



Diamond Inclusions – What You Can Expect When You Build With Us

Building your home should feel exciting, effortless and transparent. Our Diamond Inclusions package has been designed to give you confidence at every step – from the first conversation to handing over the keys. With quality materials, trusted trades, and genuine customer service, we make sure your new home looks incredible and performs for decades to come.

Why Clients Choose Us

- **Premium suppliers & materials** – We only partner with trusted, long-term suppliers to ensure your home is built with proven, high-quality products.
- **Experienced subcontractors** – Many of our trades have been with us for 10+ years, delivering consistent workmanship you can rely on.
- **Flexible inclusions** – Your home should feel like yours. We happily tailor inclusions to suit your lifestyle, taste and budget.
- **Start-to-finish service** – From site investigations to fencing, landscaping and more, we can manage your entire project if you'd like.
- **See our quality first-hand** – We can show you homes at various stages of construction, plus fully completed builds so you can see our standards for yourself.

Preliminary Items

Everything you need to get started – with full transparency.

- Complimentary appointment with Sam, Director and Owner, to discuss your needs and all pre-construction considerations.
- Free site inspection to assess slope, access, orientation and building requirements.
- Organised soil testing and site investigations to confirm building conditions.
- Custom home design using our drafts person to suit your land, budget and lifestyle.
- Fully itemised, transparent quotation including all builder's margins.
- Queensland Master Builders Association contract and specification documents.
- Written **Fixed Price Contract Guarantee** – no surprises.
- Free professional Colour Consultant to help you enjoy the selection process.
- All building design, engineering, council fees, QBCC insurance fees and soil tests included.
- Energy efficiency and ventilation planning.
- Lighting plan to meet energy efficiency requirements.
- A 12-month maintenance warranty PLUS a full **6 year, 6 month QBCC structural warranty** from a debt-free building company.
- Full site supervision by one of our directors throughout your entire build.



Workplace Health & Safety

We maintain safe, clean and compliant job sites at all times.

- All WHS costs included – scaffolding, edge protection and safety equipment as required.
- Dedicated Workplace Health & Safety Officer.
- Skip bins provided and sites kept clean throughout construction.
- On-site toilet for all workers. (unisex)

Site Preparation & Foundations

Your home starts with strong groundworks and quality foundations.

- 300mm fall allowance across the building site.
- Independent soil and percolation testing (if required).
- "D" class pads installed with drum-rolled compaction (when required)
- Excess spoil removed or spread appropriately.
- Concrete slab engineered for **M, H1, H2 soil classification**. (site specific)
- 80m² concrete allowance for exposed aggregate driveway, front path and laundry path (full width driveway – no wine-glassing).
- Rising damp prevention including slab upstand, 25MPa concrete, Duracore perimeter spray and slab edge vibration.
- Slab rebates for showers and sliding doors. (step free entry to showers and reduced step to external areas)
- Certified independent foundation inspections before pouring.
- Patio poured separately in exposed aggregate to match driveway (tiled options available).

Water & Sewage

- Standard water connection within 9m of the home.
- Painted 90mm PVC downpipes.
- Stormwater to street channel or rainwater tank as applicable.
- Sewer connection within 9m.
- Septic / wastewater systems where required.
- Rainwater tanks where required.
- Three exterior brass taps as standard
- 250L 3.6kW electric hot water system.

OUR OFFICE

Office 1, Commerce North
53 Perry Street
BUNDABERG QLD 4670



Termite Protection

- Termite-resistant blue pine wall frames and roof trusses.
- Kordon two-prong termite barriers to all penetrations (or equivalent).
- Perimeter reticulated termite treatment.

Energy Efficiency

Your home is designed to be naturally cooler, quieter and more efficient.

- Fully compliant with **7-star / 60-point energy efficiency code**.
- Insulated ceilings and walls, energy-efficient glazing and ventilation.
- Homes designed to work with the natural climate of your block.

Wall Frames & Roof Trusses

- Engineer-designed frames and trusses by Marshman Consulting Engineers and Bundaberg Frames & Trusses.
- Cyclonic wind rating: C1, C2 or C3 (W41C, W50C or W60C) as required.
- Termite-resistant blue pine construction.
- Independent certification of all frames and trusses.
- 2550mm (8'6") ceiling height standard; (2400mm (8') and 2700mm (9') optional)
- 22.5° roof pitch.
- Sisalation to all external walls as standard

Roofing

- Bluescope Colorbond roofing to full builders' range.
- Standard storm seals.
- Colorbond fascia and gutters.
- Sisalation to underside of iron as standard in all our builds

External Facades

- Austral / PGH bricks to full builders' range (rendered options available).
- Off-white or natural mortar.
- Choice of Colorbond, timber, blue board, Hardi-Clad or Weathertex depending on design.
- 450mm FC soffits with ventilation.
- Plasterboard-lined patios and porches for a seamless finish.

OUR OFFICE

Office 1, Commerce North
53 Perry Street
BUNDABERG QLD 4670



- 140x140mm timber posts (as applicable) with concealed stirrups.
- Bradnams tinted / obscure glazing to full range.
- Key lockable windows (keyed alike) for added security
- Matching flyscreens to all sliding windows, security screens to all sliding doors (Crimsafe, Stainless View, Armagrilite upgrades available).
- Aluminium entry door with matching hardware.
- Weather seals on all external doors.
- Double panellift garage door with 3 remotes, or single roll-door as per plan.

Waterproofing

- Waterproofing exceeds Australian Standards.
- Recessed shower bases with tile finish.
- External waterproofing included as standard.

Internal Linings & Finishings

- 10mm plasterboard to all walls and ceilings with metal battens.
- 6mm Villaboard to wet areas and garage.
- 75mm cornice (square set and decorative options available).
- Outdoor area ceilings vaulted and plasterboard-lined.
- Pre-primed internal timbers with your choice of splayed, colonial, bullnose or 3-step
 - Architraves (42x12)
 - Skirting (68x12).
- Full internal & external paint using Taubmans Living Proof Silk – 3-coat system.
- Gloss enamel to doors, skirting and architraves.
- Hume Accent range internal doors throughout.
- Gainsborough lever hardware with privacy locks to bedrooms and bathrooms.
- Built-in robes with shelves, chrome hanging rail and sliding doors.

Kitchen, Bathrooms & Laundry

- Quality laminated cabinetry with EvoStone benchtops (Kitchen) (PC allocation).
- 1½ bowl stainless steel sink.
- Cabinet-made vanities with laminate tops and recessed kickboard.
- Premium mixer tapware throughout.
- Powder-coated or stainless shower screens with clear laminated glass.
- Full-length vanity mirrors (900mm high).



- Caroma dual-flush toilet suite.
- Tile Inset linear shower drains.
- Your choice of shampoo recess or full-length shelf to each shower
- Towel rails and toilet roll holders included.
- Laundry cabinetry with drop-in 45L stainless tub.
- 1525mm acrylic bath.
- Kleenmaid appliance package – 600mm or 900mm options in Gas, Induction or Ceramic; integrated dishwasher, undermount rangehood and multifunction oven.

Flooring & Tiles

- Wet area tiles:
 - Floor tiles PC \$36/m²
 - Wall tiles PC \$42/m²
- Tile design
 - 600mm splash back tiles to laundry, kitchen, scullery and butlers as appropriate
 - 150mm kick tiles to laundry and toilets
 - Floor to ceiling tiles to bathrooms.
 - Tiled shower recess.
 - Square-laid tiles with flexible adhesive and silicone joints.
- Aluminium trims where required.
- Optional upgrades: border tiles, 45° lay, porcelain/rectified tiles, oversized tiles.
- Main area tiles (kitchen, dining, family, entry, hall) PC \$36/m².
- Quality carpet to lounge, bedrooms and robes (PC \$55/m² or \$198/Lm incl. install).
- **2-Pack Epoxy Flec finish to garage floor – included.**

Electrical

- Single-phase mains and meter box for 6m setback.
- Ample double PowerPoints.
- Ample lighting points.
- LED lighting & feature lights (PC allowance \$850–\$2,500).
- TV aerial and booster (if required).
- Phone point and NBN-ready wiring.
- TV points to living and media rooms.
- Hard-wired smoke detectors.
- Poly-blade ceiling fans to bedrooms, living, dining and family rooms.
- Exhaust fans to showers.
- Safety switches to all lighting and power.



- Oven isolator switch.
- Energy efficiency compliant.
- **6.6kW solar system with Sungrow inverter, hot water timer & smart meter – included.**

Miscellaneous Inclusions

- Full site clean on completion.
- Professional internal and external home clean.
- Bobcat scrape and level. (not turf ready)
- Wall-mounted clothesline.
- 2 brick square mailbox to match house attached to driveway (PC \$750)
- 12-month maintenance warranty + full QBSA structural warranty.

Optional Add-Ons

We can also arrange:

- Window furnishings
- Turfing and landscaping
- Cement render external finishes
- Fencing
- Sheds

Inclusions current as of June 3rd 2025 and subject to change.

OUR OFFICE

Office 1, Commerce North
53 Perry Street
BUNDABERG QLD 4670