

5 Star Standard Inclusions



General

- ★ Builders all risk construction insurance
- ★ All permits and approvals
- ★ Building services authority indemnity
- ★ Complete working drawings
- ★ Soil test and engineers report
- ★ Site works as required
- ★ Fixed price house cut and fill
- ★ Surveyor house set out
- ★ Water, gas and power connection
- ★ Sewerage water connection
- ★ Six star energy rating

BUILDERS
DEVELOPERS
PROJECT MGMT

Concrete Slab

- ★ Steel reinforced concrete slab to engineers footing and slab design.
- ★ Under slab and perimeter termite protection using Termiglass System AS 3660.1.2000 (approved by CSIRO) with 12 year guarantee.

Roof

- ★ Colorbond sheet roofing as per plan and colour selection.

Gutter and Fascia

- ★ Colorbond fascia, quad gutter and downpipes as per colour selection.
- ★ Eaves boxed and lined with 4.55 fibre cement sheeting as per plan.

Brickwork

- ★ Render finish as per colour selection.

Timber Frame and Trusses

- ★ In accordance with the Queensland Building Act and the Standard Building Regulation 1993. Framing: graded and seasoned pine to N2/"W33" specification. Trusses: to manufacturers design to N2/"W33" specification.

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Garage

- ★ Double car accommodation fitted with remote control panel lift door.

Windows and Sliding Doors

- ★ Clear glass with aluminium powder coated frame as per colour selection.
- ★ Obscure glass to wet areas as per plan. Keyed window locks to all windows.
- ★ Keyed locks to all glass sliding doors.

Driveways and Paths

- ★ Nucon Hunter Red and Ice concrete to driveway and path to front entry and porch.

Fencing

- ★ 1800 mm high CCA treated timber fence.
- ★ Three boundaries as applicable to front line of house with return to house.
- ★ One gate fitted to front side fence as applicable.

Landscaping

- ★ Full "A" grade turf to all areas. Landscape gardens, plants and trees as applicable.

Letter Box

- ★ Duplex Classic aluminium powder-coated as per colour and builders selection.

Clothesline

- ★ Powder-coated wall/fence mounted as per builders selection.

Doors - Internal and External

- ★ Front entry Humes XN5, XN1, XN6, XN7 hinged weatherproof door.
- ★ Rear door 1/3 glass hinged weatherproof as applicable.
- ★ Internal doors: standard Redicote doors (cushioned door-stops to doors as applicable).
- ★ Chrome finished door furniture, privacy set to toilets, bathrooms and garage.
- ★ All items to suit colour and builders selection.

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Floor Coverings

- ★ Carpet to lounge-room and bedrooms, ceramic floor tiles to entry, hallway/stairs, family, dining and bedrooms, kitchen and wet areas.
- ★ All items to suit colour and builders selection.

Electrical

- ★ Australian Standard smoke alarms hard-wired as required.
- ★ Light fittings installed as per builders selection.
- ★ Fans to lounge, dining and all bedrooms.
- ★ 2 x double power points to lounge room, 1 x double power point to all bedrooms, kitchen, laundry and garage, single power points for fridge, dishwasher, range hood, garage remote.
- ★ 2 x T.V. point in lounge and master bedroom.
- ★ Pre-wire for telephone outlet in lounge room and all bedrooms
- ★ Air-conditioners to lounge and master bedroom.

Kitchen

- ★ Granite bench tops.
- ★ Laminated commodity doors and white shelves or as per plan.
- ★ Overhead cupboards as per plan.
- ★ Matt chrome bow-shaped door handles.
- ★ Dishwasher provision cupboard with power point connection.
- ★ Stainless steel 1 ½ bowl sink with flick mixer tap to kitchen.
- ★ Blanco hot plate, range-hood, under-bench oven and dishwasher.
- ★ All items as applicable to suit plan, colour and builders selection.

Bathroom, Ensuite and Toilet

- ★ 1500mm acrylic bath as per builders selection.
- ★ Ceramic drop-in vanity basin or as applicable.
- ★ Chrome-plated handles, tapware and shower sets.
- ★ Laminated bench tops with post form edge.
- ★ Laminated commodity doors and white shelves to vanity.
- ★ Wall tiles to 1800mm in shower. Tiles to 1204mm in bath and 300mm over splashbacks.
- ★ Mirror with powder coated frame above length of vanity.
- ★ Clear safety glass shower screen with powder coated frame.
- ★ Pivot safety glass door to shower as applicable.
- ★ Dual flush white vitreous china toilet suites.

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- ★ Exhaust fan to bathroom, ensuite and toilet as applicable.
- ★ Towel rail and toilet roll holder to bathroom, ensuite and toilet as applicable.
- ★ All items as applicable to suit plan, colour and builders selection.

Rainwater Tank

- ★ As per local council requirements.

Special Features Included

- ★ European appliances.
- ★ Tiles to family area and hallway.
- ★ 4 x Ceiling Fans.
- ★ Remote controlled garage door.
- ★ Landscaped gardens, trees and plants.
- ★ Letterbox
- ★ Clothesline
- ★ All window coverings (blinds) and fly screens.
- ★ TV aerial
- ★ Kelvinator air-conditioner

Contact Mainz Developments

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*** Free Quotation and Appraisal of Your Project ***

*** Contact Us for a Free Consultation ***

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