

VISIT OUR DISPLAY HOMES

### *Visit Our Display Homes*

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### *Coming Soon*

**PELICAN WATERS DISPLAY VILLAGE**  
8 Arlington Drive, Pelican Waters



— DWYER —  
QUALITY HOMES

QBCC 15098788

WE ARE PLEASED TO  
PRESENT OUR

# *New Age* INCLUSIONS



— DWYER —  
QUALITY HOMES





GENERAL

- + Soil test of your land and Engineer's design of foundations to suit.
- + Contour survey of the land up to 800m² lot.
- + Surveyor setting out of the house.
- + Temporary underground power box set up for house construction. Excludes Energex connection and consumption costs. Connection is in owner's name.
- + On site sanitation for the duration of the construction.
- + Concrete pumping for footings if required.
- + Concrete pumping for slab if required.
- + Crane hire for lifting materials if required.
- + Sediment control fence and rock driveway for standard lot.
- + Temporary site fencing around perimeter of lot if required.
- + 6 Star Energy Efficiency assessment achieved as a minimum on standard designs.
- + Site levelling up to 0.5m and clearing of light grass not including removal or dumping.
- + Engineered slab and footings for a "S" soil classification on a flat unfilled site.
- + Penetrations within the slab area are to have "physical" termite barriers installed.
- + Insurances included of BSA, and builders all risk, and Qleave.

EXTERNAL

- + External brickwork - PGH Lifestyle, Impressions, Hinterland, Horizons and Natural ranges with natural mortar.
- + Termite resistant non-toxic treated renewable plantation timber is used for all wall frames.
- + Frames are made in a factory using precision equipment. Stud spacing is no more than 600mm.
- + Termite resistant non-toxic treated renewable plantation timber is used on the trusses.
- + Trusses are engineered and factory prefabricated.
- + The standard roof pitch is 21 degrees.
- + The standard ceiling height is 2.4m.
- + The standard ceiling is flat lined on the underside with plaster board.

DOORS & STAINS

- + Front Door is Corinthian Blonde Oak AWO 5GL with translucent glass
- + Gainsborough Ambassador front door lock.
- + Flush hardboard swing doors painted, or mirror sliders where shown on plan.
- + Corinthian Deco Range internal doors.
- + Gainsborough Ambassador door furniture to passage doors, privacy to bathrooms.
- + Robes have one ventilated shelf with hanging rail.
- + Linen have four ventilated shelves where shown on plan.
- + Architraves 42mm x 12mm and skirting 68mm x 12mm painted pine.
- + External swing timber door and frame, with keyed lock, fitted & painted.
- + Auto unit with two remotes and a wall mounted remote button, for each door.

ROOF & INSULATION

- + Colorbond roof with your selection of colour.
- + Reflective foil backing under the roof, and R2.5 ceiling insulation is installed to achieve the required energy rating.
- + External walls are covered with reflective foil insulation.

KITCHEN & VANITIES

- + All tops are high moisture resistant board with your selected laminate.
- + All doors are high moisture resistant laminate board in your selected laminate.
- + All cupboards are built with high moisture resistant melamine board.
- + Fridge space included at 1850mm High x 1000mm wide x 600mm deep.

WINDOWS, SHOWER SCREENS & MIRRORS

- + Clear glass to all aluminum windows and sliding doors. Safety glass where needed.
- + Obscure glass to toilets and bathrooms.
- + Keyed locks to all external windows and doors.
- + Shower screens are clear glass, with pivot door, up to 1m x 1m.
- + Mirrors are 900 x900 with polished edge to each vanity unit.

PLUMBING

- + Stormwater, town water and sewer connection included for standard block.
- + Stormwater discharged to street or stormwater discharge point provided on site.
- + 90mm PVC downpipes.
- + Two external hose taps with anti-backflow valves to Australian standards.
- + Colorbond metal fascia and gutter system in your selected colour.
- + Standard round chrome floor wastes to showers.

PLUMBING ITEMS

Bath

- + Decina Matilda 1510mm in white if shown on plan.
- Hot Water Heaters**
- + 250L off peak electric storage unit.

Kitchen Sink

- + Abey 1 3/4 bowl sink with drainer.

Laundry tub

- + Everhard 30lt Project laundry tub, stainless steel bowl, white poly cabinet (if shown as freestanding), with retro washing machine taps.
- + Abey Lodden 45 Ltr Flushline if insert.

Taps

- + Axus Gooseneck mixer to kitchen sink and laundry tub – chrome/matte black.

- + Shower roses are Axus shower column with slide rail and hand shower set with bottom diverter in chrome/matte black.

- + Basins and Bath are Axus Round 150mm wall mounted spout with Axus Pin Lever wall mixer – chrome/matte black.

- + Shower mixer is Axus Pin Lever wall mixer in chrome/matte black.

Toilets

- + Abey Lucia rimless wall fixed suite with soft closed seat.

Vanity Basins

- + Casa Lusso Eden inset basin with Arcisan pop-up plug waste in chrome/ matte black.

Towel Rails

- + Axus Double towel rail 600mm in chrome/matte black.

Toilet Roll Holders

- + Axus Double toilet roll holder in chrome/matte black.

ELECTRICAL

- + Underground power supply connected for standard block.
- + Smoke detectors hard wired to 240v supply to Australian standards.
- + Earth leakage safety protection system on power circuits.

- + Consumption meters supplied by Energex.
- + Separate light circuit breakers on all lighting circuits.
- + Separate circuit breakers for wall oven/hotplates.
- + Separate circuit breakers for electric hot water system.

ELECTRICAL ITEMS

Oven

- + Delonghi 60cm Multi-Function - Model No. DE604PSC.

Hot Plates

- + Delonghi 60cm 4-zone Ceramic - Model No. DECH60SX1.

Range hood

- + Delonghi 60cm front recirculating slide out - Model No. TAFR60S.

Dishwasher

- + Provision, including cold tap.

Fans Fitted

- + 52" timber blade ceiling fan fitted to patio,\* if needed to achieve star rating.

PLASTERBOARD

- + One layer of 10mm thick plasterboard is used on the walls.
- + Bath and ensuite walls have high moisture resistant plasterboard.
- + Generally 10mm thick reinforced plasterboard is used on the ceilings.
- + Cornice throughout the house is 75mm coved plasterboard.

Linings External

- + Soffits are generally 4.5mm sheet with plastic strip joiners and painted.

WATERPROOFING

- + Waterproofing is carried out to all the wet areas of the house.
- + Shower walls and all floors are fully waterproofed using an acrylic membrane.

TILING

Floor Tiling

- + All bathrooms, ensuite, toilet and laundry floors are fully tiled in your choice of tile up to 450mm square.

Tiling to Walls

- + All shower walls to 2m high. Bathroom, ensuite, toilet and laundry have skirting tiles.
- + Vanities and kitchen have splashback tiles.
- + Bath apron and splashback are tiled in your choice of tile up to 450mm square.
- + Rubber based glue is used for maximum adhesion and long term durability.

PAINTING

Internal walls

- + One coat of Taubmans Ultraprep and two coats of Taubmans Endure low sheen.

Internal ceilings

- + Two coats of Taubmans Tradex Ceiling White.
- + Soffits and patio ceilings painted in exterior grade paint.

HOUSE & YARD CLEAN

- + The builder does a full builders house clean prior to hand over of the house.
- + The builder includes a full site clean removing all builders rubbish from the site.
- + The builder grades the land immediately adjacent to the house away from the house.