



PO Box 1227
GLADSTONE
QLD 4680

Mobile 0408 661 344
email : construction@cjbell.com.au
Fax : (07) 4978 7071

ABN : 62 112 785 243
QBCC NO : 1070060

Inclusions

Inclusion unless noted otherwise on Quote/Budget Estimate

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| PRELIMINARIES included as STANDARD |
| Home design by qualified designer |
| Council Building application fees (soil tests costs, engineering design and drawing costs) |
| BSA insurance premium, 6 1/2 years structural guarantee |
| House set out by qualified surveyor |
| QLeave — Portable long service leave levy (as required by law) |
| Comprehensive works insurance during construction |
| SITE WORKS & ALLOWANCES as included STANDARD |
| Cut and fill—house pad already constructed, site works to a maximum of 250mm cut and 250mm fill |
| Engineer designed slab and 400mm x 350mm below ground footings (no waffle pods) |
| Slab thickness 100mm or as per engineers design |
| Brick base (Brick work to ground level) |
| Inspections to footings and slab prior to concrete pouring by certifier |
| Steel reinforcing mesh of F72 size (fabric mesh 7mm diameter at 200mm spacing) |
| Internal under slab beam allowances of 40 lineal meters |
| 2 layers of 3 bar F11 steel to footing beam (11mm diameter) |
| Sewage connection up to 30 meters |
| Storm water 100 meters to connection |
| Water connection 20mm poly pipe 10 meters |
| Single phase power connection as supplied by authority to 10m underground or 20m over-head |
| Concrete pumps |
| GENERAL CONSTRUCTION item included as STANDARD |
| Termimesh Stainless Steel physical termite barrier to full perimeter and all slab penetrations |
| Trusses spaced at 900mm for Colorbond roofing |
| C1 or C2 Cyclone rod tie-down to frame |
| Sarking (foil) to all external walls and to tile roof |
| Internal and external Wall frame stud spacing at 450mm |
| Blue Pine termite treated T2 wall frame timber (added termite protection) |



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| GENERAL CONSTRUCTION cont... |
| Generous light and power point allowance |
| Ceiling height of 2440mm |
| 2 Television co-axial points and cable to ceiling |
| Entrance lock with deadlock (10 year anti tarnish warranty) |
| G James Windows and Doors supplied with clear glass and security screens |
| Insulation R2.5 to all living areas including patio area ceilings including garage |
| Square internal Gyprock external wall corners |
| EXTERNAL FINISHES included as STANDARD |
| Bricks—PC Allowance \$950/1000 delivered to site |
| Face Brick to \$ 77/1000 delivered |
| 3 coats of premium paint |
| Metal roof—Colorbond screwed to steel top hat battens OR Tile roof—Boral concrete roof tiles including sarking to under tile |
| 17.5 degree roof pitch |
| Colorbond fascias and gutters |
| Concrete to Porch, Patios and verandas / Hardwood decking oil finish if required |
| PVC round painted downpipes |
| 3 External water taps |
| Solid front door PC Allowance |
| Entrance lock and deadlock to garage swing door (10 year anti tarnish warranty) |
| Panel lift garage door with 2 remote control units |
| Solar Hot Water system (Tank and Panels on Roof) |
| INTERNAL FINISHES included as STANDARD |
| 90mm plaster cornices |
| 3 coats of quality paint—primer/sealer and undercoat |
| Weather seals to external Hume Doors |
| G James mirror/timber look sliding doors |
| Gainsborough door furniture |
| Shelf and hanging rail to robes, four shelves to linen and pantry |
| Colonial, splayed, square or Bull nose Profile 66mm x 11mm skirting |



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| BATHROOM, LAUNDRY and ENSUITE included as STANDARD |
| Wet area wall and floor tile allowance of \$30 per square meter wholesale including GST |
| Wet area skirting tiles to walls |
| Wall tiles 2 meters high above floor to ensuite |
| Laminate doors and top to Cabinet made vanities with metal drawer rollers |
| Vitreous china vanity basins with tap landing |
| Flick mixers to basins PC Allowance \$ 180.00 each |
| Flick mixer to laundry PC Allowance \$ 180.00 each |
| Cabinet made laminate laundry bench and doors 45 Ltr S/Steel drop in tub |
| Exhaust fan to ensuite and bathroom |
| Heater/light/fan to ensuite, exhaust fan to bathroom and WC |
| Semi Frameless shower screens to bathroom and ensuite showers |
| Mirrors to vanities matching shower screens |
| Hand held shower with rail set to ensuite |
| 1675mm Decina Square bath |
| Towel rails and toilet roll holders PC Allowance \$ 550.00 total |
| KITCHEN included as STANDARD |
| Kitchen design by licensed kitchen designer |
| Technika Cooktop |
| Technika Wall Oven OR Under bench oven |
| Technika 60cm Stainless Steel slide out range hood |
| Flickmixer to kitchen sink PC Allowance |
| Double bowl Stainless Steel sink with accessories PC Allowance |
| Laminate cabinets solid backed drawers with metal rollers |
| Laminate wall oven tower with microwave provision, pot drawer (Not included with under bench oven) |
| Laminate bench tops round, splayed edge |
| Laminate overhead cupboards as per plan |



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| ELECTRICAL |
| 2 x Television co-axial point with 1 x TV Antennae |
| 2 x phone points |
| 43 lights—basic lighting shown on plan <ul style="list-style-type: none"> • Led Downlights to theratre / media, living, hall wc, entry • Fluro oysters to bedrooms, dining, kitchen, patio • Diffused fluro batten to laundry • Non-sensor spot to rear and sensor to garage front |
| 35 double power points |
| TURNKEY OPTIONS |
| Standard concrete driveway with brush finish |
| Turf up to 400 square metres |
| Metal Letter box |
| Umbrella style clothes hoist or fold out wall mounted. |
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