

INCLUSIONS & BUILDER SCOPE OF WORKS

SITE TESTS AND REPORTS

Site Tests and Reports

All required site tests required for a true Fixed Price Contract (incl soil test, percolation, bushfire assessment, slope stability report as per certifier)	by owner or i-Build (on request)
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KIT INCLUSIONS A (Lockup)

STANDARD

DREAM SERIES

Lock-up kit is provided by iBuild and includes all the external items of your home, but no linings or fitting inside.

Design

Custom design with 3D images, fly-through video and walk-through VR program	✓
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Construction Drawings and Engineering Documents

Preliminary Designs (floorplan, elevations, site plan)	✓	✓
Full Working Drawings by qualified drafter - required for a true Fixed Price Contract with builders	✓	✓
Engineering and structural certifications - required for a true Fixed Price Contract with builders	✓	✓

Floor Kit (for raised floors):

RHS steel posts	✓	✓
Treated H3 timber bearers and H2 joists, H2 bearer infills (or optional steel) (as per engineering)	✓	✓
Treated H3 deck bearers and joists (or steel optional)	✓	✓
19mm yellow-tongue sheeting	✓	✓

Framing

2400mm high ceilings	✓	
2700 high ceilings		✓
90mm H2 prefabricated treated pine framing and trusses	✓	
90mm steel framing and trusses		✓
All bracing and tie-downs, as per engineering	✓	✓

Roofing

Colorbond roof, fascia, quad gutters	✓	✓
Timber (or metal) roof battens, to main and veranda roof	✓	✓
75mm R1.8 roof insulation blanket and sisalation	✓	✓

Cladding

BGC weatherboard cladding, LOSP H2 DAR Hardiflex or BGC Durasheet	✓	
Mixed cladding including BGC, Scyon range, Weathertex etc		✓
4.5mm FC sheeting to eaves and veranda lining	✓	✓
Entry door (820mm) and handle with lock - PC \$1,250	✓	
Custom door (1200mm) and handle with lock - PC \$2,200		✓

Windows

Single glazed aluminium windows and doors with locks, tinted/grey glass and flyscreens to suit BAL requirements	✓	
Double glazed aluminium windows and doors with locks, tinted/grey glass and flyscreens to suit BAL requirements		✓
Aluminium Laundry door with glass panel (where applicable)	✓	✓

Decks and Verandas

Hardwood timber decking - Merbau 90x19	✓	✓
Veranda rafters, beams and brackets	✓	✓
90x90 hardwood timber veranda posts	✓	✓

Other

All required triple grips, joist hangers, adhesives	✓	✓
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KIT INCLUSIONS B (Lined)

Lined kit is provided by iBuild and includes all the internal items for your home, but no PC items eg. cabinetry, floor coverings, electrical, painting, plumbing items etc

Plasterboard and Moldings

10mm plasterboard ceilings and walls, 55-70mm cornices, 68mm LOSP treated architraves and skirting boards	✓	✓
Architraves and skirting (Dar or similar)	✓	✓
Aquachek or villaboard to wet areas	✓	✓

Insulation

Sisalation to external walls	✓	✓
R1.5 external wall batts (subject to energy reports)	✓	✓
Under-floor insulation (for raised floors)	✓	✓

Robes and Doors

Flush panel or colonial-style internal doors	✓	✓
Door handles (privacy to Bed 1 and bathrooms, passage to remaining) (PC \$35)	✓	✓
Sliding robe and linen doors - aluminium surround with vinyl insert	✓	✓

KIT INCLUSIONS C (Final Kit - PC Items)

Final kit is provided by iBuild and includes all the internal items for your home, but no PC items eg. floor coverings, electrical, painting, plumbing items etc

PC Items Allowances

Pre-fabricated kitchen allowance based on gloss or satin or matt laminate cupboards and laminate benchtops	✓	
Custom kitchen allowance based on gloss or satin or matt laminate cupboards and stone benchtops		✓
Electric/gas 600mm cooktop + electric oven + concealed or st/steel canopy rangehood	✓	
Dual fuel 900mm freestanding oven + concealed or st/steel canopy rangehood		✓
Standard bathroom plumbing items, including:		
Vanities	\$300	
Shower screens and tray, grate, niche, shower head and mixer	\$800	
Bath and spout/mixer, basin mixer, toilet roll holder, towel rail etc	\$1,200	
Laundry tub and tap	\$385	
Luxury bathroom plumbing items, including:		
Vanities		\$800
Shower screens and tray, grate, niche, shower head and mixer		\$1,500
Bath and spout/mixer, basin mixer, toilet roll holder, towel rail etc		\$2,000
Laundry tub and tap		\$385
Gas or electric hot water system	✓	✓
Lighting and Fans	✓	✓
Downlights (@ \$30 each)	✓	✓
Oyster Light (@ \$60 each)	✓	✓
Pencil/Spotlights (@ \$165 each)	✓	✓
Exhaust fan/heater (@ 135 each)	✓	✓
Ceiling fans (@ \$90 each)	✓	✓
Tiles		
Standard tiling to wet areas (@ \$25/sqm + labour).	✓	
Luxury tiling to wet areas (@ \$35/sqm + labour).		✓
Floor Coverings		
* Hybrid vinyl flooring (@ \$75/sqm) and/or carpet to bedrooms (\$35/sqm)	✓	
* Engineered timber flooring (PC \$100/sqm)		✓
Misc		
2x 5000g water tanks	TBA	TBA
Treatment system	TBA	TBA
Air-Conditioning	TBA	TBA

BUILD INCLUSIONS & SPECIFICATIONS - Items Provided by Owner or Builder

Builder is to install all items listed in the KIT, and supply and install and all items listed below. PC allowances may differ depending on owner's final Selections.

Council Fees and Application

Standard council fees as required (no allowance for MCU and/or relaxation - TBA)	✓	✓
All inspections and certifications including final certification	✓	✓

Earthworks

All earthworks and retaining walls as per engineered designs and site reports.	✓	✓
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Foundation & Sub-Floor:

Supply stumps and concreting (as per engineering).	✓	✓
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Labour

Install all frames, trusses, roofing, cladding, windows, doors and other items supplied.	✓	✓
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Decks and Balustrade

Supply and install balustrade (as per PC allowance)	✓	✓
Supply and install stairs with steel stringers and hardwood timber treads	✓	✓

Plumbing

Installation of plumbing items and tapware, as per allowances below	✓	✓
External taps x2	✓	✓
Gas connection (where applicable)	✓	✓
Connection to sewer or treatment system	✓	✓
Connection to water mains or water tanks	✓	✓

Waterproofing*

Water-proofing to all wet areas	✓	✓
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Plasterboard

Install plasterboard and moldings	✓	✓
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Painting and/or Render

2 coats to exterior, including ceilings and soffits	✓	✓
3 coats to interior (incl undercoat + 2 top coats)	✓	✓
Hardwood timber decks and stair treads stained	✓	✓
Balustrade stained or painted	✓	✓
Supply and install render (where applicable)	✓	✓

Electrical

Connections for cooktop, wall oven, rangehood, microwave, dishwasher, garage door	✓	✓
Installation of all fittings, as per allowances	✓	✓
Smoke alarms as required	✓	✓
TV Points x2, NBN connection provision	✓	✓
Meter box and connections (sub-board for second dwellings), including power pole (where required) - up to 20m	✓	✓
Power and sewer connections to site, where applicable	✓	✓

Other

Painted MDF shelving to robes (1 shelf) and linen (4 shelves)	✓	✓
Custom internal stairs (where applicable)	✓	✓
Timber valance, trims, finials etc	✓	✓
Concrete driveway and path	✓	✓

* based on: wet area floors, skirting (150mm high), splashbacks (600mm high), showers (2100mm high), behind toilet (900mm high)

Rectified tiles and tiles over 450x450 attract additional cost

Floor-to-ceiling tiling will attract additional cost for tiles and waterproofing