

# Diamond



*\* Photos are for visual aid only*

## PRELIMINARIES:

- Council approved working plans – all fees and charges (excluding infrastructure charges or council contributions)
- Customised specifications, contract & tender
- Soil tests and contour survey
- 6 Star energy efficiency
- Building structure to meet N2 building classification
- Footings and slab constructed to Engineer's details
- Contour survey as required
- Temporary power and W.C.
- Water connection – storm-water and sewerage to site
- QMBA fixed price Residential Building Contract
- Building Services Authority insurance, Six (6) year structural guarantee
- Full perimeter & slab penetrations physical or chemical termite control (as per current Australian standard)
- Preparation of site up to 500mm fall. Existing retaining walls are not covered under this Contract
- Fixed price site costs up to H2 Site Classifications (excluding rock)
- Fixed price excludes any mandatory covenant requirements above Q Coast Homes standard specifications and inclusions



## SITE WORKS:

- Extent of site works – site scrape of vegetation, cut and fill to designed levels

### FOOTINGS:

- Waffle Pod type footings to suit "H" class soil – 225mm high with 85mm thick slab including piling

### PLUMBING AND DRAINAGE:

- Plumbing and drainage as per council requirements
- External garden taps: two (2)
- Dishwasher cold water point

### GAS PLUMBING:

- Provide connection from gas bottles or gas mains to a Rheem 26 Metro Gas HWS

### FRAMES & TRUSSES: (Treated)

- N2 Wind Rating
- Wall Sarking (R1 Rated) – to meet Energy Efficiency requirements
- To be constructed in accordance with current building regulations
- Frame and trusses to be erected in accordance with current building code
- Ceiling heights as indicated on working drawings (2400mm nominal)



## EXTERIOR:

### EXTERIOR WALLS: *as indicated on plans*

- Brickwork – Selection of bricks from Builders Standard Range
- Render - To front feature columns of façade only
- Cladding – as per plan

### ROOFING: *as indicated on plans*

- Roof pitch as indicated on plans
- Ceiling Insulation – to meet Energy Efficiency requirements
- Eaves 450mm wide (when not restricted by boundary clearances and covenant requirements)
- Bristle Cement Roof Tiles – Designer Range
- Colorbond Metal Roof – (**Optional Extra**) Builders Standard Range

### FASCIA & GUTTER:

- Colorbond from Builders Standard Range

### WINDOWS, SLIDING DOORS & SECURITY SCREENS:

- Standard colour powder coated aluminium from Builders Standard Range
- Ammesh Grille Security Screens: To sliding windows, hinged front door, laundry door, and sliding doors only (excludes garage doors, stacker doors & bi-fold doors)

### GARAGE DOOR:

- Standard Colorbond Automatic Panel Lift with two (2) handsets



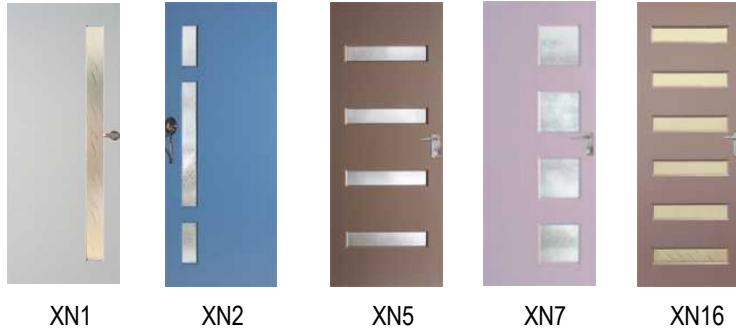
FRONT DOOR FURNITURE:

- Gainsborough Tri-lock entry lock for 820 Doors, 600mm pull handle with mortice lock for 1200 Doors



ENTRY DOOR:

- Hume Entrance Door paint grade from Builders Standard Range



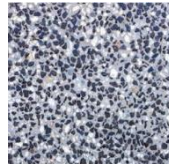
LANDSCAPING: (excluding acreage blocks)

- Including: fully landscaped with plants, mulch and river rock to front yard, turf to front and rear
- Garden Edging complete



DRIVEWAY:

- Exposed Aggregate



PORCH & ALFRESCO:

- 450 x 450 Textured tiles

CLOTHES LINE:

- Standard 27" fold down wall mounted clothesline



LETTERBOX:

- Polytek



FENCING: (excluding acreage blocks)

- 1800mm (approx) high timber fence with standard timber fence returns to house & gate

## INTERIOR:

### INTERIOR DOORS:

- Hume Redicote Painted Flush Panel doors
- 2040mm high to 2400mm ceiling heights as located on plans
- Privacy locks to Main bedroom, Bathrooms, W.C.
- Architrave: 42mm x 12mm, Skirting 68mm x 12mm
- Gainsborough Lever Handles
- DS2 Series plastic Door Catches and 75mm cushion series in wet areas

### PLASTERBOARD:

- To be supplied and installed in accordance with current Australian standards
- 90mm cove cornice
- Ceiling and walls 10mm plasterboard
- Wet area walls 10mm green board or 6mm villa board

### WINDOW DRESSINGS:

- Standard colour Vertical Blinds **OR** Roller Blinds to all sliding doors and windows (excluding laundry, bathroom, WC, ensuite, powder and garage)

### WARDROBES & LINEN CUPBOARDS:

- Chrome Mirror Doors to bedrooms (where specified)
- 1x Melamine painted top shelf with chrome hanging rail to bedrooms
- White Birch vinyl sliders with aluminium frames to Linen (where specified)
- 4 x Melamine painted shelves to Linen

### AIR CONDITIONING:

- Split Air Conditioner System to Living Room & Bedroom 1

### ELECTRICAL, LIGHTING & FANS:

- (All Light Switches and GPO covers are HPM Standard White)
- Double GPO's Internal, 1 Data Point, 1 USB internal power point
- Single GPO's Internal (fridge, range-hood, dishwasher, auto garage door, cook-top)
- T.V. Antenna
- T.V. points to Living Room & Bedroom 1
- Two (2) Telephone points (Pre-Wire only)
- NBN ready (if applicable to estate) (Pre-Wire only)
- Smoke Detectors (as per Australian Standard)
- Circuit Breakers and Earth Leakage device
- Fluorescent Lights to Kitchen and Garage
- Ceiling Light Fans to Bedrooms & Alfresco – Ceiling Fans to Living Rooms & Bed 1
- LED Down-lights – to Family & Meals rooms as well as Entry and each Hallway
- Exhaust Ceiling Fans to Ensuite and Bathroom
- Ceiling Light to Porch
- Three (3) external lights

### KITCHEN APPLIANCES:

- 90cm Stainless Steel Gas Freestanding Oven
- 90cm Stainless Steel Canopy Range-hood
- Stainless Steel Dishwasher

### PLUMBING: Kitchen & Laundry

- 1 & 3/4 bowl stainless steel Kitchen Sink
- Sink Mixer for Kitchen and Laundry
- Laundry Tub & White Cabinet



**PLUMBING: Bathroom & Ensuite**

- Vitreous China, 1 tap hole Semi Recessed Basin
- Recline low profile bath
- Virtue Full China Suite – Soft Closing (back to wall)
- Powder coated aluminium shower screens (clear laminated glass)



- Mirror to length of vanity
- C/P Basin Mixer
- C/P Wall Mixer
- C/P Bath Outlet
- Hand Shower on Rail
- Double Towel Rail
- Toilet Roll Holder



### CABINETRY: Kitchen & Vanities

- Kitchen & Vanity Benchtops – Stone from Builder's standard range
- Cupboard Doors – Laminate from Builder's standard range
- Stainless Steel Handles

### TILING:

- Bathroom and Ensuite – all floor areas, shower walls to 1800mm. Skirting to remainder
- WC and Laundry - Tiled Floor with Skirting Tile and splash back to Laundry Tub
- Kitchen Splash – from Builder's standard range
- Main Floor – (As shown on plan) from Builder's standard range

### OTHER FLOOR COVERINGS:

- Carpet – (As shown on plan) from Builder's standard range

### PAINTING:

- Three-coat application to all plasterboard areas in washable low sheen grade paint using Dulux or similar premium grade paint
- Three-coat application to all internal and external doors and mouldings in gloss enamel grade paint
- Exterior: 1 colour plus feature colours
- Interior: 1 colour
- Ceiling: 1 colour
- Doors & Woodwork: 1 colour – same as Interior
- Front door & frame: Painted timber

### ON COMPLETION:

- House cleaned by a professional cleaning service
- Site clean

### WARRANTIES:

- 12 month defect liability period
- \*25 year structural guarantee
- Manufacturers standard warranties apply where applicable



*"Q Coast Homes reserves the right to alter designs, specifications, suppliers and materials without notice or obligation.  
Photography & illustrations should be used as a guide only"*

\* House only and is non-transferable to any other party upon sale of home (only applies to original owner)

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