



Devine™

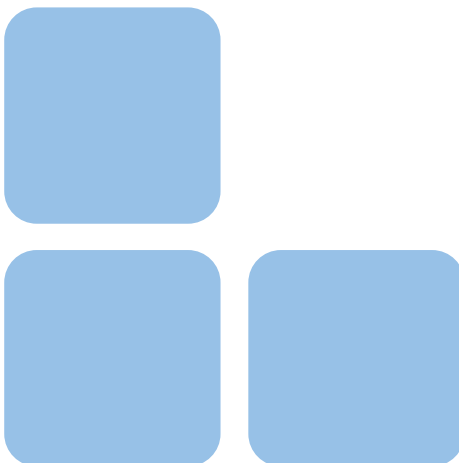
Lifestyle Inclusions

Gladstone - November 2012

Devine Premium Inclusions



- ✓ Queensland lifestyle under cover alfresco with ceiling fan
- ✓ Grand living ceiling heights throughout
- ✓ Chef's kitchen with island bench (design specific)
- ✓ Oversized 900mm European designed kitchen cooking appliances
- ✓ Stylish engineered stone kitchen bench tops in a wide choice of colours
- ✓ Portrait overhead kitchen cupboards and built-in pantry
- ✓ Range of kitchen mixer tapware
- ✓ Stainless steel dishwasher installed ready for dinner parties
- ✓ Energy efficient downlights to all rooms, porch & alfresco
- ✓ Ceiling fans throughout to suit Queensland's climate
- ✓ Air conditioning to the master bedroom & family room
- ✓ Tri lock front door furniture
- ✓ Architectural lever style internal door furniture
- ✓ Luxury ensuite with his & hers double vanity with choice of basins & mixer tapware (design specific)
- ✓ Deep podium bathtub
- ✓ Handheld shower to all bathrooms
- ✓ Choice of mixer tapware to all showers & vanities
- ✓ Large range of modern wall & floor tiles to select from for your bathroom, ensuite & laundry
- ✓ Ultra efficient air-source heat pump hotwater system
- ✓ Remote control operated sectional garage door in a variety of colours
- ✓ Keyed window locks to all windows & sliding doors to protect your family
- ✓ Guaranteed minimum 6-star energy rating



Items described as 'design specific' will be shown on the floor plan in the Devine Collection 2012 edition if applicable. Credits will not be given for deletion of any of the described premium inclusions.





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newest land releases**



Your Inclusions

- 1 Chef's kitchen with 900mm stainless steel appliances
- 2 Mixer taps throughout
- 3 Smartstone kitchen bench tops
- 4 Overhead kitchen cupboards & built-in pantry
- 5 Under cover alfresco
- 6 Choice of designer front doors
- 7 Remote garage door
- 8 Vitreous china basins & toilets to ensuite & bathrooms
- 9 Handheld shower head with mixer taps



Kitchen

- ✓ 20mm engineered stone kitchen bench tops
- ✓ Laminated kitchen cabinets - choice of colours & designs from the Choose For Life builder's range of laminates
- ✓ Choice of designer cabinet handles
- ✓ Built-in pantry with melamine shelving
- ✓ Overhead kitchen cupboards with bulkhead to ceiling
- ✓ Microwave space with power point
- ✓ Stainless steel 1 3/4 bowl kitchen sink with basket wastes
- ✓ Choice of chrome mixer taps to kitchen sink
- ✓ Tiled kitchen splashback from Choose For Life builder's range

Kitchen Appliances

- ✓ European-styled Technika® 900mm 95HTSS-2 stainless steel ceramic 4 burner zone electric cook top with indicator
- ✓ European-styled Technika® T948SS-3 900mm stainless steel multi function electric fan forced under bench oven
- ✓ Technika® SL102901SS-3 900mm stainless steel retractable range hood
- ✓ Technika® TBD4-4 stainless steel dishwasher with anti-flood protection, including all connections

Bathrooms, Ensuites and Powder Rooms

- ✓ His & hers (design specific) fully laminated vanity unit with post form benchtop from the Choose For Life builder's range of laminates
- ✓ Choice of round or square vitreous china semi recessed vanity basins with chrome pop-up wastes
- ✓ Frameless mirror over vanity
- ✓ Water efficient 3 star WELS rated tapware
- ✓ Choice of mixer tapware to bathroom, ensuite, shower & bath
- ✓ Water efficient 3 star WELS rated chrome handheld shower heads with soap dish
- ✓ Dual flush AAA rated vitreous china toilet pans & cisterns
- ✓ Podium bathtub
- ✓ Silver-coloured pivot action shower screens with clear safety glass
- ✓ Ceramic tiled shower base
- ✓ Ceramic floor & wall tiles from the Choose For Life builder's range - showers to 2000mm high, 400mm over bath & balance skirting tile

- ✓ Chrome plated double towel rails to bathrooms & ensuite
- ✓ Chrome plated towel hook to powder rooms & chrome toilet roll holder to toilets
- ✓ Chrome floor wastes where required

Laundry

- ✓ Laminated laundry cabinet with post form benchtop from Choose For Life builder's range of laminates
- ✓ Stainless steel insert tub
- ✓ Choice of mixer tapware
- ✓ Washing machine taps mounted under laundry cabinet
- ✓ Ceramic floor tiles & splashback from Choose For Life builder's range

External Finishes

- ✓ Under cover alfresco with concrete slab
- ✓ Choice of bricks from Choose For Life builder's range with natural mortar with raked joints
- ✓ Certified 90mm prefabricated frame & trusses from structural grade pine timber
- ✓ Engineer designed roof trusses at 25° pitch
- ✓ House constructed up to C2 wind rating conditions
- ✓ Choice of Corinthian® designer front doors with translucent glazing from Choose For Life builder's range
- ✓ Tri lock lever handle to front door
- ✓ Entry door frame with sidelight glazing to match front door (design specific)
- ✓ Enviro-seal weather strips to hinged external doors
- ✓ Architectural styled powder-coated aluminium windows & sliding doors
- ✓ Keyed window locks to all opening window sashes & sliding glass doors
- ✓ Translucent glass to bathroom, ensuite & toilet windows
- ✓ Colorbond® roof from Choose For Life builder's range
- ✓ "Quad" type Colorbond® fascia & gutters
- ✓ 90mm painted PVC downpipes
- ✓ Colorbond® sectional overhead panel front garage door in an extensive range of Colorbond® colours
- ✓ Gloss paint to external timber doors
- ✓ Acrylic low sheen paint finish to exterior timber, eaves & trims
- ✓ 2 external garden taps

Internal Finishes

- ✓ Raised 2590mm ceiling height
- ✓ 75mm cove cornice
- ✓ Single or double fully lined garage with internal access door (design specific)
- ✓ Remote controlled garage opener & 3 handheld transmitters
- ✓ High grade flush panel internal doors with door stops
- ✓ Choice of internal door handles from Choose For Life builder's range
- ✓ Built-in robes with vinyl sliding doors with shelf & rail
- ✓ Nest of 4 open shelves to master bedroom robes
- ✓ Built-in linen cupboard with shelving
- ✓ 67mm beveled edge skirting & architraves
- ✓ R3.5 insulation to all ceiling areas
- ✓ Wall sisalation wrap to perimeter of home
- ✓ 2 coat washable paint system to all internal walls with final coat by roller
- ✓ Acrylic paint to ceilings
- ✓ Gloss paint to skirting, architraves & internal doors
- ✓ In Time For Life internal builder's house clean

Electrical

- ✓ Electrical circuit breaker & earth leakage safety switch
- ✓ Smoke detectors - hardwired with backup battery as per council requirements
- ✓ 170L ultra efficient operation advanced air-source heat pump hotwater system
- ✓ Energy efficient downlights to all rooms, porch & alfresco
- ✓ Double power points as per plan
- ✓ Reverse cycle split system air conditioning to master bedroom & family room
- ✓ Ceiling fans to all living areas, bedrooms & alfresco as per plan
- ✓ Ceiling exhaust extractor fans to bathrooms & ensuites
- ✓ Exhaust fans to toilets where external ventilation is not available
- ✓ External weatherproof power points as per plan
- ✓ Television points to family, lounge, media room & master suite (design specific)
- ✓ Telephone points 2 including trenching ready for network connection by customer (NBN upgrade to 2 x phone & 1 x data if NBN estate)

Site and Connection Costs

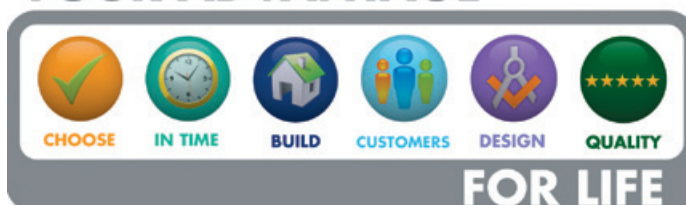
- ✓ Council building & plumbing permit application & certification fees* (based on Gladstone City Council)
- ✓ Home energy assessment certificate - minimum 6 star rating
- ✓ BSA builder's warranty insurance
- ✓ Public liability insurance up to \$10 million
- ✓ Construction Industry Portable Long Service fees
- ✓ Underground power, water, sewer & stormwater connection to existing supply & discharge points within 6m of the setback
- ✓ Surveyor's House Setout
- ✓ Engineer's Design and Inspection fees
- ✓ Class 'M' Slab to engineers design on flat site
- ✓ Concrete pump for slab
- ✓ Termite treatment to slab penetrations & physical perimeter barrier in accordance with local authority
- ✓ Connection of temporary builder's power
- ✓ Water connection to pre-tapped existing water main
- ✓ 500kpa water pressure limiting device
- ✓ Clear building site of building debris & rubbish for recycling at completion

The Customer is responsible for opening & payment of all consumer accounts including power & water usage during construction.

Guarantees and Warranties

- ✓ 6-Star Energy Efficiency Rating guarantee
- ✓ Six month maintenance warranty
- ✓ Build For Life - statutory structural warranty
- ✓ Manufacturer's warranties

YOUR ADVANTAGE



Devine 2012 Collection

Brighton

Brighton 19.....\$195,500

Caprice

Caprice 21.....\$203,900
 Caprice 22.....\$210,900
 Caprice 24.....\$217,900
 Caprice 25.....\$219,500
 Caprice 26.....\$233,900
 Caprice 28.....\$243,900

Coda

Coda 22.....\$213,500
 Coda 24.....\$223,900
 Coda 25.....\$233,900
 Coda 28.....\$240,900

Elkington

Elkington 15.....\$179,900
 Elkington 16.....\$189,900
 Elkington 17.....\$191,500
 Elkington 18.....\$197,500

Emerald

Emerald 18.....\$198,500

Encore

Encore 20.....\$205,500
 Encore 21.....\$213,500
 Encore 23.....\$222,500
 Encore 24.....\$225,900
 Encore 25.....\$229,900

Glenelg

Glenelg 18.....\$195,900
 Glenelg 19.....\$192,500
 Glenelg 20.....\$198,500
 Glenelg 22.....\$209,500
 Glenelg 23.....\$215,500
 Glenelg 24.....\$217,500
 Glenelg 25.....\$225,500
 Glenelg 26.....\$229,900

Lincoln

Lincoln 20.....\$205,500
 Lincoln 22.....\$219,900

Macquarie

Macquarie 16.....\$187,900
 Macquarie 18.....\$193,900
 Macquarie 19.....\$199,900
 Macquarie 20.....\$207,500
 Macquarie 23.....\$213,900
 Macquarie 25.....\$220,900
 Macquarie 27.....\$229,900

Maui

Maui 18.....\$193,900
 Maui 19.....\$199,900
 Maui 21.....\$207,900
 Maui 22.....\$213,500
 Maui 24.....\$217,900
 Maui 25.....\$223,900

Prices effective at 2 November 2012 & subject to change without notice. Prices are based on No Charge façade option Traditional & 6m setback with pre-existing underground power, sewer, stormwater & water connections. Refer to your consultant for further details.





DevineTM

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*Photos & renders are for illustrative purposes only and should be used as a guide only. Devine reserves the right to alter or amend its designs, inclusions and to substitute items with products of a similar quality at any time.

Display Home Plans may vary from the Standard Plans. Display Homes items such as Furniture, Pool, Water Features, Feature Fencing, Landscaping, Paving, Decking & Concrete, Floor Coverings, Feature Walls, Feature Tiling, Wall Paper, Feature Lighting, Air-conditioning, Skylights, Spa Baths, Fireplaces & Window Coverings may not be included.

Possible extra cost not allowed for in the price may include but are not limited to retaining, rock excavation, spoil removal from site, slab & pier upgrades, tree removal, acoustic treatments, bushfire requirements, AHD requirements, Town Planning requirements, building relaxations or covenant requirements, floor coverings, window coverings, light fittings not already listed, decorator items, painted feature walls, feature lighting, waterfall gable benches, feature tiling, fencing, gates, driveway, alfresco and porch slabs, landscaping, paving, air-conditioning, security alarms, display extras and water tanks, to comply with State Government Legislation, unless specified by way of a variation document.

Discuss with your Sales Consultant should you require clarification on any items prior to making your decision to purchase. Devine QBSA21633. 2 November 2012. QLD671926.