



GATEWAY CONSTRUCTIONS

Standard Inclusions

- Contract – Master Builders Residential Building Contract – Level 2
- Built to comply with Building Code of Australia

INSURANCE & WARRANTIES

- QBCC Home Warranty Insurance
- Qleave Portable Long Service Levy
- **6 year 6 month structural warranty**
- **6 month guarantee on workmanship and materials**
- Termite protection – perimeter termite protection (where applicable)
- Appliances covered by manufacturer’s warranty

COUNCIL CERTIFICATION

- Building Application - Local Authority Building Application fees (P.C. \$3,500)
- Design – Fully engineered working drawings. Engineered foundation and footing design
- Energy Efficiency Rating Certificate

SITE & STRUCTURAL

- Timber frame – Engineer certified timber framing and trusses – (T2 Termite Treated)
- Connections - water, sewerage, storm water & underground power – allowance up to 12 lm
- Installation of house on galvanised steel posts (maximum 400mm above ground)
- H3 & H2 structural timber sub-floor, walls and roof
- Footings and concrete to level ‘M’ site classification (price subject to individual site conditions and site specific engineering design)
- Site scrape up to 200mm fall across the building platform
- Excavations for post holes

EXTERNAL

- Roof - ColorBond® – standard range
- Roof gutter - ColorBond® 150mm quad round with accessories
- Wall cladding - James Hardie Easylap™ panel/Scyon™ Axon™ Cladding/PrimeLine® Weatherboard
- Verandas & decks – ModWood or 140mm Merbaugh
- Galvanised steel stringers with hardwood treads
- Solid core entry doors from Hume range
- Timber fascia painted as per colour scheme
- Gas regulator ready for gas bottles
- Garden tap

LININGS

- 10mm Easy Craft V.J. paneling or similar to ceilings
- 19mm particle board sheeting (termite treated wall sheets (joins visible))

JOINERY

- FJ pine termite treated 67mm skirting
- Splay architraves
- FJ Pine termite treated external jambs

INSULATION

- Roof insulation: R1.5 – 75mm Anticon Blanket supply and install
- Wall insulation: R1.5 Batts – supply and install
- Ceiling insulation: R1.5 Batts – supply and install

WINDOWS

- Powder-coated aluminum windows, doors & louvers (Dark grey & grey obscure to wet areas) – standard range
- Fly screens to all sliding windows & doors

FLOORS, WALLS, DOORS & CEILINGS

- Ceiling heights averaged at 2550mm
- Painted walls – 1 undercoat and two top coats for internal walls, internal ceilings, all architraves, skirting and window, doorjambs and doors
- Painted walls and downpipes (where applicable)
- Vinyl flooring from standard range (\$35 p/m2)
- Internal doors: Hume Doors - Primecoat
- Door lever sets – privacy to bedrooms & bathrooms, passage to others
- SS magnetic door stops

INTERNAL

- Built in robes/Walk in robes - as per plan with sliding doors, top shelf with hanging rail
- Linen cupboard – four shelves
- Broom cupboard – one top shelf
- Cushion door stops to all doors opening onto walls



Wall Cladding
Scyon™ Axon™ Cladding
pictured



KITCHEN & APPLIANCES

Includes design meeting and joinery plan for approval, plus:

- Custom built cabinetry with melamine doors, drawers and panels with 1mm ABS edging – from standard commodity range, melamine adjustable shelving – laminated post form tops
- Set of 4 cutlery drawers
- Stainless steel handles
- Kickboard as discussed during meeting with cabinetmaker
- Westinghouse stainless steel 60cm under bench electric oven, 4 burner gas cooktop and slide out rangehood
Optional extra – Westinghouse electric ceramic cooktop
- Dishwasher space with socket and plumbing (where applicable)
- 1 ½ bowl or 1 bowl kitchen sink with drainer
- Tiled splash back – ceramic tiles to 600mm high – standard range
- Chrome finish water saver flick mixer tapware

LAUNDRY

- 35ltr Milena Skinny Mini - stainless steel bowl, stainless steel hinge pins to cabinet door below
- Washing machine tap set
- Skirting tiles and tiled splash back – standard range

BATHROOM/WC

- Waterproofing – all wet areas prior to tiling as per AS3740-1994
- Vanity with ceramic top, 2 doors with white 2pac finish
- Stainless steel handles
- Ceramic tiling at 1950mm high in shower, 400mm high above bath, 100mm skirting and 1 row above vanity – standard range
- Skirting tiles and tiled splash back to laundry and WC – standard range
- Tiled shower base with raised lip (100mm high)
- 10mm frameless fixed glass shower screen or as per plan
- Acrylic bath tub where applicable
- Vanity basin semi-recessed or drop-in (where applicable)
- Shower head with rail & soap holders
- Chrome finish flick mixers - shower, bath and vanities
- Chrome finish towel ring
- Chrome finish double towel rails and toilet roll holders
- Water saving full ceramic dual flush toilet suite
- Gas 20 litre per minute Rinnai hot water service

ELECTRICAL

Customised electrical plan for each house - includes:

Supply and fit throughout as per electrical plan -

- Bunker wall lights for stair deck entries
- Compact circular oyster florescent lights as per Sustainable building Code
- White double GPO (Clipsal Classic Range)– bed & living, wet area and kitchen
- TV point – as per plan
- Phone point – 1
- Oven power outlet
- Hard wired smoke detectors with battery backup as per BCA requirements
- Energy saving globes to all light fittings throughout home
- Supply meter box and earth leakage circuit breakers to power points and lighting circuit as per regulations

UPGRADES AVAILABLE: (Not included as standard items)

- Custom designs
- Decking and verandahs
- Alfresco roofs
- Carports and garages
- Stone bench tops for kitchens/bathroom
- Splash back upgrades
- Feature tiles
- Full kitchen appliance package upgrades
- Dishwasher
- Full height wall tiling in wet areas
- Floor covering upgrades
- Security screens to windows and doors
- Light fixtures – LED down lights
- Mirror wardrobe sliding doors
- Air conditioning
- Ceiling fans
- External cladding upgrades
- Double glazing to windows
- Facade options
- Septic systems and waste treatment
- Water tanks
- Building skirting
- Driveway and paths
- Fences
- Solar Hot Water System
- Solar power and off grid systems

NOT INCLUDED DUE TO SITE SPECIFIC REQUIREMENTS

The following items are not included in the standard price of our homes. These prices differ according to home and location and can therefore be provided in a detailed personalised proposal.

- Connection of services: Water, Sewer, Telephone, Stormwater, Power
- Town Planning Application Fees
- Bushfire Management Statement
- Land Capability Assessment for onsite sewer treatment systems
- Footings other than standard design
- Removal of excess soil from site
- Balustrading to decks with stainless steel wire and timber top rail (required if decks about 700m from ground level)
- Driveways and paths
- Site excavation if required
- Delivery to site. We have included delivery and installation of the modules to site in the standard pricing; up to 100kms from our Caloundra factory.
- Crane hire – if site access requires a crane, details of pricing will be included in your personalised proposal.
- Soil test, site surveys & contour plans
- Demolition and sloping site earthworks
- Water tanks, septic system & solar power

PLEASE NOTE: Certain items may be substituted as required based on availability. Any items that differ from those specified will be of equal quality. Inclusions may change from time to time so if you would like to know about a specific item then please ask.

