



SONGBIRD
LIVING HARMONY OXLEY

SONGBIRD INCLUSIONS - PRE-CONSTRUCTION

PRELIMINARY INCLUSIONS

- HIA fixed price contract.
- Working drawings and home building specifications.
- QBCC home warranty and insurance.
- Standard council application fees for building and plumbing.
- 12 months maintenance warranty.
- Soil test and contour survey.
- 6 Star as per Requirements.
- LHA Silver designed.

SITE WORKS, FOUNDATIONS & CONNECTIONS

- Site cut across building pad up to 400mm fall (no allowance has been made for rock removal).
- Slab-foundation designed and guaranteed by qualified structural engineer.
- Provide concrete slab to engineers detail (no allowance has been made for piers).
- Termite treatment to slab penetrations and barrier.
- Sewer - storm water connections to existing serviceable connection points.
- Connection to electrical mains as per building plans.
- Water connection from pre-tapped water main up to 6m set back.
- House constructed to "N2" wind classification.
- Retaining walls as per attached building plans (where applicable).
- Three (3) meter council cross over.
- Provide driveway cut and excavation including gutter cut (where applicable).

QUALITY INSPECTIONS

- Independent quality inspections throughout building process.

ELECTRICAL

- Earth leakage safety switch and circuit breakers.
- Single phase underground power connections from existing supply point.
- Meter box will be installed on the side nearest mains connection point.
- Power points throughout (as per electrical plan).
- One (1) ceiling fan to each bedroom.
- One (1) ceiling fan to living room.
- Downlights - as per plan.
- Two (2) feature pendant lights above kitchen island bench from builders standard range.
- Two (2) television points.
- 1 (1) phone point and 1 (1) data point.
- Smoke detectors hard wired with battery back-up.
- TV antenna to the roof (where applicable).
- Hot water heat pump.
- Insulation under roof R3.0.
- Wall sarking externally.
- Wall insulation as required to meet energy rating.
- Garage electrical circuit 20AMP minimum.
- External lighting - LED Downlight to alfresco/porch, directional lighting outside laundry.
- Power points - White as per electrical plan, minimum one weatherproof DGPO to alfresco.

GALLERY
GROUP



Queensland
Government

0423 769 796 | ted.h@raywhite.com

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ENERGY EFFICIENCY

- Environmentally responsive designs which achieve a NatHERS rating of at least 6 stars.
- Retention of existing or newly planted vegetation.
- House designs which capture natural daylight and breezes.
- WELS rated fixtures and fittings and electric Heat Pump hot water system.
- Use of materials which are environmentally sustainable.
- Provision of a 2500 litre rainwater tank, plumbed to toilets and laundry.

SOLAR

- Solar PV system (minimum 6kW).
- Battery storage (minimum 13.5kWh with inverter).
- Fronius single phase inverter.
- On/off grid backup capability.
- Virtual Power Station ready with an export limitation of 4kW.

EXTERNAL GENERAL

- 70mm pine wall frames with stabilized pine trusses.

EXTERNAL DOORS

- Paint grade entry door with transparent glass inserts.
- Entry lever handle - bright chrome finish.

BRICKWORK, WALLS & RENDER

- Wall cladding, aerated concrete panels, feature panels, rendering and columns as per plans.
- External paint to manufacturers' standard specifications from builders standard range of colours.

WINDOWS

- Opaque glass to bathroom, ensuite & WC.

PAVILION & BALCONY

- Tiled undercover pavilion & balcony (double storey only).
- Semi frameless glass balustrade to first floor external balconies.

ROOFING, GUTTER & FASCIA

- Colorbond from standard range of colours.

GARAGE

- Colorbond panel lift garage door 2100mm high from standard range of colours (with 2 remotes and 1 wall button).

LANDSCAPING

- Turf to front and rear yard with gravel to sides behind return fences (site specific).
- Up to 10m² garden with a variety of up to.
- 12 (twelve) 140 or 200mm pot sizes, black mulch to garden bed.
- Fencing to external boundaries with one (1). Minimum height of 1.5m or maximum height of 1.8m capped timber fencing with min 10mm gap between slats.
- Gate as per plans (where applicable).
- Painted side returns to front fence, colour to suit scheme.
- Letterbox and clothesline.
- A minimum of 50% of the front yard is to be soft landscaping (turf and/or planting), of which 40% must be planted.

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INTERNAL GENERAL

KITCHEN

- Designer kitchen with 600mm appliances: Rangehood, Electric Cooktop, Oven, Dishwasher.
- 20mm stone bench tops.
- Ceramic mosaic tile splashbacks.
- Laminate finish cupboards with bulkheads.
- Melamine shelves to all kitchen cupboards and pantry.
- Microwave opening with connections.
- Deluxe Stainless Steel Double bowl overmount with sink mixer.
- Chrome kitchen mixer mixer 4 star WELS.
- Walk-in-pantry (Applicable designs only).
- Minimum 2 x kitchen island pendant lights.

APPLIANCES

RANGEHOOD

- 600mm ducted rangehood.
- 3 Speeds and Slide Control.
- 440m³/hr Extraction Capacity.
- Two aluminium Grease Filters.
- Two Lights.

CERAMIC COOKTOP

- 600MM Ceramic Cooktop.
- Touch Control.
- 4 Burner Zones.
- Side Controls.
- Neon Indicators.
- Child Lock.

STAINLESS STEEL OVEN

- 62 Litre oven capacity.
- 5 Cooking functions.
- Manual control knobs.
- LCD display / clock / timer.
- Closed door grilling.
- Single oven light.
- Easy clean interior.
- Removable triple glazed cool touch door.
- Removable side racks.
- Large viewing window.
- Automatic safety cut off.

DISHWASHER

- 600MM Freestanding Dishwasher.
- 6 Washing Programs.
- Delayed Start.
- Height adjustable upper basket.
- 12 Place setting.
- 4.5 Star water rating.
- Anti Floor Protection.

LAUNDRY

- Chrome mixer tap.
- Laundry cabinet.
- Laundry unit: freestanding stainless steel 300mm Tiled splashbacks to vanity and laundry tub.
- Tiled splashbacks.
- Exhaust fan (where applicable).
- 200mm tiled skirting.
- Linen cupboard with fixed shelves (refer to plan for location).

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BATHROOM

- Laminate vanity unit with 20mm stone bench top.
- Stylish above counter basins.
- Contemporary chrome finish mixer tapware.
- Large frameless mirror above each vanity.
- Semi-framed shower screens with clear safety glass.
- Chrome finish shower mixer with shower rail.
- Ceramic toilet system. Dual flush min 4 star WELS (back to wall suite).
- Chrome finish towel rails.
- Chrome finish toilet roll holder.
- Exhaust fan as per electrical plan.
- Tiling to 2000mm high in shower and skirt tile to balance.
- 600mm splashback to bath.

WARDROBE

- Vinyl sliding doors to all bedrooms with internal shelf and hanging rail.
- Walk In Robe to master bedroom as per plan (where applicable) with shelf and hanging rail under.

ARCHITRAVE & SKIRTING

- 42mm high timber architrave - painted.
- 68mm high timber skirting - painted.

DUCTED AIR CONDITIONING

- One (1) ducted air conditioning unit to living area.
- One (1) ducted air conditioning unit to master bedroom.
- Split system reverse cycle air conditioner to main living area and Bedroom (sized for room) to meet AS47455 minimum energy rating of stars.

CEILINGS

- 2700mm lower level ceiling height.
- 2400mm upper level ceiling height.
- 90mm cove cornice throughout.

DOORS & DOOR HARDWARE

- Flush panel hollowcore internal doors.
- Chrome lever handle sets (privacy, passage or dummy as per plan).
- Privacy set to bathrooms & master bedroom.
- Chrome flush mount cavity slider handles (privacy or passage as per plan).
- Privacy set to bathrooms & master bedroom.

PAINT

- Three coat internal paint system to manufacturers' standard specifications from builders standard range of colours.

WINDOW COVERINGS

- Block out roller-blinds to windows - excluding bathroom, ensuite and WC.

FLOOR COVERINGS

- Stylish carpet - as per plans.
- Designer floor tiles to wet areas - as per plans.
- Timber laminate to main living areas - as per plans.

STAIRS

- Enclosed or open timber stairs.
- Frameless glass balustrade and stained timber handrail, or half height wall (plan specific).

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