

Diamond Premium STANDARD INCLUSIONS

Building Quality Homes Since 1994



QBCC Lic. 15 384 567 | ABN 88 665 697 138



Why Clients Choose Us

When you build with Bundy Homes, you can expect quality materials, trusted trades, full transparency and outstanding customer service from start to finish.

- **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 Personal Service** : From site investigations to fencing, landscaping and more, we can manage your entire project if you'd like.
- **View Our Quality Firsthand** : We can show you homes at various stages of construction, plus fully completed builds so you can see our standards for yourself.
- **Fixed Price Contract**
- **Site Supervision by Directors**
- **Maintenance & Structural Warranties**

Preliminary Items

- Complimentary appointment with Sam, Director and Owner, to discuss your needs and pre-construction considerations.
- Free site inspection to assess slope, access, orientation and building requirements.
- Organised soil testing and site investigations to confirm building conditions
- Transparent quotation including builder's margin
- Queensland Master Builders Association contract.
- Written **Fixed Price Contract** - no surprises.
- Free professional Colour Consultant to help you enjoy the selection process.
- All building design, engineering, council fees and QBCC insurance fees included
- 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.
- Council, engineering & insurance included





Site Preparation

- 500mm fall allowance across building site
- Independent soil & percolation testing as required
- Concrete slab engineered for M, H1, H2 soil
- 80m² exposed aggregate concrete allowance

Foundations & Termite Protection

- Kordon termite barriers to penetrations
- Perimeter reticulated termite treatment
- Termite-resistant blue pine frames & trusses
- 2550mm ceiling height standard

Water & Sewage

- Standard water connection within 10m of the home.
- Painted 90mm PVC downpipes
- Stormwater to street channel or rainwater tank as applicable.
- Sewer connection within 10m
- Septic / Wastewater systems where required
- Rainwater tanks where required
- Three exterior brass taps as standard
- 250L 3.6kW electric hot water system.

Optional Upgrades

- Extra rainwater tanks
- Filtration system





Bathroom & Ensuite

Premium fixtures and finishes that exceed Australian Standards for waterproofing and quality.

- Cabinet-made vanities with laminate tops and recessed kickboard
- Premium mixer tapware throughout
- Powder-coated or stainless shower screens with clear laminated glass.
- Tile inset linear drain at the entrance of the room
- Full-length vanity mirrors (900mm high)
- Tile inset linear shower drains
- Shampoo recess or full-length shelf to showers (design dependant)
- Towel rails & toilet roll holders
- 1525mm freestanding bath
- Waterproofing exceeding Australian Standards
- Recessed shower bases with tile finish
- Floor-to-ceiling tiles to bathrooms
- Rectified floor and wall tiles as standard

Optional Upgrades

- Border tiles
- 45° lay
- Oversized tiles
- Engineered stone benchtops

Kitchen

Quality cabinetry and premium appliances come standard with every Bundy Home.

- Quality laminated cabinetry with soft-close hardware
- Sento benchtops (subject to PC allocation)
- Double bowl stainless steel undermounted sink
- Premium mixer tapware
- Kleenmaid appliance package (600mm or 900mm)
- Gas, induction or ceramic cooktop options
- Fully integrated dishwasher
- Fixed undermount rangehood
- Multifunction oven
- 600mm to 750mm splashback tiles to kitchen depending on cooktop
- Aluminium trims where required

Optional Upgrades

- Border tiles
- 45° lay
- Porcelain/rectified tiles





Laundry

Functional and well-appointed laundry spaces designed for everyday convenience.

- Laminated cabinetry with soft-close hardware
- Drop-in 45L stainless steel tub
- Premium mixer tapware
- 600mm splashback tiles
- 150mm kick tiles
- Tiled laundry floor throughout
- Aluminium trims where required
- External access door

Optional Upgrades

- Border tiles
- 45° lay
- Porcelain/rectified tiles
- Oversized tiles

Wall Frames & Roof Trusses

Engineered timber framing built to withstand Queensland conditions.

- Termite-resistant blue pine construction
- Engineered frames and roof trusses.
- Cyclonic wind rating: C1, C2 or C3 (W41C, W50C or W60C) as required.
- Independent certification of all frames and trusses.
- 2550mm (8'6") Ceiling height standard; (2700mm (9') optional)
- 22.5 degree roof pitch.
- Sisalation to all external walls as standard

Optional Upgrades

- Raked Ceiling
- Feature stone Facade





Electrical

- Ample double power points throughout (240m2 house = 45 power points approx)
- LED lighting & feature lights allowance (240m2 house)
 - 40x Internal down lights
 - 3x Spot lights
 - 4x Feature lights
- Poly-blade ceiling fans to bedrooms, living, dining and family rooms.
- Safety switches & smoke detectors
- Exhaust fans to showers.
- Lighting plan included
- Phone point and NBN-ready wiring.
- TV Aerial and (booster if required).
- Safety switches to all lighting and power.

Energy Efficiency

- 6.6kW solar system with Goodwe inverter
- Hot water timer & smart meter
- 7-star / 60-point energy compliance minimum
- Energy efficient glazing and ventilation
- Insulation: R 1.5 batts to all external walls and R 3 batts to the ceiling

Roofing & External Facades

Durable roofing and quality external finishes built for the Queensland climate.

- Colorbond roof sheeting (wide colour range)
- Colorbond gutters and fascia
- Sarking to roof
- Hardies Primeline range or similar weatherboard cladding
- Face brick as standard external lining
- Aluminium powder-coated windows & sliding doors
- Keyed-alike locksets to all external doors
- Front entry door Signature range Bradnams
- External paint system (3-coat minimum)
- Concrete driveway 80m2

Optional Upgrades

- Upgraded cladding profiles
- Feature render finishes
- Rendered blockwork or brick veneer options
- Whirlybird roof ventilators





Miscellaneous

- Full site clean & professional home clean
- Mailbox allowance
- 2-pack epoxy flake finish to garage floor
- Clothes line - off-wall

DIAMOND STANDARD INCLUSION

Floor Coverings

Premium floor coverings tailored to each room, balancing style, durability and everyday practicality.

- **Bathroom**

Floor tiles PC \$45/m² (600x600)

Wall tiles PC \$42/m² (600x300)

- **Kitchen**

Floor tiles PC \$45/m² (600x600)

Wall tiles PC \$42/m² (600x300)

Vinyl PC \$88/m²

- **Laundry**

Floor tiles PC \$45/m² (600x600)

Wall tiles PC \$42/m² (600x300)

- **Living, Bedrooms and Media**

Tiles PC \$45/m² (600x600)

Vinyl PC \$88/m²

Carpet PC \$65/m²

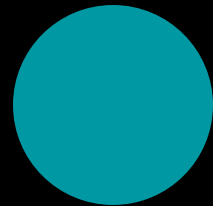
Optional Upgrades

- Mitered tiles
- Feature tiles



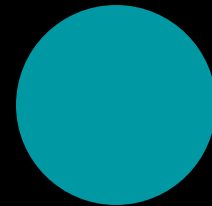


Why Bundy Homes?



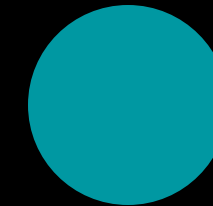
Est. 1994

30+ years building
quality homes



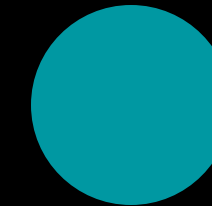
Fixed Price

No surprises.
Guaranteed.



Award Winning

50+ building
awards



Director Led

Site supervision
by owners

Bundy Homes

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