



ABN: 14 114 423 657 | QBCC: 1078578

*Part of the Murchie Group - Celebrating 50 Yrs in Construction in 2016*

# STANDARD INCLUSION LIST

RESIDENTIAL CONSTRUCTION | QUALITY CUSTOM BUILDS



35 Enterprise St | PO Box 3007, Bundaberg Q 4670  
T 07 4132 7777 | F 07 4153 3233 | [mail@murchieconstructions.com.au](mailto:mail@murchieconstructions.com.au) | [www.murchieconstructions.com.au](http://www.murchieconstructions.com.au)

## 01 General

- ◆ HIA Residential Home Building Agreement
- ◆ Council Building Application Fees
- ◆ QBCC Insurance / 6yr 3 month QBCC warranty
- ◆ 12 month maintenance follow up
- ◆ Private Certification fees
- ◆ Wind Rating, Soil test, Contour Survey and Engineering – site specific and compliant with the QBCC Subsidence Policy
- ◆ Drafting of Initial working plans
- ◆ Building to C2 Wind Category
- ◆ Workplace Health and Safety Compliance
- ◆ Removal of rubbish during construction and general site clean on completion (construction materials only)
- ◆ Professional Internal and External Clean on completion

## 02 Site Allowances

*Based on a 800m2 fully serviced block*

- ◆ Allowance to scrape site
- ◆ Allowance for slab and footings for 'M' Class site
- ◆ Connection to services (underground electricity connection, water, sewer)
- ◆ PS Allowance for the removal/spreading of spoil

## 03 Slab

- ◆ Conventional 2 pour footings and slab
- ◆ Slab and footings engineered specific to site
- ◆ Sliding Door tracks in tiled areas rebated into slab

## 04 Plumbing

*Based on a 800m2 fully serviced block*

- ◆ Sewerage connection to Council Sewer
- ◆ Connection to Council Water Supply
- ◆ Stormwater to street or rainwater tanks as required
- ◆ 90mm PVC Downpipes
- ◆ Supply and connection of 3 external garden taps
- ◆ Supply and Install 250Litre Electric HWS
- ◆ Supply internal tap for Fridge

## 05 Termite Treatment

- ◆ Kordon to Perimeter and all penetrations
- ◆ T-2 treated termite resistant Frames and Trusses

## 06 Frames and Trusses

- ◆ All frames and trusses manufactured to 'C2' Wind Category
- ◆ Bracing and Tie Downs as per Engineer's Report
- ◆ Roof Pitch and Ceiling Heights as per Plan

## 07 Roof, Gutter and Fascia

- ◆ All plans include Colorbond Custom Orb roof
- ◆ Colorbond Colonial Quad profile gutter
- ◆ Colorbond Fascia

## 08 Insulation

- Supply and install R2.5 ceiling batts to all internal areas including Garage

## 09 Glazing

- Powdercoated Aluminium windows and sliding glass doors – standard range
- Solar Block Glass to all windows and doors excluding Bath rooms and WC's (white obscure glass)
- Mirror – width of vanity x 900mm high – silver frame
- Shower Screen – Silver Semi-Frameless shower screens with clear laminated glass, pivot door

## 10 External Finishes

- Brick Veneer /Rendered Brick Veneer / Light weight cladding as per plan
- Brick selection from standard PGH range

## 11 Kitchens, Bathrooms, Laundry

- Laminated Kitchen Benchtops, cupboards and kickboards
- Custom made Vanity Units where applicable
- Overhead cupboards (to 2400mm), Pantry as per plan
- 1 & 3/4 bowl stainless steel kitchen sink
- Sink Mixer
- Shower rose on adjustable rail
- Basin Mixers
- Swivel bath spout with wall mixer

## 12 Waterproofing

- Waterproofing 2000mm high to shower recess
- Waterproofing 600mm high to bath splash back

## 11 Electrical/Appliances

- 3 x double power points to Master Bedroom
- 2 X double power points to remaining bedrooms
- 2 x double power points to Kitchen (single to appliances)
- 2 x double power points to TV areas
- 2 x double power points to Living areas
- 1 x double power point to Bathroom, Ensuite, Laundry, IT areas(where applicable) and Garage
- 2 x LED Polycarbonate Downlights to Bedrooms
- 4 X LED Polycarbonate Downlights to Living Areas
- Polycarbonate Downlights to Laundry, Walk in Pantry, Garage
- Exhaust fan to Bathroom and Ensuite
- Mechanical ventilation to WC where required

## 12 Garage Door

- Supply and Install Colorbond Wind Panel Garage door (Standard colour range, size as per plan) with 2 x Remote Handsets

- Supply and install sisalation to all external walls

- Safety Screens to all windows and sliding glass doors – Frame to match windows, black grill
- 1 Mirror / 1 Vinyl sliding robe doors to wardrobes (where applicable) – silver frame (Approx 2300 high)
- Vinyl sliding doors to Linen Cupboards

- Raked Mortar Joints
- Standard grey or off-white mortar

- White ceramic vessel basins to vanities
- Double towel rails and toilet roll holders
- White Acrylic bathtub – size as per plan
- Back to wall toilet suites with soft close seat
- 45Litre drop in stainless steel Laundry Tub. 45L SS tub with poly cabinet if Laundry in Garage.
- Laundry mixer

- Waterproofing to skirting of Bathroom and Ensuite
- Waterproofing to skirting of WC and Laundry

- 3 – 4 TV Points (depending on plan) including TV Antenna and Booster as required
- Ceiling fans to all bedrooms, Living, Recreation or Media Room (depending on plan)
- 1 Phone point
- 1 x double power point with USB Port to IT / Kitchen (depending on plan)
- 240V Smoke alarms with battery backup, interconnectable
- Technika Stainless Steel 600mm Multi Function Wall Oven, Electric Cooktop, Slide Out Rangoon and Dishwasher (Mid- Range Package)

- 1 x Wall Mounted door control
- Additional Roller Door (where applicable) – Manual

### 13 Plaster

- ◆ 10mm gyprock plasterboard to internal walls and ceilings (excluding wet areas)
- ◆ WR Plasterboard to Garage and behind Laundry Tub – max 1350mm high

- ◆ 6mm Villa board to wet area walls
- ◆ 90mm coved cornice
- ◆ FC Sheeting to Soffits and external ceilings

### 14 Tiling

- ◆ PC Allowance for tiles – \$30 Inc GST
- ◆ Tiles included to main floor areas and wet area floors (Brick bond, 45 degree, large format and porcelain/rectified tiles extra), excluding Media Room ( where applicable)

- ◆ Tiles laid to approx 2100mm in shower recess
- ◆ Tiles to Vanity, Laundry and Bath Splashback
- ◆ Tiles to Kitchen Splashback – 600mm high
- ◆ Tiled skirting to wet areas – 100mm high

### 15 Floor Coverings

- ◆ PC Allowance \$45/m2 including GST

- ◆ Carpets included to Bedrooms, Robes and Media Room (where applicable)

### 16 Painting

- ◆ Internal Walls: Taubmans Living Proof 3 coat system – Premium Sealer, 2 top coats
- ◆ Skirtings, Architraves and Paint Grade Doors: Gloss Enamel
- ◆ Internal Ceilings : Ceiling Flat
- ◆ Exterior Ceilings, Soffits and Cladding: Taubmans All Weather Exterior – 3 coat system

- ◆ Exterior Render (where applicable): Taubmans Armawall – 3 coat system
- ◆ Timber Doors & Posts: Sikkens
- ◆ Multiple colours and feature walls extra

### 17 External Concrete

- ◆ 7mm Exposed Aggregate to Driveway (60m2), Path, Entry, Alfresco, HWS, Clothesline, Wheelie Bin.

- ◆ 400mm Mower Strip to remaining perimeter of house

### 18 Miscellaneous

- ◆ PS \$3000 inc GST for Air Conditioning\*\*
- ◆ Brick Letterbox
- ◆ Wall mounted clothesline

*Please note, these are standard inclusions only and can be modified to suit individual requirements and budgets*

At Murchie Homes, we take great care in ensuring you get exactly what you ask for. While these inclusions are our standard, we encourage you to discuss with us what you require so that we can modify our inclusions to suit your needs and budget. Some additional items you might like to consider including in your Contract include:

- ◆ Turf and landscaping
- ◆ Fencing
- ◆ Water Tanks
- ◆ Additional lighting, electrical items or power points
- ◆ Shed