

PREMIUM INCLUSIONS

Your home will be built to comply with **National Construction Code (NCC) 2022** for all new or renovated buildings. This includes energy efficiency, Livable Housing Design standards, condensation changes. Some exemptions apply for 12.5m lot frontages and under. Any changes required to meet these new requirements may incur additional cost.



BUILDING ALLOTMENT

- Building allotment of up to 600m2 with a maximum building set back of 6m (subject to planning authority)
- All our homes are built to a N2 wind rating which is the wind classification based off the location of your home, shielding, topography and terrain conditions

7-STAR ENERGY RATING

- All our homes are built to comply with 7-Star Energy Rating* to ensure your home design meets all energy, water usage and thermal requirements. Including:
 - Energy efficient heat pump hot water system on concrete pad
 - Ceiling fans to all habitable rooms
 - Insulation and glazing as required to meet minimum energy requirements
 - Water saving toilets, shower heads and tapware in kitchen and bathrooms

WARRANTIES & ASSURANCES

- 30 year structural guarantee*
- Independent inspections by engineers and certifiers

SERVICES - CONNECTIONS

- Connection to water, sewer and stormwater points within the allotment and connection to underground power services immediately adjacent to the allotment. Excludes internet and telephone connections and associated costs
- 2x external water taps (1x at front and 1x at rear)
- Three phase power connection including multi-circuit board

FOOTINGS

- Engineer designed 'M' class concrete slab including alfresco as per nominated floorplan with one concrete pump allowance
- Earth floor to porch as per nominated floorplan
- Balance cut and fill up to 500mm (with no existing fill) over build platform
- Physical termite treatment system to slab perimeter and shield to all service penetrations.

COUNCIL FEES & REQUIREMENTS

- QBCC levies & insurances
- Approval fees paid including sewage plan, design flood level, building development approval, plumbing & energy reports (based on Brisbane City Council)

CEILING HEIGHTS

- 2440mm (nominal and facade specific) ceiling height
- 2590mm (nominal) ceiling height to ground floor of double storey homes with 2440mm (nominal) ceiling height to first floor
- 90mm cove cornice

FRAMING

- 90mm prefabricated pine frame and roof trusses

WINDOWS

- Aluminium sliding throughout (including locks), unless otherwise noted on facade selection. Note upper storey bedroom window openings may be restricted to comply with building regulations
- Brick infill above windows and doors with steel lintels to front of single storey (facade specific). Brick infill to ground floor of double storey (facade specific).
- Lightweight cladding infill above all other windows and doors to ground and first floors.

ROOFING

- Concrete roof tiles with 22.5 degree roof pitch
- Colorbond® steel fascia, quad gutter and round PVC downpipes

EAVES

- 450mm eaves to single and double storey homes as determined by home design and facade type

EXTERIOR HINGED DOORS

- Corinthian front entry door selection including weather seal and lever entrance lockset with keyed alike deadbolt, with sidelight to front door (where applicable)
- Garage access (if applicable) with flush panel door and lockset (no deadbolt)

BRICKS

- Inclusion bricks with raked or rolled joints including brick sills

CAR ACCOMMODATION

- Automatic motorised garage door (2x remote)
- Sectional overhead door with painted cement sheet infill
- Rear pedestrian access door (pending space availability)
- Plaster lined ceiling and side walls
- Structural concrete floor
- Double power point and batten light point

KITCHEN & APPLIANCES

- Inclusion range laminated benchtop
- 900mm electric oven with 900mm electric cooktop
- 900mm externally ducted rangehood and overhead cupboard to suit
- Fully lined laminate base and overhead cupboard with handles
- Metal sided drawer runners (1x four bank drawer module)
- Pantry with 4x fully lined melamine shelves at 450mm in width
- Tiled splashback to kitchen (700mm high including returns)
- Kitchen mixer tap
- Double bowl sink with single drainer
- Dishwasher provision

WET AREA FIXTURES

- Laundry with 800mm laminated cabinet and inset trough (if size permits)
- Wall hung vanities
- Shower rose with mixer tap
- 900mm x 900mm tiled shower base
- Pivot softline semi-framed shower screen
- Acrylic bath with wall mounted mixer tap and spout
- Ceramic closed coupled toilet suite
- Ceramic above counter basin with mixer tap
- Laminate vanity. Width of vanity determined from chosen floorplan
- Toilet roll holders
- Towel rail to bathroom and ensuite, towel ring to powder room
- 2x stop taps to washing machine (1x hot, 1x cold)
- Frameless mirror to the width of the vanity

FIXING

- Corinthian internal hinged doors with lever handle
- Doorstops throughout
- Sliding robe doors with single lined shelf with metal hanging rod
- Joinery - Paint finished MDF 67x12mm skirtings and 42x12mm architraves throughout

STAIRCASE (IF APPLICABLE)

- MDF treads and risers including plaster dwarf walls to stairs and void areas
- Pine handrail as required for chosen design

PAINT

- Three coat Taubmans paint system throughout the home
- Low sheen washable acrylic paint to internal walls and ceiling
- Gloss enamel paint to internal timberwork and doors
- Walls and internal woodwork to be 1x colour throughout (white ceilings optional)
- Acrylic paint finish to exterior timber, metal work and cladding, gloss finish to entrance door

ELECTRICAL

- Batten holder light points with energy efficient globes and shades
- Weatherproof batten fitting to outside external doors, excluding garage
- Double power points throughout
- RCD safety switch
- TV point
- Telephone point (1x)
- Externally ducted exhaust fans over showers
- Hard wired smoke alarms
- Clipsal Iconic slim range slim white cover plates

WET AREA TILING

- Floor and wall tiles to wet areas.
- Tiles to shower walls with a minimum 2000mm above shower base
- Tiled bath hob with 600mm high splashback above bath
- 200mm tiled skirtings to match floor tiles

QUEENSLAND

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*Conditions apply. *Full terms and conditions please visit: www.burbank.com.au/queensland/terms-conditions. - 30 year structural guarantee: for full details head to www.burbank.com.au/queensland/terms-conditions. - 7-star inclusions based on the standard facade and standard floorplan. Any unique lot specific factors and/or non-standard features in your home may affect your home's energy rating. Such factors and features may incur additional charges to achieve the 7-star rating. Where the standard home design has a compliant alfresco, and you remove the alfresco, then additional costs will be charged for the home to achieve a 7 star energy rating (as the alfresco provides a 1-star credit). Any unique lot specific factors, and/or non-standard features in your home may affect your home's energy rating. Such factors and features may incur additional charges to achieve the 7-star rating. Where there is a compliant alfresco in the home, the QLD Development code grants an additional 1 star credit which may effect the 7-star energy rating.. The list of items mentioned herein form part of the items included in the base house price of all Queensland Burbank Home Designs. Any items selected by the customer that are not included in this list will result in additional costs to the contract price. All items are subject to manufacturers/suppliers availability. Burbank (Burbank Australia QLD Pty Ltd) reserves the right to replace or substitute any of the listed items with items of equal or greater value.