

PHOENIX PROPERTY CONSULTANTS

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Investment Property Inclusions

Preliminaries & Site Works

- Council approved working plans – all fees & charges
- Soil tests and contour survey.
- Building structure to meet N2 building classification.
- Termite control Termi-mesh full perimeter stainless steel system & slab penetrations (as per current Aust. standard).
- Preparation of site including retaining walls. Existing retaining wall are not covered under this contract.
- Footings and slab constructed to Engineer's details.
- Structural steel posts and floor framing for elevated sites (if applicable) to Engineer's details.
- QMBA fixed price contract.
- Building Services Authority insurance. (6 yr structural guarantee).
- Maintenance period 6 months.

Frame

- 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).

Exterior Finishes

- Colorbond roof or concrete tiled roof
- Colorbond Fascia & Gutter.
- Colorbond automatic garage door/s (2 hand sets)
- Hume (or equivalent) Doors (Standard Entry Range). Dead lock included.
- Aluminium powder coated windows & sliding doors (standard manufacturer colours only).
- Grey glass to all aluminium windows and doors
- External taps (2)

Kitchen & Appliances

- Bench tops in Laminex or equivalent with post-form edging.
- Westinghouse oven or equivalent
- Westinghouse cook-top or equivalent
- Westinghouse slide out range hood or equivalent
- Simpson stainless steel dishwasher or equivalent
- Stainless steel sink
- Flick mixer (chrome)

Bathroom & Ensuite

- 2 pack vanity units.
- Moulded 2-in-1 bench sink.
- Powder coated aluminium shower screens (clear laminated glass).
- Mirrors provided to all vanities
- Bath tub (moulded acrylic)
- Exhaust ceiling fan to ensuite & main bathroom

Tiling

- Tiles selected by Builder.
- Bathroom and ensuite: All floor areas & skirting, shower walls to 1800mm
- W.C. and laundry: Floor area and splash back to laundry tub.
- Family, kitchen & hallways: Fully tiled throughout.

The best time to plant a tree was 20 years ago – the second best time is now!

Chinese Proverb – Applicable to Wealth Creation and Property Investment



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Electrical

- Lighting - one to each room as well as foyer and hallway (2 in kitchen).
- 3 external lights.
- Double power point to each room, 2 in kitchen and bed 1, plus single point for fridge, dishwasher & garage door motor.
- Aerial & 2 TV points – one in each of the family and lounge room
- 2 telephone points – kitchen & Bed 1
- Circuit breakers and earth leakage device, safety switch.
- Smoke detectors (as per Aust. standard).
- 2.5 Hp Air-conditioner to living area
- Ceilings fans to each bedroom / study

Painting

- Acra-tex (or equivalent) to exterior rendered walls where applicable
- Two coats to all plasterboard areas in washable low sheen grade paint.
- Two coats to all doors and mouldings in gloss enamel grade paint.

Plasterboard

- Ceiling and walls 10mm plasterboard.
- Wet area walls 10mm green board or 6mm villa board.
- 90mm cove cornice

Internal Finishes

- Doors: Readicote from Hume Doors (or equivalent)
- Door Handles: Lockwood Lever (or equivalent) series.
- Door catches: DS2 series plastic and 75mm cushion series in wet areas.
- Robe doors: Plasterboard sliders with aluminium frames.
- Architrave: 42mm x 12mm
- Skirting 68mm x 12mm
- Shelving: Compressed particleboard with chrome hanging rod in robes.

Tapware And Toilet Suites

- Tapware from Dorf Flora range or equivalent.
- Toilet suites Tasman or equivalent.

Other Finishes

- Carpet to all bedrooms and lounge areas (Sisal look).
- Caroma Bathmate (or equivalent) double towel rails and toilet roll holders.
- Wall mounted clothesline.
- Powder coated aluminium letterbox.
- Vertical blinds to all sliding aluminium windows & doors (excluding the laundry door & bathroom, WC, ensuite & garage windows).
- Security screens to all aluminium sliding windows, sliding doors & front door
- Standard laundry tub (white glo-tub).
- Colorbond patio to rear (where patio not under main roof)
- Locks to all windows and sliding doors.
- Ceiling Insulation – to meet Energy Efficiency requirements
- Wall Sarking (R1 Rated) – to meet Energy Efficiency requirements
- Eaves 450mm wide (when not restricted by boundary clearances).
- Gas (continuous flow) or heat pump hot water unit.

Landscaping and Exterior

- Fully landscaped with turf, plants, mulch & river rock.
- Decorative concrete to Driveway, Patio & Pathways.
- 1800mm high timber paling fence with fence returns to house & gate.
- Garden edging complete.

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