



## Augusta 204m<sup>2</sup>



4 Bedroom



2 Bathroom



2 Car Garage

# homepack

*fixed price house and land packages*



The Augusta Floor Plan 204m<sup>2</sup> is a popular first home with 4 bedrooms, 2 bathrooms, a double garage and open plan living, dining and kitchen.



# Our Inclusions

## Pre-Construction

- HIA fixed price contract
- Plans - Specifications
- Engineers soil report & slab design
- Council building application fees (standard applications based on Brisbane City Council excluding town planning, relaxations etc)

## Site Works. Foundations & Connections

- Site scrape and/or balanced cut & fill excavation for up to 1500mm site fall over the building platform
- 'H' class monolithic concrete slab with bulk concrete piling (up to and including a depth of 600mm) "highly reactive" typical soil description
- Termite treatment to slab penetrations and physical perimeter barrier
- Sewer & Storm water connections to existing serviceable connection points for sites up to 700m<sup>2</sup> in size and with a standard 6 meter set back from front boundary (battle axe, other odd shaped blocks and blocks where service connection exceeds standard allowance may incur extra service costs)
- Eight (8) meters plan length of electrical mains
- Water connection from pre-tapped water main up to and including six (6) metre setback to house
- House constructed for "N2" wind rating conditions (W33)
- No allowance is made for retaining walls

## Energy Efficiency

- Bulk ceiling insulation rating R2.5 to ceiling area
- Double sided foil "Wall-wrap" to external stud walls
- Energy efficient aluminum improved windows and sliding door units with a thermal break.
- Weather stripping to hinged external doors.
- Bosch YS217ORA54 Continuous flow gas hot water unit (excluding controller and supply of gas bottles)

- 500 KPA water pressure limiting device
- Externally ballasted compact internal fluorescent downlights (CFL's)

## Bricks. Windows. Roof Tiles & Garage

- Select range of clay bricks from the Builders standard range
- Natural mortar with raked or ironed joints
- Powder coated aluminum windows in the standard Builders range of colours – with clear glass
- Keyed window locks to all opening sashes and sliding doors
- Concrete roof tiles in the standard Builders range of colours & profile
- Auto Sectional garage door to the front facade of the Garage in the standard Builders range of colours including (2) handsets
- Colorbond fascia & gutter in the standard Builders range of colours

## Kitchen Inclusions

- Laminate finish cupboards with laminate bench tops in the standard Builders range of laminates & door handles
- Omega OO651XR 600mm Underbench Oven and Omega OC64TZ 600mm Ceramic Cooktop
- Omega ODW702XB Freestanding Stainless Steel Dishwasher
- Omega ORT6WXA Stainless Steel 600mm Slide Out Rangehood
- Blanco DINAS8S 1 ½ bowl stainless steel kitchen sink
- Festival chrome sink mixer

## Bathroom. Ensuite & Toilets

- Festival chrome mixers
- Gen X chrome double towel rails and toilet roll holders

# Our Inclusions (cont'd)

- Porcher Quatre Close coupled vitreous china suite with standard seat
- Porcher Quatre 450 above counter Basins

## Ceramic Tiling

- Bathroom & Ensuite floors, 2000mm high to showers, 500mm above bath and 200mm skirting tile
- Kitchen - 600mm tiled splash back
- Toilet & Laundry - floors - 400mm splash back over tub - 200mm skirting tiles
- No allowance has been made for frieze or decorator tiles
- No allowance has been made for laying of border tiles, 45 degree patterns or floor feature tile layouts

## Electrical

- Earth leakage safety switch & circuit breakers
- Single phase underground power connection from existing supply point
- \* Meter box will be installed on the side nearest mains connection point
- One (1) double power point to each room and as per electrical plan
- One (1) 240 volt downlight light point to each room as per electrical plan
- Two (2) external para flood light points
- Two (2) television points (complete with 5 lineal metres of cable and no antenna)
- Smoke detectors (hard wired with battery backup)
- Pre-wiring for two (2) Telstra phone points

## Standard Internal & External Features

- 2400mm nominal Ceiling height
- Carpet grade staircase with Painted timber balustrade as selected

from builders standard range (where applicable)

- Round Aluminum Powdercoat handrail and vertical balustrade as selected from builders standard range to external balcony (where applicable)
- Hume "XN5" paint grade external front door with clear glazing
- Hume flush panel paint grade external hinged doors to other external doors if applicable
- Hume paint grade flush panel internal passage doors
- Hume paint grade flush panel internal robe doors OR vinyl sliders (VSD) as nominated on working drawing plans
- Gainsborough "Traditional" Trilock exterior leverset to front entry
- Gainsborough "100 AME" G4 Contractor 100 Amelia interior leversets
- 90mm paint grade coved cornice, 41mm paint grade colonial architraves & 67mm paint grade colonial skirting
- Three (3) coat internal paint system - 2 colours allowed (ie: 1 colour to walls & 1 colour to timber work) to Paint Manufacturers standard specifications
- Two (2) coats to ceiling to Paint Manufacturers standard specifications
- Two (2) coat external paint system to external trim and doors to Paint Manufacturers standard specifications
- Posh Kensington 45 ltr Laundry trough and Cabinet
- Two (2) external garden hose taps
- AAA Rated water saving shower heads/tapware
- Internal & external builders house clean
- Site clean after construction

## Warranties

- Six month maintenance period
- Statutory structural guarantee period

# Turnkey Inclusions

## Additional Pre-Construction

- Provide additional council cross over etc. building application fees (standard applications based on Local City Council

## Additional Site Works

- Provide additional driveway cut and excavation including gutter cut and removal when non-mountable curb exists

## Windows

- Provide powder coated aluminum fly screens to all opening windows and sliding glass doors

## Additional Landscaping

- Provide up to 70 lineal meters of 1800mm high treated pine fencing
- Provide (1) treated pine with steel frame gate.
- Provide up to 77 square meters of plain concrete driveway, path, porch and patio/alfresco.
- Provide up to 500 square meters of 'A Grade' turf.
- Provide one (1) 15 square meter garden bed including clay paver edge, builders range plants and mulch.

## Additional Internal & External Features

- Provide carpet to all bedrooms and living rooms as selected from builders standard range
- Provide main floor tiles to all other internal areas (excluding garage)
- Provide additional internal & external builders house clean
- Provide a fold down wall mounted clothes line as selected from builders standard range
- Provide a TV antenna and booster (as required) to roof as selected from builders standard range
- Provide a metal letter box as selected from builders standard range
- Provide Vertical blinds to all windows and sliding glass doors (excluding wet areas)
- Provide (1) 2.5hp split system to living room
- Provide (1) ceiling fan/light to all bedrooms



# FREE Upgrade Pack



Stove



Rangehood



Designer Entry Door



Stone Benchtops (Kitchen, Bathroom & Ensuite)



Colorbond Rooftop



Timberlook Garage Door

# Get In Touch

Should you have any questions or like to receive more information on one of our packages please do not hesitate to get in touch at [hello@homepack.com.au](mailto:hello@homepack.com.au)