- Dishwasher - Baumatic 60cm dishwasher B14DWS
- Built in microwave - Baumatic 28L built in microwave BAM28TK2



BO5M



BCT4



GUH52SD



B14DWS



BAM28TK2

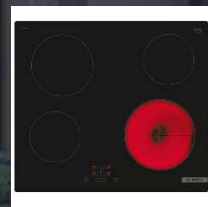


BHI650 INDUCTION OPTION

### **Optional upgrades – Bosch range of appliances \$1405 or with Induction cooktop \$1990**



HBF113BROA



PKE611BAZA



DLN54AA70A



SMS40E08AU



BFL553MSOA

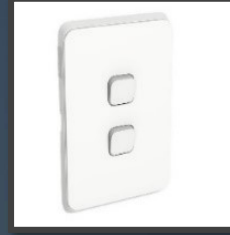


PUE611BB5E INDUCTION OPTION

## Electrical

(Quantities as per electrical plan)

- Switches & Powerpoints - Clipsal Iconic
- Ceiling fans – Spinaker White 48cm Bedrooms, living, patio



- Bathroom exhaust – Ventair round Airbus 250 White
- Round white 8w LED downlights



- TV antenna
- Smoke alarms

**Optional upgrade – Mitsubishi Heavy Industries Airconditioners to living and bedrooms (5kw & 2 x 2.5kw) \$8370**  
**Pendants lights – Priced separately Item dependent**

## Selections Meeting



In your preliminary stage, a selections meeting appointment will be made to choose your final fittings and colour choices for your home with one of our expert team members. We take the time to understand your needs and our experts will be there to help you through the process. This can be done in two convenient locations – National Tiles Design Studio Warana or our office in Corbould Park Qld.

**Note: Price includes standard inclusions for sewerred site with slab on ground construction <15% slope. Sloping sites >15% slope with off ground construction will incur additional costs. Price site dependent.**

Windows, screens, external door and external building elements subject to site energy efficiency and bushfire reports. Additional costs will be incurred if report results to subject site are above standard inclusions.

Non sewerred sites – Water tank and treatment plants not included. Can be included at additional cost. Price site dependent.

No NBN or telephone points included. Can be included at additional cost. Price site dependent.