



ALLEGRA
HOMES

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DUAL KEY INCLUSIONS

ADDRESS:

24TH October 2024



PRE-CONSTRUCTION

- HIA Fixed Price Contract
- QBCC Home Warranty insurance
- Plans and Dual Key Inclusions
- Engineers soil report & slab design
- Council building & plumbing application fees and charges (standard applications in QLD Based)
- Building Structure to meet NCC National Construction Code
- Footings and slab constructed to engineer's details as per site classification
- 7-star energy efficiency rating
- Energy efficiency requirements as per energy report
- Water connection fees (excludes water meter installation if required per council regulations)
- Pre-determined external and internal colour scheme by Allegra's Home Decor Consultant (covenant approved)

SITEWORKS, FOUNDATIONS & CONNECTIONS

- Site scrape and/or balanced cut & fill excavation over building platform
- Removal of vegetation and/ or excess spoil
- Waffle pod concrete slab including bulk concrete bored piers (if required)
- Termite treatment to slab penetrations and physical perimeter barrier (as per Australian Standards)
- Sewer and stormwater connection to existing serviceable connection points
- Surface drains including dedicated stormwater line
- Electrical mains run in
- Water connection from pre-tapped water main
- House constructed wind rating conditions
- Retaining walls (if required)

WARRANTIES

- QBCC Insurance (6 years structural warranty from Practical Completions as per QBCC New Home Warranty)
- 12-month defect period from date of Practical Completion

FRAME

- To be constructed in accordance with current Building Regulations, National Construction Code and Australian Standards
- Frame and Truss to be erected in accordance with current National Construction Code and Australian Standards
- N2/N3 wind rating unless alternative wind ratings specified by Structural Engineer/Certifier
- Ceiling heights 2440mm

INSULATION

- Anticon blanket under roof
- Wall sarking to all external walls
- Insulation batts to light weight walls minimum R2.0
- Ceiling insulation batts as nominated in energy report

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EXTERNAL FINISHES

- Colorbond steel roof in accordance with Allegra Colour Scheme
- Metal fascia, gutter and PVC painted downpipes as per plan
- FC sheet to soffit/eave lining
- Eaves as per plan - changes may be required to comply with council or covenant requirements
- Colorbond automatic garage door with 2 remote handsets & 1 wall button per garage
- Humes hinged front entry door with glass panels, finished in accordance with Allegra colour scheme
- Humes duracote flush external hinged door (if depicted on plans) in accordance with Allegra colour scheme
- Gainsborough quality entry external lock sets
- Aluminium powder coated windows and sliding doors with clear glass in accordance with Allegra colour scheme
- Keylocks to all windows and sliding doors
- Diamond Grill Safety Screen to all opening window sashes and sliding doors
- Extensive range of materials may include brick render, face brick, light weight cladding, render and paint (as depicted on plan and Allegra colour scheme)
- Feature stone or brick pier (if depicted on plan) in accordance with Allegra colour scheme
- FC sheet infill over windows and doors (as depicted on plan)
- Broom finish to Alfresco Slab (unless otherwise noted on plan)
- Four external garden taps (as depicted on plan)
- External 2 coat paint system in accordance with Allegra colour scheme

INTERNAL FINISHES

- Hume pre hung flush redicote internal doors
- Builders range internal door hardware
- 75mm cushion door stops
- Vinyl robe sliders with aluminium frames (as depicted on plan)
- Architraves 66mm x 11mm Splayed
- Skirting 66mm x 11mm Splayed
- Roller blinds to all sliding aluminium windows and doors excluding wet areas & garage windows (if applicable)
- Builders/Sparkle house clean
- Carpets to all Bedrooms in accordance with Allegra colour scheme
- Internal 3 coat paint system (1 coat of sealer & 2 coats of colour) in accordance with Allegra colour scheme

PLASTERING

- To be supplied & installed in accordance with Current Australian Standards
- 90mm cornice
- 10mm plasterboard to ceilings and walls
- 13mm plasterboard to party wall
- 10mm waterproof plasterboard or 6mm villa board to wet areas
- Plasterboard to alfresco & porch ceiling unless noted otherwise

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TILING

- 450mm x 450mm ceramic tiles to main floor (as depicted on plan)
- 2100mm high ceramic wall tiles to shower recess
- 450mm high ceramic wall tiles to bath splashback
- 700mm high ceramic tiles to kitchen splashback
- 450mm high ceramic tiles to laundry tub splashback
- Ceramic wall tiles to vanity splashback
- Tiling in accordance with Allegra colour scheme

ELECTRICAL

- Recessed meter box and sub board (as depicted on plan)
- Dual phase underground mains and meter box
- Underground single-phase sub mains
- Earth leakage safety switch and circuit breakers
- Builders Range LED downlights throughout the house as per electrical plan
- Single 1200mm LED light to garage
- Clipsal white aluminium ceiling fans in all bedrooms and living room
- Builders Range switches and power points
- Roof mounted digital compatible TV antenna
- Photoelectric interconnected smoke detectors (direct wired to board with battery backup)
- Exhaust fans (if depicted on plans)
- Data and TV points (as per electrical plan)
- NBN conduit lead into garages
- 2 x Telstra Lead Ins
- A/C Isolator (as depicted on plan)
- Builders Range Air-Conditioner (5.3Kw fitted to each Living Area)
- Hot water system - Hotflo 250 Ltr Electric storage hot water system 3.6kw or heat pump when req. (larger side)
- Hot water system - Hotflo 160 Ltr Electric storage hot water system 3.6kw or heat pump when req. (smaller side)

KITCHEN & APPLIANCES

- 20mm stone benchtops in accordance with Allegra colour scheme
- Kitchen bench waterfall feature 16mm laminated panel with 16mm shadow line in accordance with Allegra colour scheme
- Laminated cabinets and drawers in accordance with Allegra colour scheme
- Bulkhead over kitchen cabinets
- Quality handles and fittings to cabinetry
- Finger Pull overhead cabinetry
- Push to open applied rangehood and fridge cabinetry
- 1 3/4 stainless steel sink with drainer
- Quality handles and fittings to cabinetry
- Chrome Flick mixer
- 600mm Technika black electric ceramic cooktop with 4 zones and touch control (5 years manufacturer's warranty)
- 600mm Technika stainless steel electric oven with 5 functions, push button programmable clock and knob control (6 years manufacturer's warranty)
- 600mm Technika stainless steel front recirculating slide out rangehood with 3 speeds and switch control (5 years manufacturer's warranty)
- 600mm Technika stainless steel freestanding dishwasher (5 years manufacturer's warranty)

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BATHROOM, ENSUITE & POWDER ROOMS

- Freestanding 1500mm bathtub – nonslip bottom with integrated overflow kit
- Poly Marble rectangle benchtop with integrated overflow kit
- Wall hung laminated Cabinets in accordance with Allegra colour scheme
- Quality handles and fittings to cabinetry
- Frameless mirror to width of vanity
- Chrome Flick mixer to all vanities
- Chrome bath spout (if applicable)
- Chrome single function rail shower with soap holder
- Builders range toilet suite
- Chrome Double Towel Rail
- Chrome Toilet Roll Holder
- Chrome Floor waste (round)

LAUNDRY

- Stainless Steel 40L Standard laundry tub and cabinet
- Chrome flick mixer

LANDSCAPING

- Landscaping package to complete the project including 1 x garden bed, turf and decorative rock as per site and covenant requirements
- 1 x low maintenance garden bed including mulch with concreted paver edging
- Batters to be mulched
- Exposed aggregated driveway (or to match developers existing driveway)
- 1.8m high butted timber paling fence to side and rear boundaries as required
- Side returns and gates (as depicted on plan)
- Fencing to meet covenant guidelines (if applicable)
- Wall or post mounted clothesline
- Builders range letterbox including street number

NOTES

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