



Standard Building Inclusions

Iconic Construction Group Pty Ltd
151a Palmerin Street | Warwick Qld 4370
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QBCC Licence No. 1305271

Silver Selections & Finishes

Preliminaries

- Fixed price contract
- Draftsman to draw construction plans
- Soil Test
- Engineering for foundation design, sanitary drainage, and pipework articulation design
- Onsite wastewater management design (if applicable)
- Bush fire report (if applicable)
- Plumbing approvals & inspections
- Certifier approvals & inspections
- QBCC Insurance and Qleave Levy
- Public Liability and Construction Works Insurance

Site Work

- Site survey and set out
- Cut and fill to 300mm
- Soil type based on M foundations
- Drilling of pier holes to 1200mm
- Concrete pump
(any charges for rock digging, steps required to entries, retaining walls or site drainage to be at owner's cost, unless stated in the contract)
- Skip bins & portable toilet

External & Structural

- Rentokil's Homeguard termite treatment AS 3660.1 for penetrations and perimeter
- Frames & trusses to AS 1684.2
- Austral Bricks - Essentials Brick Range
- Ceiling height of 2400mm
- Veranda ceilings (if applicable)
- Electrical works
- Taylex treatment (if applicable)
- Water, stormwater, sewerage & plumbing
- Cladding (as per construction plans)
- Stoddarts Colorbond roofing
- Stoddarts Colorbond gutter & fascia
- Stoddarts Colorbond panel lift door
- Bradnams essential range window frames
- Bradnams obscured glass to bathrooms & toilets
- Bradnams clear glass to all other windows
- Bradnams essential range flyscreens fitted to all windows and sliding doors
- Hume SMP Savoy 820 entry door (with clear or translucent glass)
- Lane Covan entry door furniture
- Laundry door (as per construction plans)
- 3 coats of premium painting
- 2 x garden taps
- 1 x tv antenna
- 1 x wall mounted clothesline
- Letterbox (brick or metal)
- Grey concrete driveway

Internal Inclusions

- R1.0 Insulation Paper to Wall Frames
- R3.5 ceiling & R2.0 Wall insulation
- Plasterboard
- Cornice 90mm cove
(ornate cornice extra)
- Skirting and architraves
(42mm x 11mm & 66mm x 11mm)
- 3 coats of premium paint
- Vinyl sliding robe doors to wardrobes
(as per construction plans)
- Sliding robe doors to linen cupboards
(as per construction plans)
- Carpenter made wardrobe with standard 4 shelves with hat shelf and rail
- Carpenter made pantry and linen cupboard
(as per construction plans)
- Hume flush panel or oakfield internal doors
(2040mm x 820mm x 35mm)
- White door stops to each internal door
- Entrance set – Lane Covan entrance set
- Privacy set – Lane Contemporary lever set
- Passage set – Lane Contemporary lever set
- Dummy lever set – Lane Contemporary lever set
- Deadbolt lock set – Lane Covan lockset
- Cavity slider set – Lane Contemporary series
(as per construction plans)

Floor Coverings

- Kitchen - vinyl planks or tiles
(vinyl Affinity Collection from Choices Flooring)
(silver range tiles from Choices Flooring)
- Living and dining - vinyl planks or tiles
(vinyl Affinity Collection from Choice Flooring)
(silver range tiles from Choices Flooring)
- Bedrooms - carpet
(Callow/ Delta Twist range from Choices Flooring)
- Main Bathroom & Ensuite – tiles
(silver range tiles from Choices Flooring)
- Laundry - tiles
(silver range tiles from Choices Flooring)

Wall Tiling

- Kitchen
Tiled splash back up to 600mm
- Main Bathroom & Ensuite
Shower height of 2000mm
Vanity splash back up to 200mm
Skirting tile up to 200mm
- WC
Skirting tile up to 200mm
- Laundry
Laundry tub splash back up to 600mm
Skirting tile up to 200mm

Silver Selections & Finishes

Kitchen

- 20mm stone bench top
(YDL Builders range - 11 colours to choose from)
- White custom-made cabinetry all with soft close cupboard doors and draws
- Custom-made white kickboards
- Stainless steel 1 ½ drop in sink
- Emma pin gooseneck sink mixer
- Westinghouse stainless steel 600mm wall oven
- Westinghouse 600mm ceramic cooktop
- Westinghouse s/s 600mm slide out rangehood
- Westinghouse s/s 600mm freestanding dishwasher

Main Bathroom

- Wet seal/ waterproofing to AUS Standards
- Universal 900mm or 1200mm vanity as standard
(or as per construction plans)
- Artificial moulded ceramic basin top
- White cabinetry with soft close cupboards doors and draws
- Eco basin mixer
- Bambino bath 1650 as standard
(or as per construction plans)
- Emma fixed bath spout
- Eco in wall mixer for bath
- Emma rail shower with soap basket
- Eco in wall mixer for shower
- Bradnams semi frameless shower screen
- Oxford Toilet suite
- 1 x Emma double towel rail
- Emma toilet roll holder
- Pencil edge mirror (as per construction plans)
900mm x 900mm or 1200mm x 900mm

Ensuite

- Wet seal/ waterproofing to AUS Standards
- Universal 900mm or 1200mm vanity as standard
(or as per construction plans)
- Artificial moulded ceramic basin top
- White cabinetry with soft close cupboards doors and draws
- Eco basin mixer
- Emma rail shower with soap basket
- Eco in wall mixer for shower
- Bradnams semi frameless shower screen
- Oxford Toilet suite
- 1 x Emma double towel rail
- Emma toilet roll holder
- Pencil edge mirror (as per construction plans)
900mm x 900mm or 1200mm x 900mm

Laundry

- Wet seal/ waterproofing to AUS Standards
- 45L laundry tub with cabinet
- Eco laundry sink mixer
- Washing machine tapware

Electrical

- Earth leakage safety switch & circuit breakers
- Photoelectric interconnected smoke alarms
- Electric Rinnai Hotflo 250L
- Kitchen
 - 2 x downlights
 - 2 x double power points
 - 1 x phone point
- Dining area
 - 2 x downlights
 - 2 x double power points
- Lounge room
 - 4 x downlights
 - 2 x double power points
 - 1 x tv point
 - Rinnai 7.0kw G Series air conditioning unit
- Main Bedroom
 - 4 x downlights
 - 1 x ceiling fan
 - 2 x double power points
- Bedrooms
 - 1 x ceiling fan with light
 - 1 x double power point
- Ensuite
 - 2 in 1 exhaust fan & heat light
 - 1 x double power point
- Main Bathroom
 - 3 in 1 exhaust fan & heat light
 - 1 x double power point
- WC
 - 1 x downlight
 - (exhaust fan with light if there is no window)
- Laundry
 - 1 x downlight
 - 1 x double power point
- Garage
 - 1 x batten fluoro – Single Garage
 - 2 x double power points

Optional Extras

- Window coverings
- Tinted windows
- Ceiling height to 2550mm or 2700mm
- Floor to ceiling tiling in main bathroom or ensuite
- Security screens & Doors
- Rendering
- Concrete footpaths around house
- Aggerate concrete driveway
- Pendant lights above kitchen benchtop
- Fencing
- Retaining
- Air condition unit to main bedroom
- Ducting air conditioning
- Gas hot water/ gas appliances
- Solar systems
- Shed
- Water tanks

If a product is unavailable or discontinued, an equal quality product will replace it
The following inclusions are subject to change without notice and are current as of 1st January 2021