

Trend Price List

As at August 2019

MINIMUM BLOCK WIDTH	HOUSE NAME	FLOOR AREA		TREND PRICE
		M ²	SQ	
SINGLE STOREY				
8.5m	Vision 132	131.6	14.2	\$151,330
10m	Gem 138	138.4	14.9	\$151,890
	Vision 139 V1	138.8	14.9	\$152,800
	Vision 139 V2	138.8	14.9	\$152,960
	Vision 149 V1	148.8	16.0	\$158,790
	Vision 149 V2	148.8	16.0	\$159,120
	Gem 180	179.9	19.4	\$178,360
	Metro 180	180.0	19.4	\$169,770
	Metro 192	191.8	20.6	\$178,170
	12.5m	Vista 175	175.1	18.9
Edge 188 V1		187.5	20.2	\$175,960
Edge 188 V2		187.5	20.2	\$175,290
Edge 188 V3		187.5	20.2	\$173,720
Serene 196		195.7	21.1	\$179,660
Edge 208		208.4	22.4	\$187,900
Serene 210		209.9	22.6	\$187,510
Horizon 214		213.8	23.0	\$194,180
14m	Aspire 216	215.6	23.2	\$191,280
	Edge 217	216.8	23.3	\$189,790
	Edge 220	219.5	23.6	\$188,230
	Aspire 249 V1	248.8	26.8	\$212,090
	Aspire 249 V2	258.8	27.9	\$215,340
15m+	Infinity 217	217.5	23.4	\$197,710
	Mode 224	224.4	24.2	\$196,160
	Vista 245	245.2	26.4	\$208,280
	Horizon 256	256.5	27.6	\$216,670
	Aspire 257	256.7	27.6	\$210,230
	Horizon 285	285.0	30.7	\$237,700
	Aspire 291	291.2	31.3	\$233,430
	Horizon 292	292.1	31.4	\$238,310
	Infinity 319	316.8	34.1	\$254,220
	Acreage	Retreat 199	199.4	21.5
Retreat 217		216.7	23.3	\$193,290
Retreat 253		252.6	27.2	\$207,610
Retreat 305		305.5	32.9	\$240,380
Retreat 348		347.5	37.4	\$260,620
TWO STOREY				
10m	Summit 231	230.7	24.8	\$260,800
12.5m	Summit 298	297.6	32.0	\$303,220
10m	Summit 324	324.2	34.9	\$319,060



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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, PLSLA levy fee, QBCC Insurance and Contractors All-Risk Insurance. Construction methods to suit N2 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 231m 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. Any 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 QLD Soil Testing for "M" soil classification to AS2870 with brick rebate and exposed perimeter edge beam. No stepdown to Garage floor. 231m allowance for slab/footing piers.

External Walls:

Double height clay bricks from Builder's Range. Natural ironed mortar joints. Feature front façade with render and/or cladding included.

Internal Walls:

H2 classification treated pine wall frames 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, fixed and sarked) at 23.5° pitch with 450mm wide vented eaves.

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.
External	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 arised edging. Waterfall ends NOT included.
Sink	Abey PRC2 Double Bowl overmount stainless steel sink with provision for dishwasher.
Tapware	Abey MalibuQ square sink mixer OR MalibuP gooseneck Sink mixer (Chrome).

Kitchen Appliances (optional packages available)

Range	Omega OF914FX Freestanding range (Stainless steel).
Rangehood	Omega ORW9XA Canopy, ducted to external (Stainless steel).

OR

Wall Oven	Omega O060B Multi-function oven (Matt Black).
Hotplate	Omega OC164B Induction cooktop (Matt Black).
Rangehood	Omega ORU50X Undermount, ducted to external (Stainless steel).

OR

Wall Oven	Omega OB0960X Multi-function oven (Stainless steel).
Hotplate	Omega OCC90TZ Ceramic, trim-less cooktop (Black).
Rangehood	Omega ORW9XA Canopy, ducted to external (Stainless steel).

Bathroom & Ensuite Fittings:

Bathroom Bath	1525mm 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.
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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 Bed 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. Iplex 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 Mixmaster mixer tapware to Laundry tub (Chrome). Washing machine cocks (Located inside cupboard - Chrome).

Sewer and Stormwater

Included.

Electrical:

Ample light points and double power points throughout. Compact fluorescent bulbs and batten holder fittings installed to 100% of the floor area. Two (2) television points. Automatic circuit breakers with earth leakage safety switches to meter box. Hager B&R Visage 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 Taubman'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.