



Innovative Series Inclusions

Date:	
Clients Name:	
Sales Consultant:	
Job Address:	
House Type & Size	
Base Price:	
Site Specific and/or Covenant specific costs:	
Total Price:	



Pre-Construction	INCLUDED
1 Complete Turn Key- No hidden extras	✓
2 Fixed Price HIA QLD New Home QC1 Contract	✓
3 Plan drafting (all plans remain copyright of Bella QLD Properties) and Engineering	✓
4 All council, plumbing (excl. HSTP) & insurance fees (QBCC, Qleave & Public Liability Insurances)	✓
5 All building approval fees (except exclusions listed such as town planning, acoustic, bushfire, HSTP etc.)	✓
6 Soil Test & Contour Survey	✓
7 Underground power (not including provider connection fee), sewer, stormwater and water meter connection to up to 600sqm block and up to 6m house setback	✓
8 Colour Selection- 3hr Appointment	✓
General & Structural	
9 Complete termite protection: Slab penetrations and to perimeter to AS 3660.1	✓
10 Standard Cut & Fill house Pad (maximum crossfall 400mm)	✓
11 Erosion control silt fence as per council requirements	✓
12 Driveway crossover during construction to comply with Council regulations	✓
13 S Soil allowance & N2 (W33) Wind Classification (no piercing allowance to slab U.N.O.)	✓
14 Waffle pod reinforced concrete slab as per Engineer's specification	✓
15 Site skip bins & regular site clean ups	✓
16 50 Years structural Warranty to slab (T&Cs apply*) & 12 Month Maintenance Warranty	✓
Internal Features	
17 2590mm high ceilings throughout	✓
18 10mm plasterboard to all Internal walls and ceilings	✓
19 6mm Villaboard to Wet Area walls	✓
20 90mm Cove Cornice (Excluding Porch and Patios)	✓
21 66 x 11 skirting (primed FJ pine)	✓
22 42 x 11 architrave (primed FJ pine)	✓
23 White Vinyl sliding doors to bedroom robes (2100h approx, white frame)	✓
24 White Vinyl sliding doors to linen (2100h approx, white frame)	✓
25 4x shelves to linen and pantry (450mm deep to linen & 300mm deep to pantry)	✓
26 1x shelf to all bedroom robes (450mm deep approx where applicable) with 1x chrome hanging rail	✓
27 White roller blinds to all windows (excluding bathrooms, toilets, sliding doors, kitchen window and cornerless windows)	✓
Windows and Doors	
28 Trend Synergy Aluminum powder coated sliding windows and sliding doors with key locks (bathrooms to have obscured glass for privacy). All windows to be standard sizing	✓
29 Fly screens to all windows and sliding doors (excluding corner less doors & hinged doors)	✓
30 Corinthian flush panel internal doors (2040 high) with chrome hinges and plastic door stops	✓
31 Corinthian 1200mm Entry Door, Stain Grade (design dependent)	✓
32 Gainsborough Lever door sets (privacy set to Bathroom, WC and Master bedroom) (Amelia design only)	✓
Painting	
33 3 Coats of Acrylic Low Sheen paint to all internal walls and Matt to Ceilings	✓
34 Gloss finish to doors, architraves and skirtings (water based)	✓
35 2 Coats of Acrylic paint to eaves and patio ceiling (and render)	✓

Floor Coverings		
36	Tiles, Timber Laminate or Vinyl Planking to main living area up to 60m ²	✓
37	25 x 40 Wall tiles from Builders range (2.1m high approx., shower area only, bath surround to approx 0.9m high) layed vertically U.N.O.	✓
38	450 x 450 tiles to alfresco (non-slip)	✓
39	Builders Range Tiles to kitchen splashback (0.6m high approx.)	✓
40	Builders Range tiles to Laundry splashback (0.3m high approx.)	✓
41	Grout and Silicone colours at Builders discretion U.N.O	✓
42	Quality Carpet with premium underlay to bedrooms and media room up to 60m ²	✓
43	Plain Concrete to garage floor	✓
Electrical		
44	Builders Range 5.1kW Cooling/ 6kW Heating Reverse Cycle split system to living area	✓
45	Up to 18 LED Downlights (design specific)	✓
46	White Ceiling fans to all bedrooms with 3 blades	✓
47	1 x Digital TV Antenna (roof mounted)	✓
48	2 x Phone points	✓
49	2 x TV points	✓
50	1 x Double powerpoint to every room (3 to Kitchen) (excluding WC and Patio)	✓
51	Quality white switches and powerpoints	✓
52	2 x Up/Down Stainless Steel lights to front façade	✓
Kitchen Appliances		
53	Omega 900mm Freestanding cooker (gas cooktop, electric oven) S/Steel (OF914FX) OR Omega 600mm cooktop and 600mm under bench oven	✓
54	Omega 900mm OR 600mm Builders Range slide-out rangehood	✓
55	Omega Builders Range S/Steel Dishwasher	✓
Kitchen		
56	Smartstone 20mm Stone benchtops (Selected colours)	✓
57	Polytec Melamine doors (Selected colours)	✓
58	1 set of drawers with cutlery tray to top drawer (450mm wide unless noted otherwise)	✓
59	Overhead cabinets included (except fridge space)	✓
60	Slimline satin kitchen handles (165mm)	✓
61	Painted MDF bulkhead above kitchen overhead cabinets	✓
62	Essential 1&3/4 sink with gooseneck side lever mixer	✓
Wet Areas		
63	Freestanding Fienza Empire Designer bath (Colour: White, Size: 1500L x 750w x 600h)	✓
64	Smartstone 20mm Stone benchtops with white Builders Range basin	✓
65	Mirrors (matching vanity width, 900mm high) to Bathroom and Ensuite	✓
66	Fienza Stella Rimless Close Coupled Toilet Suite	✓
67	Mixers (provided by plumber) Builders Range	✓
68	Stella Project Rail Shower, Chrome	✓
69	Bright silver framed shower screen with clear glass and pivot door or slider (Refer plan. Design Specific)	✓
70	Chrome Accessories (600mm Emma Double towel rail and toilet roll holder)	✓
71	Project laundry unit with 45l Stainless Steel tub & Eco handle Deluxe Sink Mixer	✓
72	All floor waste to be Square Brass Chrome (exluding Laundry, no waste provided U.N.O)	✓
External Features		
73	Façade finish dependant on Covenant (If render required 60mm NRG Greenboard direct fixed to stud work with Rendered finish provided. If brickwork is permitted "Builders Range" Brickwork will be provided) if client does not accept Rendered Green board and selects Rendered brickwork additional charges will apply.	✓
74	Painted fibre cement eave lining	✓
75	Colourbond Roof, Fascia and Gutter	✓
76	Colourbond slimline garage door with 2 remotes (2100h x 4800w U.N.O.)	✓
77	2 external garden taps (1x front and 1x back)	✓
78	Rinnai B20 Instant Hot Water System (wall mounted)	✓
79	90mm PVC painted downpipes	✓
80		✓
Landscaping (Maximum 400sqm Block)		
81	Exposed aggregate driveway with kerb cut-out (colour: Salt & Pepper, unsealed)	✓
	Note: Double Garage 50sqm allowance only	✓
82	Fencing and Turf allowance to the value of \$5000 only	✓
83	Slimline Powdercoated Clothesline (2.2m x 1m)	✓
84	Builders Range letterbox	✓
Energy Efficiency		
85	R2.5 ceiling batts insulation	✓
86	Wall sarking to all external walls	✓
87	Minimum 6 star Energy Efficiency Rating must be achieved to comply with Council requirements, any extra added insulation required to achieve 6 stars will have to be priced by Bella QLD Properties and at client's additional cost	✓

Plus		
88	Professionally cleaned	✓
89	Approx 70MM stepdown to Porch and Patio	✓

Exclusions (unless noted otherwise in upgrades)		
90	Retaining walls and lapped and capped fence (U.N.O)	X
91	Building relaxation	X
92	Acoustic, Bushfire, Coastal fallout requirements or any other non-standard requirements	X
93	Water tank (no longer compulsory unless required by the developer)	X
94	3 Phase Power, overhead power (including extra cost of pole hire)	X
95	Rock excavation/removal	X
96	Feature walls, Feature tiles, shower niches	X
97	Pendant lights	X
98	Stepdown to garage	X
99	HSTP Systems & Plumbing applicaton associated with HSTP (if no sewer available)	X
100	Identification Survey (usually required in older established areas)	X

Important Notes		
101	If the Client wishes to proceed, a Non-refundable deposit of \$1,600 is required	ⓘ
102	If a product is discontinued and/or unavailable, the Builder reserves the right to provide a replacement product of similar quality and functionality without prior written notification	ⓘ
103	When multiple colours are available from the Builders Range, only (1) One colour and (1) One type can be selected throughout the home, Before construction commences, the owner must provide Bella QLD properties with the following: 5% Deposit, Proof of Land Ownership and Letter of Unconditional Finance Approval. Failure to provide those items will incur delays	ⓘ
104	If not specified, all items are to be selected from Builders standard range	ⓘ
106	Due to Workplace Health and Safety Regulations, we request that the owner only access the site under the guidance of our Bella QLD Properties supervisor.	ⓘ
107	Termite Control: Annual inspection is mandatory to maintain warranty and is to be carried out by a licensed contractor at the owners expense.	ⓘ
108	Electricity and Water must be available on site and made available to the builder upon commencement of construction. If water and power services are not available then alternative arrangements must me made prior to commencement on site. Owners are to pay for all connection fees and consumption costs during construction.	ⓘ
109	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.	ⓘ
110	The owners are responsible to provide a clear house site before construction commences (eg: leftovers from builders next door must be removed and lawn mowed etc.)	ⓘ
111	All sites must be clearly identified with all boundary pegs before any site survey and/or engineered reports can be carried out. If no pegs are found then it is the clients responsibility to provide them.	ⓘ
112	It is the owners responsibility to water the lawn and plants on a daily basis once the landscaping has been completed. Bella QLD Properties will not be held liable for any dried turf or dying plants.	ⓘ
113	The owner acknowledges that any complaint or associated issues in relation to the noise of Air-Conditioning units does not fall under the responsibility of the builder	ⓘ
114	Dimensions shown on a floor plan are frame to frame and do not include plasterboard or other wall/floor coverings. Heights dimensions are concrete floor to timber trusses.	ⓘ
115	Tiles are not to be laid in a "brick pattern" or any other specific patterns. The tile set out is at the Builders discretion.	ⓘ
116	Finished Concrete to Patio / Garage / Porch (Any uncovered areas) will incur slight damage or discolouration from the construction process of your home.	ⓘ
117	Porch slabs will be poured in the main slab if the soil test ia H2 or greater due to engineering requirements	ⓘ
118	Any acoustic or bushfire reports required are at owners expense	ⓘ
119	Minimum 6 star Energy Rating is required to achieve Council requirements. Any additional materials or products required to achieve this rating is at the owners expense. (eg. Solar systems, additional insulation etc.)	ⓘ
120	Any locations outside the Gold Coast, Ipswich and Brisbane area could incur additional travel fees	ⓘ

Please sign and date to indicate that the above information is correct and that you have read and understood this document.

Owner 1 Signature: _____ Date: ____/____/2020

Owner 2 Signature: _____ Date: ____/____/2020

Owner 3 Signature: _____ Date: ____/____/2020

Site Specific and / or Covenant specific costs and Upgrades:	COST
1 NBN Connection and 2 x Data Points	\$900.00
2 Hardwired Smoke alarms to comply with New Regulations as of 1st January 2017	\$840.00
3 Fixed site Costs	\$12,500.00
4 State Government Dumping Fee	\$3,600.00
5 Cavity Sliders (\$450 each)	
6 Mechanical Ventilation ducted to eaves (if required to satisfy legislation) (\$680 each)	
7	
8	
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15	
TOTAL:	

Please sign and date to indicate that the upgrades are correct and that you have read and understood this document.

Owner 1 Signature: _____ Date: ____/____/2020

Owner 2 Signature: _____ Date: ____/____/2020

Owner 3 Signature: _____ Date: ____/____/2020

IMPORTANT

At Bella QLD Properties, our aim is to provide our clients with a complete, **NO HIDDEN COST** package.

In order to do this, we need all the information we can get from you:

1) Is your block affected by SPECIFIC COVENANT REQUIREMENTS?

New housing estates often have covenants that are applicable to the house that we have to follow. Those requirements can add extra costs to the build (eg: Lapped and Capped fencing etc.)

2) Is your block affected by ACOUSTIC REQUIREMENTS?

Is the house close to a highway / main road / train line / airport? Etc. Those requirements can add extra costs to the build (eg: extra insulation, thicker glass etc.)

3) Is your block affected by BUSHFIRE REQUIREMENTS?

Is the house close to bushland? If so you might have a Bushfire Report, in case you don't we will have to order a bushfire report.

4) Is your block affected by FLOOD REQUIREMENTS?

Is the block in a flood prone area? If it is the case, we will have to comply with minimum floor heights. This means that the house might need to be raised, therefore it is important that we know the minimum height required.

4) Is your block affected by ANY OTHER SPECIFIC REQUIREMENTS?

Character overlays, Maximum building heights etc.

If we don't know, we cannot allow for it in your inclusions!

And the last thing we want is for the above to be picked up when your plans are lodged to the Certifier. The Certifier carries out all the required searches through Council so they will check all the above and will not approve the plans until they fully comply with any specific requirements.

We thank you for your cooperation!

I have read the above, understand it and have provided all the information to Bella QLD Properties.

Owner 1 Signature: _____ Date: ____/____/2020

Owner 2 Signature: _____ Date: ____/____/2020

Owner 3 Signature: _____ Date: ____/____/2020