

Lifestyle – Collection

STANDARD INCLUSIONS

PRE-CONSTRUCTION

- All standard council fees, Insurances and levies required for construction. Excluding council bonds.
- All inspections required with respect to council and or building certifier.
- Installation of materials, fixtures and fittings installed as per plan complicit with the Building Code of Australia.
- Covenant approval by owner – If required.
- House plans – Working drawings.
- Concrete slab design engineered to suit 'M' – Moderately reactive site.
- Site scrape allowing for up to 300mm of slope across the building platform. Sites over 300mm fall may require a Contour survey at an extra cost. To be identified at 'Pre-Contract stage.
- Soil test is to be provided at pre-contract stage by client. Platinum can arrange for a soil test at a cost of \$595.00 for 2 bore samples.

CONSTRUCTION

- 2740mm Ceiling Height.
- Colourbond roof – From std colour range.
- Colourbond fascia and gutter (quad style gutter)
- Roof pitch as designated on plan.
- R – 1.3 Anticon insulation under roof.
- R – 1.5 Insulations batts to all external walls.
- Aluminium windows with key locks and clear glazing.
- Aluminium fly screens to all windows and sliding doors.
- Vinyl Wardrobe doors with satin chrome frames.
- 1 x Painted timber shelves at 1,760mm high with hanging rail to all wardrobes.
- 4 x Painted timber shelves to Linen cupboards.
- 'Lockwood' 63mm Velocity range of door handles to internal doors.
- 'Lockwood' Velocity Entrance lock set to front door.
- 2340mm Non-Solid blank internal doors.
- Half splayed 42mm Architraves & 68mm (11mm thick) skirting boards.
- Silicone joint between skirting boards and floor tiles.
- Alfresco floors tiled using 450x450 porcelain tiles - Non rectified.

STRUCTURAL

- 6 Star energy rating.
- 6.5-year structural Warranty.
- 12 months maintenance period.
- N3 wind rated frames and trusses, using H2F treated termite resistant timber.
- Wall studs at 450mm centres.
- Roof trusses @900mm centres.
- Claddings to home as per plan detail.
- Any face brick walls to have ironed joints.
- B&D Classic – Pro series panel lift garage door. From standard colour options. 2 remotes and 1 wall mounted switch.
- Wall mounted clothesline 2,200 x 1,200. Fixed to home.

PLUMBING AND DRAINAGE

- Storm water, water and sewerage connection for up to an 800sqm lot. Within 8 metres of the home.
- Plumbing fittings and hot water system as per 'Reece Plumbing' specification attached.
- Chrome plated brass floor wastes throughout.

CABINETRY TO KITCHEN AND BATHROOMS

- Kitchen & Bathroom cabinetry specification attached with 3D drawings.
- 20mm Caesar stone to kitchen benches. Not including pantry.
- 20mm Caesar stone to vanity tops.

INTERNAL LININGS

Colours as per Colour selections provided

- Plush pile or Multi-level loop carpet to bedrooms / Media rooms
- Porcelain floor tiles to living areas 450x450mm – Non rectified
- Bathroom floor tiles 450x450mm Porcelain – Non rectified
- Bathroom wall tiles 300x400mm Glazed ceramic – Non rectified

Tile Height to bathrooms;

- Tiles to ceilings in showers
- 1200mm high around baths
- 200mm high Skirting and splashback tiles

Laundry

- 600mm splashback over benches
- 200mm skirting tiles

Kitchen splashback

- 600mm splashback over all benches

APPLIANCES

- 'Chef' Stainless steel 60cm built in oven. 80 litre capacity
- 'Chef' 60cm Frameless glass Ceramic cooktop with residual heat indicator
- 60cm Slide out rangehood. Front recirculating.
- 60cm 'Dishlex' freestanding dishwasher. 13 place settings & 5 wash programs.

ELECTRICAL

Electrical plans provided with each design

- Power connection up to 8.0 metres for house.
- Circuit breakers, power points and lighting to comply with BCA safety and energy consumption standards.
- LED downlights used throughout with the exception of the garage, using fluorescent battens.
- See standard electrical specification and layout provided.
- Smoke detectors to comply with BCA requirements.

OPTIONS

- Options list to be completed for total house price to be confirmed.



Three Levels of satisfaction

1. Guaranteed start date
2. Guaranteed finish date
3. 18 weeks build time

Sunshine Coast / Brisbane
Anthony Stopka
anthony@prdhomes.com.au
0421 476 333

Gold Coast / Brisbane
Colin Ivory
colin@prdhomes.com.au
0418 236 037

platinum
RESIDENTIAL designer homes

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DESIGNER OPTIONS

WINDOWS

- Grey (float) Tinted windows \$650.00 ☐

To be confirmed upon plan selection.

AIR-CONDITIONING

- 1 x Split system (to living room only)
2.5kw Daikin reverse cycle A/C \$3,300.00 ☐
- 1 x Split system A/C (to Bed 1)
1.5kw Daikin reverse cycle A/C \$2,395.00 ☐
- Fully Ducted A/C \$10,950.00 ☐

WHITEGOODS – See attached specifications of packages

- **Package 1.** \$350.00 ☐
600mm Chef Ceramic Cook top - INDUCTION
600mm Slide out rangehood
600mm Chef S/Steel oven 3 function.
Dishlex Dishwasher 13 place settings & 5 wash programs
- **Package 2.** \$1,120.00 ☐
900mm Westinghouse ceramic cook top
900mm Slide out range hood
900mm Westinghouse S/Steel oven 8 function
600mm Dishlex Dishwasher 13 place settings & 5 wash programs
- **Package 3.** \$ 2,080.00 ☐
900mm Westinghouse INDUCTION ceramic cook top
900mm Slide out range hood
900mm Westinghouse S/Steel oven 8 function
600mm Dishlex Dishwasher 13 place settings & 5 wash programs

FLOOR COVERINGS / BATHROOMS

- 600x600mm Porcelain tiles to wet areas \$6,200.00 ☐
To ceiling in showers, 1200mm high around bath
200mm splash backs, 100mm skirting tiles
600mm Kitchen & Laundry splash backs
600x600mm Porcelain tiles to living areas
Including front Porch and Alfresco areas.

To be confirmed upon plan selection.

KITCHEN BENCH TOP

- 40mm edge to Caesar stone tops on kitchen only \$1,190.00 ☐

To be confirmed upon plan selection.

EXTERNAL CONCRETE

- Driveway**
- Exposed Aggregate as per colour selection \$6,250.00 ☐
Allowing for a STD 5.5m set back and path to front porch 45sqm
To be confirmed with house siting on lot plan.

- Laundry pad**
- Exposed aggregate as per colour selection \$880.00 ☐
Allowing for 6sqm directly outside laundry.

To be confirmed upon plan selection.

RAIN WATER TANK

- 5000ltr Slimline Poly tank \$ 5,250.00 ☐
(Colour – Surfmist or equivalent)
- Concrete (grey-broomed finish) pad under tank 2 sqm allowed.
- Electric pump & pump cover (Vada V-80 – H pump)
- Plumbed to toilets, washing machine & 1 external tap.
- Electrical point to pump.

ELECTRICAL OPTIONS

- Ceiling fan package See plan and specification \$ 980.00 ☐
- Data cabling package See plan and specification \$ 385.00 ☐

To be confirmed upon plan selection.

Total cost of options selected

\$



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