

Standard Inclusion List

(*for indicative pricing)

Frame

- Steel Frame - Pre-engineered skeletal steel frame
- All structural and non-structural framing - Pre-engineered treated LVL
- Wall sarking - All framing to be wrapped in moisture resistant breathable membrane as per energy efficiency requirements including a 20mm thermal cavity
- Internal Floor System - 75mm steel reinforced Nasahi air rated concrete
- Deck Flooring System - Standard timber decking - 140mm wide Treated Pine stain coated - your choice of colour

Insulation

- All external walls maximum R2.5 acoustic/thermal insulation batts plus breather cavity
- Roof - ceiling cavity maximum R3.5 acoustic/thermal insulation batts

Roof

- Roof - dwelling and decks - Colorbond Metal - TrimDeck profile
- Gutters - 125mm HF Quad
- Roof Sarking and Insulation - 55mm Anticon Insulation

External Wall Cladding and Coatings

- Colorbond TrimDeck/Custom Orb profile or 6mm Fiber Cement Sheet painted (3 coat system)
- BAL (Bushfire Attack Level) rated areas and Cyclonic areas excluded, upgrade required

Windows and External Doors

All windows and external doors to be powder coat finish aluminum in standard colour (Black, White or Grey)

Minimum standard is Low E clear glass

- Bedroom - Maximum 2 windows @ 1200 x 900mm
- Kitchen - Maximum 1 window @ 1200 x 900mm
- Bathroom - Maximum 1 window @ 900 x 600mm
- Laundry - Maximum 1 window @ 900 x 600mm or external door
- WC - Maximum 1 window @ 600 x 600mm
- Living - Maximum 2 @ 1500 x 900mm window
- Living - Maximum 1 @ 2100 x 2400 sliding door/entrance
- BAL (Bushfire Attack Level) rated areas and Cyclonic areas excluded, upgrade required

Linings

Internal lining

- 10mm plasterboard to ceilings
- 10mm plasterboard to walls
- 6mm villa board full height to all walls in wet areas (Ensuite & Bathroom)
- 10mm Wetstop plasterboard behind plumbing fixtures
- 66 x 19mm Timber Molding Cornice
- Ceiling battens at 450mm centers to all areas
- All Bulkheads

Deck lining

- Ceiling battens at 450mm centers to deck
- 4.5mm Hardiflex ceiling lining to deck, painted

Internal Paint

- 1 x primer undercoat and 2 x topcoats to all surfaces
- Internal walls: Low sheen
- Internal ceilings: Flat
- Skirting: Gloss water based
- Architraves and doors: Gloss water based

Flooring

- Bedrooms - Carpet - Builders range
- Living areas - 4.5mm Vinyl Plank - Builders range

Internal Tiles

- Including all wet areas and splash backs
- Maximum height 2100 plus skirting
- Maximum tile size 300 x 600mm
- Builders range

Internal fix out

- All robes are custom cabinetry floor to ceiling (2400mm max height) - White with handles (builders range)
- All internal doors to be flat finish hollow core with chrome lever sets (builders range)
- All external doors to be solid ready coat doors with external dead lock combination lever sets
- All skirting to be 68 x 11mm splade
- All architraves to be 42 x 11mm splade
- All internal swinging doors to have magnetic latch

Kitchen

- All kitchens are standard cabinetry with laminate door fronts and laminate benchtops - colours from builders range
- 1 x Single sink and strainer drop in, stainless steel (builders range)
- Kitchen package, rangehood, cooktop, oven, dishwasher maximum 600mm (builders range)
- Handles (builders range)
- Tiled splash back (builders range)
- Walk in pantry with 300mm shelving to suit layout - where applicable
- 1 x Kitchen sink mixer (builders range)

Wet Areas

Ensuite

- Tiled shower cubicle
- 1 x multifunction shower rose and mixer (builders range)
- 1 x shower grate to drain in shower (builders range)
- 1 x fixed framed glass shower panel
- 1 x shower shelf (builders range)
- 1 x dual flush toilet (builders range)
- 1 x toilet roll holder (builders range)
- 2 x single towel rails (builders range)
- 1 x custom laminate vanity (builders range)
- 1 x vanity sink set 'in' or 'on' where applicable (builders range)
- 1 x vanity tapware and plug and waste (builders range)
- 1 x vanity mirror to suit (builders range)

Bathroom

- Tiled shower cubicle.
- 1 x multifunction shower rose and mixer (builders range)
- 1 x shower grate to drain in shower (builders range)
- 1 x fixed frameless glass shower panel (builders range)
- 1 x shower shelf (builders range)
- 2 x single towel rails (builders range)
- 1 x custom laminate vanity (builders range)
- 1 x vanity sink set 'in' or 'on' where applicable (builders range)
- 1 x vanity tapware and plug and waste (builders range)
- 1 x vanity mirror to suit (builders range)

WC

- 1 x dual flush toilet (builders range)
- 1 x toilet roll holder (builders range)

Laundry

- Standard cabinetry with laminate door fronts and laminate benchtops - colours from builders range.
- 1 x laundry sink stainless steel drop in (builders range)
- 1 x laundry sink tapware (builders range)

Electrical including Air Conditioning

Building Services

- Entry connection point and internal sub-board to main module including any interconnections
- Free to air antenna point
- Hot water system to suit (builders range)

External Areas

- Sub-connection to aircon and hot water

Deck

- 2 x LED downlights per 16m²
- 1 x Power point
- 1 x 1200 ceiling fan per 16m²

Entrance/Front Door

- 1 x LED downlight

Kitchen

- Maximum 4 LED downlights
- Maximum 4 x Double GPO outlets, 1 x Single GPO outlet

Laundry

- 2 x Double GPO outlets
- 2 x LED downlights

Living

- 2 x LED downlight
- 1 x 1200mm Ceiling fan
- 3 x Double GPO outlet
- 1 x Free to air TV point
- 1 x Data entry point

Bedroom

- 2 x LED downlights
- 1 x 1200 Ceiling fan
- 2 x Double GPO outlets

Bathroom/Ensuite

- 1 x LED downlight
- 1 x 3 in 1 Tastic
- 1 x Double GPO outlet

Smoke Alarms

- Where required

Airconditioning

- Maximum allowance
- 5kw for a 12 x 4m module
- 3kw for a 8 x 4m module
- 2kw for a 4x4 module

Pest and Termites

- All compass modular buildings are designed and engineered to be off ground providing a 100% visual barrier.
- All and any abutments must remain a minimum of 25mm clearance for pest inspection. Owner to maintain all pest control records.

Building Approvals - Included

- Building approval - pre-construction by Building Certifier for Council
- Plumbing approval - for Council
- Structural engineering - Engineer - building construction only
- Foundation engineering, using precast molds only (once soil report is provided)
- All preliminary inspections completed on facility - Independent Certifier
- Plumbing inspection in facility only
- Qleave

Fees incurred prior to contract stage - Not included.

- Desktop assessment - Compass building designer - Allow \$330 - The desktop assessment will determine if Fire Assessment and Hydraulic Plans are necessary.
- Soil test - Local tester - Owner to arrange.
- Dwelling design, Site specific IFC 'Issued For Construction' drawings are not included due to individual variations to sites and designs. - Compass building designer - Allow \$1760 for first module, plus \$275 per additional module.
- Energy Efficiency Report - Compass building designer - Allow \$725
- Fire assessment (BAL- Bushfire Attack Level) if required - Allow \$725
- Hydraulic Plans for Council Plumbing Approval if required- Allow \$1500
- QBCC home warranty insurance - owners building insurance - sliding scale depending on value of house.
- Contour survey and dwelling set out survey (boundary survey is the owner's responsibility to ensure that all survey pegs are in place prior to construction, if required) - Local Surveyor - Owner to arrange.

Installation and On-Site Fees - Not included

- Foundation piers for modules
- Transport and Crane Hire
- Plumbing - onsite connection to services
- Electrical - onsite connection to services

To assist with the above onsite fees please utilise our Cost Estimator tool on our website.

- Onsite Final Building Inspection - Building Certifier - fees may apply
- Onsite Foundation Inspection - Engineer - fees may apply
- Final Plumbing inspection for lodgment - Council Plumbing inspector - fees may apply
- Electrical grid connection or infrastructure fees - Local Agency - owners responsibility.

Building Project General Exclusions:

- Site pad preparation
- Retaining walls
- Driveway and Landscaping
- Fencing
- Water Tanks
- Storm water mitigation
- Septic system/water treatment plan (can be provided if needed)
- No allowance made for extra provisions required for a fire rated area
- Relaxations or DA approvals required by local council or governing authority.
- Any variations that may incur additional costs must be discussed and recorded with co-signed approval with a builder's representative prior to purchase of any materials and/or supply of labour. No fees will be incurred for recording variations

Warranties

- Refer to QBCC package for home warranty insurance details including defect and warranty periods.
- All fixtures and fittings to be covered by manufacturer's warranty conditions.
- Home and Contents Insurance must be taken out on the property by the owner, no less than two weeks prior to installation. Failure to acquire home and contents insurance will result in delayed installation.

Before or during construction, the owner must establish all services including power, gas, telecommunications, NBN and private cable connections under their name and details with their chosen retailer.

Compass Homes QLD and their contractors are not responsible for connection fees of these services.

*** Note: Pricing disclosed in this publication are indicative and subject to market price increases. Every effort is made to maintain current pricing.*