

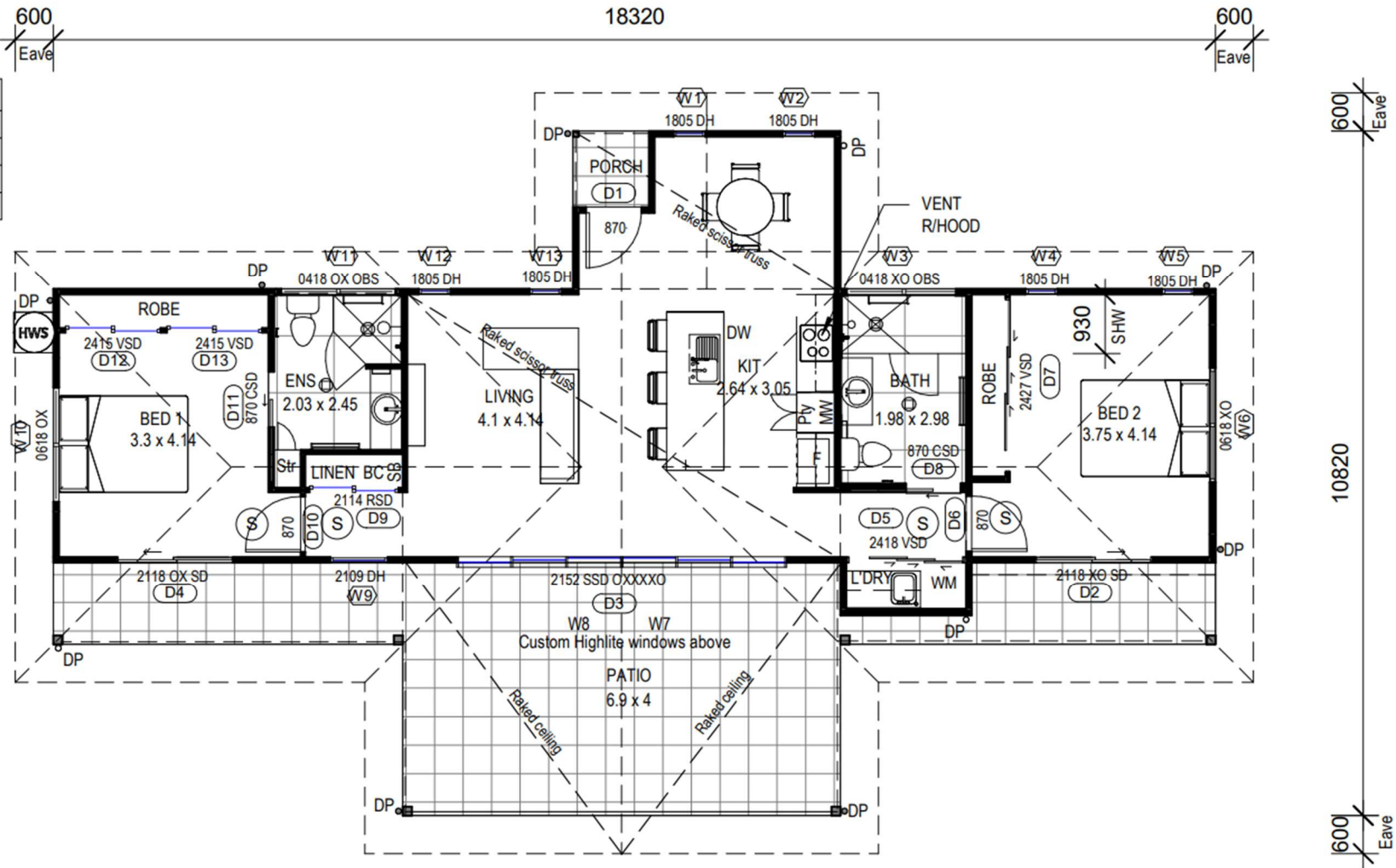


Artist Impression

The Somerset

Standard Inclusions

GROSS FLOOR AREAS m ²	
LIVING	89.99 m ²
PATIO/VERANDAH	40.71 m ²
PORCH	1.44 m ²
TOTAL m ²	132.14 m ²



Preliminary

- QBCC Building insurance fee
- Soil test - sites < 15% slope
- Site detail /contour survey
- Wind classification report
- Effluent report (site dependant – additional fee \$1 100)
- Energy efficiency report
- Bushfire report (site dependant – additional fee \$1 520)
- 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

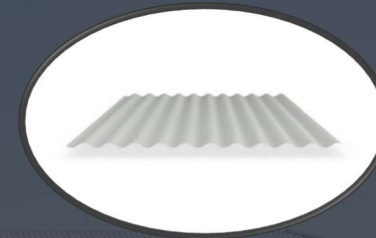
Energy Efficiency

- 55mm Foil backed insulation blanket under roof sheet
- Minimum R2.5 insulation to internal living ceiling areas (patios/verandahs excluded)
- Wall wrap insulation to external walls
- R2.0 wall insulation to external walls
- 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

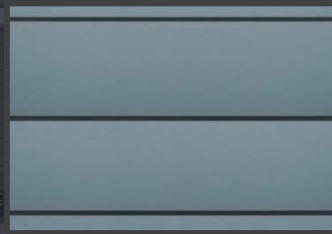
- Roof – Standard Colorbond roofing, gutter and fascia. Custom Orb profile.
- 90mm round PVC painted downpipes
- 600mm eaves

Standard Colorbond colours



CUSTOM ORB PROFILE

- Claddings – As per plan locations – Weathertex Primelok Smooth 200 or similar



PRIMELOK SMOOTH 200

- Dowell Windows/sliding doors – 2100mm high head height. Standard clear glass, obscure to bathroom. Powder coated aluminium framed windows and sliding doors. No decorative bars.

Optional upgrade – Decorative bars to windows/sliding doors \$2040

- Standard flyscreens – Flymesh to openable windows and glass sliding doors (Entry door excluded)



Optional upgrade – Crimmesh screens \$7570

Exterior (Continued)

- External ceilings - 6mm F.C lining with PVC joints *Optional upgrade – Preprimed 3.6x1.2 sheet VJ Look ceiling to patio/porch \$3115*
Eaves 4.5mm F.C lining

- Verandah posts – 140x140mm Hardwood

- External floors - Plain concrete

Optional upgrade - Tiling – 450x450 exterior tiles - Choice of Builder's Range \$6120

- Entry door – Size 2040h x 870w Dowell Aluminium framed with Colonial Bars



ALUMINIUM FRAMED ENTRY DOOR – COLOUR MATCH WINDOWS

- Entry handle / lock – Dowell built in handle / lock Aluminium door
Standard colour range

DOWELL 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 \$ 565



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 \$ 2850 Ens \$2855 Bath (450x450/300x600)

- Laundry
600mm splashback to sink area Whoosh Subway tiles – 300x75 White gloss/matt

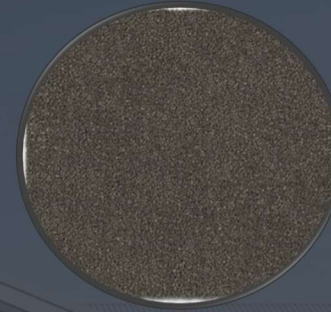
- Kitchen – 600mm splashback Whoosh Subway tiles – 300x75 White gloss/matt



Floor Coverings

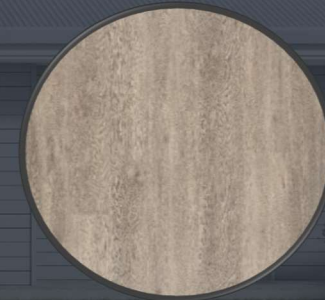
- Bedrooms - Knights ridge plush pile carpet
Optional upgrade – Carpet to Vinyl planks \$1505

KNIGHTS RIDGE

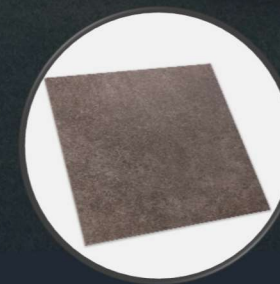
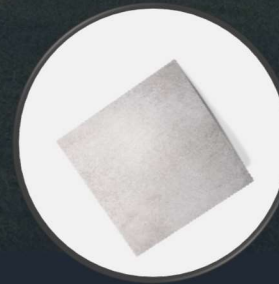


- Living – GE Luxury 5mm Vinyl planks Looselay
Optional upgrade – Vinyl planks to 450x450 floor tiles \$2460 (Excluding Bedrooms)

GOLDEN ELITE



- Bathrooms – 450x450 tiles – Builders range



Cabinetry

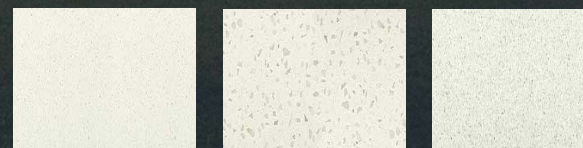
(Designs as per cabinetry plans)

- 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
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. 2 shelf sets to Bed 1.
- 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

Optional upgrade 20mm Smartstone Essentials colour range laundry & vanity benchtops \$960



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

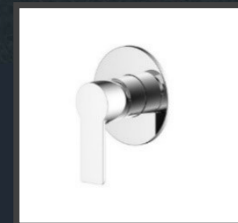


Sonata Soprano Shower wall mixer *

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



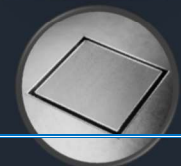
Sonata Soprano 800mm Double towel rail *

Sonata Soprano Hand towel rail *

SOPRANO



Floor waste – 100mm Bermuda tile insert grate



Plumbing fixtures (continued)

- Laundry

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

SICILY



KORE



* **Black Plumbing fixture options Upgrade Total \$ 1270**

- Other

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

AQUAMAX



RHEEM 26L GAS



Shower screen – Framed with door – 2m high
Optional upgrade Semi Frameless \$510

Mirror – Polished edge 900mm high x vanity length

Outdoor taps x 1

Appliances

- Oven - Baumatic 60cm Electric Oven B05M 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



B05M



BCT4



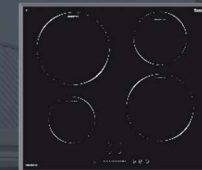
GUH52SD



B14DWS



BAM28TK2

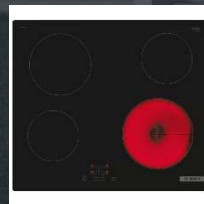


BHI650 INDUCTION OPTION

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



HBF113BR0A



PKE611BAZA



DLN54AA70A



SMS40E08AU



BFL553MS0A

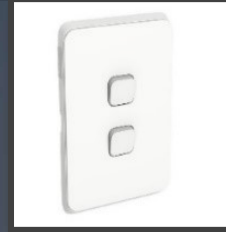


PUE611BB5E INDUCTION OPTION

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 2 bedroomS (7.1kw & 2x2.5kw) \$9270

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 sewerage 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 sewerage 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.

