



**SUNSHINE COAST OFFICE**

- PO Box 132 BLI BLI Q 4560
- Mobile: 0417 665 477  
0427464485
- P [07] 5450 8880 • F [07] 5450 8880
- E: [scottnichols98@bigpond.com](mailto:scottnichols98@bigpond.com)

ABN 90 089 599 664 / ACN 089 599664 / BSA Lic No 1085940

Head Office: 30 Kansas drv Wagga Wagga NSW 2650  
Rod Nichols: 0427 464 485

P: [02] 69265371 F:0269223968 E: [rod.nichols@bigpond.com](mailto:rod.nichols@bigpond.com)

AT S.T.R we pride ourselves in producing a home for you that has inclusions and a finish that is superior to all our other competitors.

We not only have a huge range of plans evolved over the last 38 years in the building industry but offer you a personal design service which allows **YOU TO HAVE YOUR OWN INPUT INTO YOUR DESIGN**, which does not cost you any more to construct.

S.T.R can also price on your own plan to whatever inclusions you may require right down to the landscaping.

You can find more information about S.T.R and view some of our designs at [www.strbuilders.com.au](http://www.strbuilders.com.au) .

Being a family run and operated business it is in our own interest to meet all your requirements and expectation in design and finish.

Below is S.T.R's STANDARD INCLUSION LIST relating to all our 'Standard' plans. If you have given us a plan of your own and possibly with your own inclusions, we still offer the following in your quote but can add your other items to your requirements.

## STANDARD INCLUSIONS

### GENERAL

- Computer Design Service, which is of no cost to you providing S.T.R ultimately constructs your dwelling.
- Excavation to a level site P.C \$880.00.
- All building/Council Application fees.
- Home warranty insurance and registration.
- Third Party and Public Liability Insurance.
- Water fees & Sewerage fees to standard town blocks.
- Foundation design allowed complying with the Building Code of Australia Type 'M'.
- All priced on a concrete slab unless otherwise requested.
- Termite Treated Engineered Truss roofs.
- Termite Treated Engineered Wall Frames.
- N3 wind loading design.
- 6 months Maintenance Warranty.
- 7 year Structural Guarantee.
- Trithor termite barrier protection – 50 year warranty to ASA Standards.
- R 2.0 batts or 65mm Anticon insulation blanket to all living area ceilings.
- Sisilation to external walls.

### KITCHEN

- Laminated kitchen cupboards with post form edge to tops.
- Doors/Drawers/Panels – 16mm melamine with 2mm PVC edges.
- Handles from 'standard' range.
- Laminated Kick Boards.
- 1& ¾ bowl stainless steel sink.
- Stainless steel Fan-Forced Electric Oven/ Cook top to P.C allowance.
- Stainless steel retractable Range hood.
- Chrome Mixer Taps.
- 600mm tiling to kitchen splash back to \$27.50 p/sqm.

*The ultimate design and look of your kitchen, as per the plan is left to you. You meet with our Cabinet makers and design your kitchen to the P.C allowance.*

#### ENSUITE, BATHROOMS & WC

- Vanities to P.C allowance (custom built or ready-made).
- Tap ware to the P.C allowance.
- Floor tiles to all wet areas or as shown on the plan. P.C \$27.50 p/sqm.
- 450mm high tiles to splash backs where possible and 1800mm to showers P.C \$27.50 p/sqm.
- Frameless mirrors.
- Dual flush toilet vitreous china system.
- White Bath or Spa if required.
- Soap Holders to all showers.
- 900mm double chrome towel rails & toilet roll holders to bathrooms & toilets.
- Integrity pivot semi frameless clear glass shower screens – p/door.

#### LAUNDRY

- Stainless steel tub with bi-pass.
- Tiling to floor and skirting and tub splash back 400mm to \$27.50p/sqm.

#### INTERNAL INCLUSIONS

- Built-in robes with Vinyl-Aluminum doors, 450mm bank of shelves and hanging rail. Timber or Wire shelving.
- Smoke detectors as per plan.
- Light points to specification.
- Power points to specification.
- Circuit breakers to all circuits.
- RCD Power safety cutout to all power points.
- TV points with splitter, TV Antennae.
- 67 x18mm half splayed timber Skirting and Architraves.
- 90mm Cornice.
- 2400mm ceiling height OR 2550mm, 2700mm ceilings if requested when quoting.
- Villa board sheeting to all wet areas.
- Plasterboard sheeting to all other areas.
- Internal door handles to a value of \$28.00.
- Internal pre hung, chrome hinged doors in the Hume Accent range or Corinthian Ascot range.
- Vertical blinds to all windows & sliding glass external doors.
- Tiles to all Family, Kitchen, Hallways.
- Carpets to all bedrooms and living.
- Light fittings to all rooms.
- Garage finished with plasterboard and fully painted.
- House cleaned internally and externally and all construction debris removed.

#### EXTERNAL INCLUSIONS

- Brick allowance of \$561/1000 @ our buying rate.
- Natural raked brick mortar joints or to owners choice (cost adjustment incurred).
- Colourbond corrugate or Concrete Tiles.
- Colourbond Fascia & Gutter.
- Aluminum Windows from 'standard' colour range, window locks included.
- Fly screens to all aluminum windows & aluminum doors.
- Garage Sectional panel door to a selection of standard colourbond colours.
- Overhead/Underground power to normal block to 15m.
- Water connection back to 10m.
- External sewerage up to 30m.
- Fully painted inside and outside to clients choice of maximum of 3 colours.
- Solar- Electric back up or Electric Heat Pump 300L or gas Instantaneous.
- Clothes line installed to the value of \$179.
- Entrance locks to all doors to a value of \$35.00.
- Concrete Patios as per plans and specification, broom or sponge finish.
- Concrete Driveways as per plans and specification, exposed or broom/sponge finish.
- Concrete Paths as per plans and specification, exposed or broom finish.
- Letterbox to the value of \$100.

#### EXTRA INCLUSIONS

- Ducted reverse cycle air conditioning.
- Split System Air Conditioning.
- Fences.
- Landscaping & Design Turf & Gardens.
- Retaining walls.

***Please note that when you build with STR Builders we pass on our trade savings to you. When you select your fit out items e.g tiles, carpet, plumbing items, light fittings we will try to obtain a discounted trade-price and that's what you pay – no mark-up. You pay our price.***