# Trend Price List

As at July 2019

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<tr>
<th>MINIMUM BLOCK WIDTH</th>
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**Trend Specification and Schedule of FITTINGS**

**General:**
Prices are based on "M" class fully serviced sites (20 x 30m with max. 6m front setback) and include the cost of Engineers soil test and structural foundation design, concrete pump, minimum sediment/erosion control, site inspections, contour survey, standard building certification, plumbing and drainage fees, waste levy. PLSA levy fee, QBC Insurance and Contractors All-Risk Insurance. Construction methods suit R2 wind loading as per Building Code of Australia. Allowance included for up to 1m cut and 1m fill. Possible extra costs not allowed for and to be paid by the Owner include, but are not limited to, the following: additional Council requirements, slab/footing piers (over the included 23m allowance), retaining walls, soil stabilization and retention, rock excavation, tree removal, acoustic requirements, bushfire requirements, A.H.D. requirements, and sand/metal pipe bedding (if required by local authority).

**Access:**
Accessibility to the building site is the responsibility of the Owner. All costs incurred by the Builder due to difficult site access, including crane hire and hand carting of materials, to be paid by the Owner.

**Termite Treatment:**
Termite treatment to AS3660.1 (Section 6) including waffle slab and physical barrier system to service penetrations and perimeter.

**Foundations & Floor:**
Concrete slab system designed by OLO Soil Testing for "M" soil classification to AS2370 with brick rebate and exposed perimeter edge beam. No stepdown to Garage floor. 23m allowance for slab/footing piers.

**External Walls:**
Double height clay bricks from Builder's Range. Natural ironed mortar joints. Feature front facade with render and/or cladding included.

**Internal Walls:**
H2 classification treated pine walls and trusses. Timber walls and ceiling framing lined with 10mm plasterboard. Cove cornice throughout. 2400mm high ceilings.

**Insulation:**
Glasswool insulation batts to ceiling to meet 6 Star Energy Rating requirements. Reflective foil wrap to external walls to meet 6 Star Rating requirements.

**Fascia & Gutter:**
Colorbond metal fascia, quad gutter and 90mm round PVC downpipes.

**Hip Roof:**
Colorbond sheet roofing (no Anticon blanket included) OR Concrete tiles (from Builder's Range: Colorbond metal fascia, quad gutter and 90mm round PVC downpipes.

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**Ip Roof:**
Colorbond sheet roofing (no Anticon blanket included) OR Concrete tiles (from Builder's Range, fixed and slated) at 23.5º pitch with 450mm wide valley gutters.

**Windows:**
Aluminium clear glazed windows and patio sliding/stacker doors (as applicable). Colours from Builder's Range. Locks to all opening windows.

**Mouldings:**
Skirtings 68mm x 12mm Splayed, Classic, Pencil Round or Double Pencil Round profile (MDF) for painting.
Architraves 42mm x 12mm Splayed, Classic, Pencil Round or Double Pencil Round profile (MDF) for painting.

**Doors:**
Internal Corinthian Flush Primed doors.
Front Entry Corinthian 1020mm wide paint grade hinged door and frame clear glazed from Builder's Range.

**Door Furniture:**
Internal Lever passage sets with privacy latches to Bedroom 1, Bathroom and W.C., from Builder's Range. Lever handle with Deadlock from Builder's Range.
Garage Access Door Lever Entrance set from Builder's Range.

**Kitchen FITTINGS:**
Cupboards Square edge door and drawer fronts with PVC Edging and selected door handles (from Builder's Range). 600mm wide cupboards. White melamine internal linings including one (1) intermediate shelf and a bank of four (4) drawers. A microwave provision. Laminated Pantry unit (2100mm high) with four (4) shelves, and overhead cupboards (complete with painted bulkheads to ceiling). Laminate colours to be selected from Builder's Range.

**Benchtops**
20mm thick reconstituted stone (from Builder's Range) with arched edging. Waterfall ends NOT included.

**Sink**
Abey PVC2 Double Bowl overmount stainless steel sink with provision for dishwasher.

**Tappware**
Abey Malibu U shaped sink mixer OR Malibu P gooseneck Sink mixer (Chrome).

**Kitchen Appliances (optional packages available)**

**Range**
Omega GF914FX Freestanding range (Stainless steel).

**Rangehood**
Omega ORW93A Canopy, ducted to external (Stainless steel).

**Wall Oven**
Omega OD60B Multi-function oven (Matt Black).

**Hotplate**
Omega OGI648 Induction cooktop (Matt Black).

**Rangehood**
Omega OR505 Undermounted, ducted to external (Stainless steel).

**Wall Oven**
Omega O8096X Multi-function oven (Stainless steel).

**Hotplate**
Omega OCCI01TZ Ceramic, trim-less cooktop (Black).

**Rangehood**
Omega ORW93A Canopy, ducted to external (Stainless steel).

**Bathroom & Ensuite FITTINGS:**

**Bathroom Bath**
1505mm acrylic bath (White).

**Shower Screen**
Aluminium fixed screen with pivot door and clear laminated glass.

**Vanity Units**
"SASS" laminated doors with bank of three (3) drawers, 20mm thick reconstituted stone benchtop (selected from Builder's Range). "Katie" insert basin's (White only), and soft close doors and drawers (handles from Builder's Range).

**Vanity mirror**
900mm High x Nominal vanity width micro-framed mirror.

**Towel Rails**
760mm double Abey Park Avenue (Black).

**Soap Holder**
Abey Lucia metal soap dish (Black).

**W.C. FITTINGS:**

**Toilet Suites**
6/3 dual flush cistern, concealed china pan and soft close seat (White).

**Toilet Roll Holder**
Abey Park Avenue (Black).

**Laundry FITTINGS:**

**Cabinet**
45 litre drop in stainless steel tub in laminated cabinet (1500mm) with square edge door fronts with PVC edging and door handles with Laminated top (all selected from Builder's Range) with Under-bench washing machine space. White melamine internal linings including one (1) intermediate shelf.

**Tiling:**

**Wet Area**
Ceramic wall and floor tiles from Builder's Range, with "Bermuda" floor wastes.

**Kitchen**
Up to 710mm above all benchtops. Floor tiles NOT included.

**Bathroom/ Ensuite**
Nominal 2000mm to the shower alcove walls. 500mm over the bath and one (1) skirting row to the remainder. Fully tiled floor.

**Laundry**
Up to 600mm over the laminated benchtop and one (1) skirting row to the remainder. Fully tiled floor.

**W.C.**
Nominal 300mm high of skirting tiles. Fully tiled floor.

**Wardrobes:**
Aluminium framed sliding doors with coloured vinyl fronts, overhead melamine shelf (White) and hanging rail to all Bedrooms (colours from Builder's Range). Walk-in robe to Bedroom 1 with Corinthian Flush Primed door (Where Applicable), overhead melamine shelf (White) and hanging rail.

**Linen Cupboard:**
Aluminium framed sliding doors with coloured vinyl fronts (colours from Builder's Range) and four (4) melamine shelves (White).

**Hot Water Service:**
Heat pump (170 litre to 3 Bed homes and 280 litre to 4 Bed homes).

**Plumbing & Drainage:**

**Cold Water**
From existing water meter to house. Ipswich water service to all internal fittings and outlets. Front and rear garden tap included.

**Tapware**
Abey Park Avenue mixer tapware to Bathroom and Ensuite with rail showers (Black). Abey Mixture mixer tapware to Laundry tub (Chrome). Washing machine cocks (Located inside cupboard – Chrome).

**Sewer and Stormwater Electrical:**

**帘 Punctures**
Assorted points and double power points throughout. Compact fluorescent bulbs and bath Fitter fittings installed to 100% of the floor area. Two (2) television points. Automatic circuit breakers with earth leakage safety switches to meter box. Hager & Bille Vissage White accessories throughout. Underground connection (80-amp single phase) from main supply point to meter box. Smoke detectors. Telecommunications pre-wire of home.

**Painting:**

**External**
Gloss acrylic to external woodwork, cladding, meter box and downpipes. Low sheen acrylic to render. One (1) paint colour to render allowed as standard.

**Internal**
Flat Acrylic (White) to ceilings. Sealer coat, then two (2) coats of washable Premium Acrylic Taubmans’s Endure to all walls. Gloss Acrylic to all internal doors and woodwork. One (1) colour to internal walls allowed as standard.

**Garage Door:**
Sectional overhead door with remote control unit and two (2) handsets (from Builder's Range).

**Cleaning:**
Builder’s house clean (windows included). Building debris only removed from site on completion. Excess soil removed on small lots where necessary to allow adequate site access.

**IMPORTANT NOTE:** Prices exclude the cost of floor coverings, curtains or blinds, light fittings, prints, decorative items, painted feature walls, feature tiling to wet areas, tiling to livings areas, patios and front porches, timber balustrades, decorative posts and external bagging/rendering and painting to remain of homes, fencing, retaining walls, landscaping, water systems, paving, pergolas, air conditioning, additional telephone or data points, security alarms, water tanks and on-site sewage treatment systems unless specified by way of variation. The Company reserves the right to alter its plans, specifications and prices without notice. QBCC Licence 23846.