



NEW AGE

INCLUSIONS

YOUR SOUTH EAST QLD BUILDER SINCE 1985

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*All images are DQH Gallery and may show upgrades not included in New Age Inclusions

WHY CHOOSE



Local Family-
Owned Builder
since 1985

Custom Design
Plans

Structural
Guarantee

12 Month
Handover
Maintenance

Locals
Supporting Local
Trades and
Suppliers

STUDIO 256



One of the most exciting times in the lead up to building your new home is the colour selections appointment.

Studio 256 is located at our Head office, 256 Nicklin Way, Warana.



All of your selections are made right here at Studio 256 with our in-house Consultants.

Our experienced Design Consultants will guide you every step of the way ensuring you feel confident in every decision you make.





STANDARD EXTERNAL INCLUSIONS

- 1 Roof - Colorbond Steel roof with 21 degree roof pitch in a range of colours.
- 2 Fascia & Gutter - Available in a range of Colorbond Colours.
- 3 Garage Door - Automatic Sectional garage door unit with two remotes and wall mounted remote button. Available in 4 different profiles and a range of colours.
- 4 Entry Door and Handle - Corinthian Blonde Oak AWO 5GL with translucent glass and Gainsborough Double Cylinder TriLock.
- 5 Bricks - PGH Impressions Singles, Hinterlands, Naturals, Lunar, Horizon (excluding Rockhampton), Lifestyle (excluding Perisher Double Height) Coastal Hamptons (excluding Beach and Gull Grey)
- 6 Windows - Aluminium Powder coated windows and sliding doors in a range of colours.
- Exterior Paint - Watty! Solagard Exterior Range
- Termite resistant non-toxic treated renewable plantation timber is used for all wall frames. Frames are made in factory with a stud spacing of 600mm.
- Roof Trusses are engineered and factory prefabricated. Using termite resistant, non toxic treated renewable plantation timber.
- Reflective foil backing under the roof and R2.5 ceiling insulation batts fitted.
- External walls are covered with reflective foil insulation.

INTERNAL INCLUSIONS

- Ceiling Height - 2400mm flat lined on the underside with plaster board.
- Internal Doors - 2040mm high Corinthian Deco Range with Gainsborough Avant handles.
- Robes - White Melamine shelf with hanging rail and 4 white melamine shelves to bedroom robes.
- Linen - 4 White Melamine shelves.
- Cornice - 75mm coved, Architraves 42 x 12 and Skirting 68 x 12 painted pine.
- One layer of 10mm thick plasterboard is used on the walls. Generally 10mm thick reinforced plasterboard is used on the ceilings.
- Bath and Ensuite walls have high moisture resistant plasterboard.
- Waterproofing is carried out to all wet areas of the house. Shower walls and all wet area floors are fully waterproofed using an acrylic membrane.
- Internal Painting - One coat of WattyI Ultra ASU and Two coats of WattyI ID Advanced Low Sheen. Trims - Two coats of WattyI Aquatrim Gloss.
Ceiling - Two coats of WattyI Ultra Ceiling White.



- 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 on wall oven/ hotplates.
- Separate circuit breakers for electric hot water system.
- 250L off peak Electric Hot Water Storage Unit.

ELECTRICAL INCLUSIONS





KITCHEN INCLUSIONS

- 1 Benchtop - High Moisture resistant board with your selected laminate.
- 2 Cabinetry - All doors and drawers are high moisture resistant laminate board in your selected laminate. The internal cupboards are built with high moisture resistant melamine board.
- 3 Splashback - Tiles to 700mm high selected from our range of tiles.
- Fridge Space included at 1850mm High x 1000mm wide x 600mm deep.
- Fridge Tap Included



Oven - Delonghi 60cm Multifunction - DCO5XL
 Cooktop - Delonghi 60cm 4 zone ceramic - PVC6ISK
 Rangehood - Delonghi 60cm front recirculating slide out - TAFR60S



Streamline Axis Pin Lever Mixer
 AX16726



Franke Genesis 1200mm
 Dbl Bowl Sink GSX62I

- 1 Wall Hung Vanity Unit - Benchtop in high Moisture resistant board in your selected laminate. Doors are high moisture resistant laminate board in your selected laminate.
- 2 1500mm Back to Wall Bath.
- 3 All bathrooms and toilet floors are fully tiled. 450x450 tile from our standard range. Shower recess walls to 2m high. Bathroom and toilet have skirting tiles. Splashback 225mm high to Vanity Splash. Bath splashback up to 450mm high.
- 4 Shower Screen - Semi-frameless screen with frame colour of your choice.
- 5 Mirrors - 900mm x (length of vanity) polished edge mirror to each vanity.
- 6 Streamline Axis Shower Column with slide rail & Handshower set AX02331.
- Obscure Glass to toilet and bathroom windows.
- Tiled Niche to Shower Recess

Basin - Arcisan Plaza
round semi inset PZ04802



Tapware - Quality Streamline basin mixer, shower mixer and wall bath mixer set throughout all bathrooms in your selected finish.



Toilet - Arcisan Axis Rimless
BTW Toilet Suite AX04000.C

BATHROOM INCLUSIONS





LAUNDRY INCLUSIONS

- Everhard 30lt Project Laundry Tub, stainless steel bowl, white poly cabinet (if shown as freestanding)
- Abey Project 45Ltr Flushline Tub (where cabinetry is applicable)
- Quality Streamline Gooseneck Mixer.
- Laundry Floor is to be fully tiled, 450x450 square tile from our range. Skirting Tiles to 225mm high.
- Laundry Splashback to be tiled to 450mm high. To selected from our range of tiles.



GENERAL INCLUSIONS



- Master Builders Building Contract.
- Insurances included of QBCC, Builders All Risk and QLeave.
- Contour survey of land up to 800m2 lot, soil report and engineers slab design.
- Temporary underground power box set up for house construction. Excludes Energex connection and consumption costs . Connection is in owner's name.
- Onsite sanitation for the duration of the construction.
- Concrete pumping for footings and slab if required.
- Sediment control fence and rock driveway for standard block.
- 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.
- Penetrations within the slab area are to have "physical" termite barriers installed.
- Stormwater, town water and sewer connection included for standard blocks.
- Two external hose taps with anti-backflow valves to Australian Standards.
- The builder does a full builders house clean prior to hand over of the house. They will also carry out a full site clean removing all rubbish from the site.
- The builder grades the land (immediately adjacent to the house) away from the house.





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