

Divine Concepts
3/12 Commercial St
Svensson Heights QLD 4670
bronson@divineconcepts.com.au



QBCC Lic: 15300519
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Standard Inclusions List

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

Date: 01 June 2020

PLEASE NOTE: Your quotation is based on this inclusions list, and anything shown on plans not stated below will be an additional cost. This inclusion list will correspond 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 6.5 star energy efficiency rating.

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

STANDARD SITE PROCEDURE & INCLUSIONS

- Site investigation by director
- Electrical layout (LED lighting)
- QBCC, Construction & Public Liability insurances
- Meetings with builder's co-ordinator to simplify and assist with owner's selections
- Full site supervision as required by Divine Concepts Director

WORKPLACE HEALTH AND SAFETY CONSIDERATIONS

- All workplace health and safety costs, including scaffolding, signage, roofing edge protection, fall protection and site barricading as necessary (**two storey scaffolding at extra cost to client**)
- Workplace health and safety site consultant, including site safety plan
- Waste removal service for all building waste
- Temporary onsite toilet for all workers and jobs kept tidy at all times

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

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SITE PREPARATION, EXCAVATIONS AND PAD

- We require all necessary boundary pegs to be clearly visible before we can start work on your site. **If they are not visible, a surveyor may be required to peg the site out at an additional cost**
- 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 under the house and patios
- Allowance for up to 300mm fall across pad area **(large sloping pads will require extra excavation at owner's cost)**
- Import and compact D-Class road base to form a building pad, to an average depth of 250mm
- 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)

- Profile, prepare, box and pour the house slab as per engineers design
- Garage slab finished level with the main slab, with standard grey concrete finish
- 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)
- 80m² of additional concrete allowed for all external concreting for driveways and foot paths. Mower strips are a separate rate
- Street gutter cut out and removed for driveway
- NOTE: **Exposed aggregate is an additional cost**
- All materials needed to manufacture sub floor system (timber frame sub floor) if applicable

WATER, WASTE & GAS

- 20mm water connection to council water mains within 8 metres of house
- All internal house connections as required by plans
- 3 external hose taps (less for smaller dwellings)
- Hot water from a 'Dux' Radiant 125L Electric hot water system
NOTE: **You have the option to upgrade to a 'Dux Panther 26L instantaneous gas water heater'**



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- Connection to council sewer mains. If an onsite treatment plant and disposal area are required, an additional cost for design and installation will apply.
- Stormwater drainage to the street as required by council standard
- Down pipes are 90mm round painted PVC
- No gas connection is allowed as standard

TERMITE CONTROL

- Kordon termite barrier to slab penetrations and perimeter of house
- Wall frames and trusses are made from treated blue pine, termite resistant, T2 timber

FRAMING AND ROOFING

- Treated blue pine T2 timber wall frames (450mm stud spacing) & roof trusses (900mm max spacing). 90mm external & 90mm internal wall frames. Engineer designed to C2 wind ratings.
- All necessary cyclonic tie down and bracing as required by engineer design
- Ceiling height to be 2400mm
- 600mm square personal access to ceiling framed into roof trusses with whiteboard cover
- 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 owners expense**
- 'Colorbond' fascia – continuous (no joins)
- 'Colorbond' gutter in quad or square profile – continuous (no joins)
- Roofing to be corrugated 'Colorbond' roofing iron on metal roof battens
- R3 fibreglass insulation batts to the ceiling of house, including the garage (excluding patios)
- Any required flashings to match roofing
- Roofing to be at 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
- All brick details features for all of our series where applicable
- Expansion joints installed as per engineering design
- Standard natural mortar with raked or flush finish to mortar joints

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- Windows and glass external sliding doors in powder coated aluminium frame with finger jointed pine reveals and "GREY" or "CLEAR" glass
- Diamond grill barrier screens Fly to all external windows and doors (excluding front door); 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
- 140 x 140 laminated merbau timber posts to patios, 140 x 19 merbau decking where applicable **EKO deck will be at an additional cost to the client**
- Panel lift door to garage, 2100mm x 4800mm from the windpanel range, with three remotes
- Soffits battened at 300mm centres and lined with Hardiflex, including vent sheets
- Framed, sheeted and painted Hardiflex on all series where applicable
- Patio ceilings battened at 450mm centres lined with Hardiflex
- Clothes line, wall mounted single fold

WATERPROOFING

- Waterproofing to all showers and bath to Australian Standards
- Waterproofing of perimeter to bathrooms, ensuites, toilets and laundries to Australian Standards
- 50mm brushed aluminium hob to all showers
- OR; shower floor level with main floor (recess in slab) at an additional cost

INTERNAL CLADDINGS

- 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'
- 55mm 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 ceilings will be an additional cost to the client**



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KITCHEN AREA

- Kitchen layout to be confirmed by owner and builder before final quote as price may vary (choice of benchtop, joinery layout etc)
- Posh Solus MK3 double bowl inset sink with 1 taphole (Left or right options available)
- Posh Solus MK2 Gooseneck sink mixer (4 star) or Posh Solus MK3 Standard mixer
- All kitchen appliances to be chosen and purchased by owner
- \$45 per square metre for splashback allowance

BATHROOM, ENSUITE, LAUNDRY AND TOILETS

- Vanity units: To suit dimensions as shown in plan, Posh Domaine Series (floor mounted, white 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 (posh domaine series, mirrored doors white finish) any other unit finish will be an additional cost
- Shower head and mixer: Posh domaine twin rail with top water inlet in chrome & Posh Solus MK3 mixer in chrome (any other finish will be an additional cost)
- Basin mixer: Posh Solus MK3 in chrome (any other finish will be an additional cost)
- Bath kit: posh domaine/solus back to wall free standing bath with Mizu Bliss in wall mixer/spout combo in chrome + plug and waste (any other finish will be an additional cost)
- Toilet suite: Back to wall toilet with back inlet (Posh domaine or Posh solus)
- 2 Double towel rails to each bathroom & ensuite in chrome, Posh Solus MK2 (any other style or finish will be an additional cost)
- Posh Solus MK2 or Phoenix Gen Toilet roll holder in chrome (any other finish will be an additional cost)
- Laundry tub: 45 litre Base laundry trough & cabinet with Posh Solus MK3 standard sink mixer (any other unit or mixer finish will be an additional cost)
- Bermuda Tile insert floor wastes in chrome to showers and bathroom and ensuite floors (any other finish will be an additional cost)
- Tile insert Lauxes slip drains are at an additional cost to the owner

INTERNAL FIX OUT

- Internal doors to be flush redicotes, with magnetic door catches to all doors
- Ikonc 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)
- Mirrored sliding doors, in aluminium frame, to all robes, linens and stores
- Internal mouldings, Splayed clear skirting 68x11 and architrave 42x11 in FJ pine
- All materials needed in regards to walk in robes as per plans



TILING, CARPETS AND LUXURY VINYL PLANKS

- Carpet supplied and laid with underlay to bedrooms and robes will be at 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 areas (allowance of \$35/square metre)
- Tiling heights: To be confirmed by owner and builder. Standard inclusion will be shower walls, splashbacks and skirting. (Floor to ceiling tiles on all walls is an additional cost)
- All tiles laid on flexible adhesives
- Silicone expansion joints installed as required
- Allowance for labour will only include shower area walls, skirting, splashbacks and one niche per bathroom, if client requests floor to ceiling tiles, extra niches, square set to ceiling, this will all be an additional cost to the client

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 in meeting

ELECTRICAL

- Power points required for a dishwasher, fridge, microwave, range hood, panel lift door and hot water systems are already allowed for, separate to the allowance below.
- 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
- 2 phone points (Service provider connection charge is not included)

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ELECTRICAL CONTINUED

- TV antenna points 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
- 3 in 1 supplied and installed to all wet areas (light, heat lamp, exhaust fan) or single exhaust fan only (Clients choice)
- Supply and install split system air conditioner as per Energy efficient plan, fans in all bedrooms and living area (normally 1 per dwelling unless larger dwellings is built)
- 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

EXCLUSIONS

- Fencing, grass, all landscaping and all appliances
- 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 6.5 star energy efficient home
- Soil tests - this quote and inclusions 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 slab, based on a raft slab design or timber floor system
- Engineer designed wall frames and trusses
- Council fees for water connection and sewerage connection
- Private certifier engagement costs and fees for inspections of slab, frame and finals
- Q leave levy (if job cost is above \$150,000)