

Farnscastle Pty Ltd  
COUGAR DEVELOPMENTS

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## Contract Standard Inclusions

### Document Details

Document Name: \_\_\_\_\_ Date: \_\_\_\_\_  
Raised By: \_\_\_\_\_ Validity (days): \_\_\_\_\_  
Approved By: \_\_\_\_\_ Expiry: \_\_\_\_\_

### Client Details:

Client Name: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_  
Client Address: \_\_\_\_\_

### Job Details

Job Number: \_\_\_\_\_  
Job Address: \_\_\_\_\_

Item	Description	Price
1 – 1	Build Contract Price	\$

### House Type

### General Inclusions

2 – 1	Construction Insurance/Building Services Authority (BSA)	Included
2 – 2	Council building application fees	Included
2 – 3	Soil Test	Included
2 – 4	Soil allowance to any class	Included
2 – 5	Contour survey to house site	Included
2 – 6	Energy efficiency report to achieve minimum 6 star rating	Included
2 – 7	Engineering plans	Included
2 – 8	Engineered designed LOSP treated pine frame and roof trusses	Included
2 – 9	Cyclonic wind load construction	Included
2 – 10	2440h walls 70mm timber frame	Included
2 – 11	Security tie-down to Colourbond roofing suitable to (cyclonic) wind loading	Included
2 – 12	Six year structural warranty	Included

2 – 13	Six month maintenance warranty	Included
2 – 14	Sewer connection to 30 meters	Included
2 – 15	Water service connection to 30 meters	Included
2 – 16	National Broadband Network provision allowance up to \$1000.00 only if applicable to Lot and Estate Availability	Included

#### External Inclusions

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3 – 1	Rendered and painted external walls as shown on plans	Included
3 – 2	Colourbond metal roof, fascia and gutter as per plans	Included
3 – 3	PVC down pipes	Included
3 – 4	Panel lift garage door with two (2) remote controls (as per plan)	Included
3 – 5	Two (2) external garden taps	Included
3 – 6	Two (2) external lights	Included
3 – 7	60 meter storm water to street with standard 6 meter setback	Included
3 – 8	Humes Savoy XS11 Range glazed solid entry door	Included
3 – 9	Quality Gainsborough entry lock and dead bolt to front door	Included
3 – 10	Aluminium sliding windows and doors. Standard powder coat colour with keyed locks to sliding doors	Included

#### Miscellaneous

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4 – 1	R2.5 ceiling insulation to all ceilings of habited areas as per BERS requirements	Included
4 – 2	Kordon Termite protection barrier to all penetrations and perimeters	Included

#### Internal and External Inclusions

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5 – 1	Fully painted inside and out with quality acrylic paint. Walls in one colour acrylic paint and ceiling in acrylic white paint. All painting to be standard three coat system	Included
5 – 2	Semi-gloss skirting, architrave and reveals to match wall paint	Included
5 – 3	FJ pine skirting 68 x 12mm DAR splayed LOSP treated pine	Included
5 – 4	FJ pine architrave 42 x 12mm DAR splayed LOSP treated pint	Included
5 – 5	Hume flush panel internal doors with standard builders range door handle	Included
5 – 6	White cushion stops to doors	Included
5 – 7	A combination of mirror and vinyl sliders to robe fronts in bedrooms Vinyl sliders to linen fronts where applicable	Included
5 – 8	Built in robes to all bedrooms include shelf, rail and bank of four open shelves	Included
5 – 9	Linen press with four (4) shelves (all fully laminated)	Included

5 – 10	Cornice – standard plaster cove 70mm	Included
5 – 11	10mm plasterboard to all walls and ceiling	Included
5 – 12	6mm Villa board lining to wet areas	Included
5 – 13	Gainsborough lever (chrome) door handles	Included
5 – 14	Fly screens to all opening windows and sliding doors	Included

### Electrical

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6 – 1	Ceiling fan to each bedroom and main living room	Included
6 – 2	7.1kw Air Conditioner to living area	Included
6 – 3	2.5kw Ari Conditioner to master bedroom	Included
6 – 4	Instantaneous hot water system – Dux 315L or equivalent	Included
6 – 5	TV outlets (1x living area and 1 x master bedroom)	Included
6 – 6	TV antenna	
6 – 7	Phone points (1 x living area& 1 x in bedroom)	Included
6 – 8	Ceiling exhaust fan to bathroom, ensuite and WC	Included
6 – 9	Miniature circuit breakers to meter box	Included
6 – 10	Earth leakage safety switch	Included
6 – 11	Double and single power points throughout	Included
6 – 12	Smoke detectors and per council requirements – hard wired with battery backup	Included

### Kitchen

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7 – 1	Standard laminate bench top	Included
7 – 2	Fully laminated cupboards and drawers	Included
7 – 3	Ariston Oven or equivalent	Included
7 – 4	Ariston Ceramic Cooktop or equivalent	Included
7 – 5	Ariston slide out Range hood or equivalent	Included
7 – 6	Ariston Dishwasher or equivalent	Included
7 – 7	Overhead laminated kitchen cupboards	Included
7 – 8	Builders range chrome kitchen mixer	Included
7 – 9	Builders range stainless steel sink with one and ¾ bowls and basket waste	Included
7 – 10	Laminated kick board	Included
7 – 11	Pantry with laminated shelving	Included
7 – 12	Builders range Tiles to kitchen splash back (600mm high)	Included
7 – 13	Stainless steel drawer and cupboard handles	Included

### **Bathrooms and Water Closets**

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8 – 1	Laminate bench tops	Included
8 – 2	Custom made fully laminated cupboards and drawers	Included
8 – 3	Stainless steel drawer and cupboard handles	Included
8 – 4	Full china toilet suites with white vitreous pan – closed couples as per builders standard range	Included
8 – 5	Polished edge mirrors 900mm high by length of vanity	Included
8 – 6	China vanity basin (white recessed) as per builders standard range	Included
8 – 7	Builders range chrome mixer/tapware	Included
8 – 8	Builders range chrome towel rail with flexible hose	Included
8 – 9	1524mm white acrylic bath	Included
8 – 10	Builders range chrome shower on rail with flexible hose	Included
8 – 11	Framed pivot or sliding shower screen with safety glass	Included
8 – 12	Fully tiled shower recess and shower base – full waterproofing under tiles	Included

### **Laundry**

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9 – 1	Laundry tub and cabinet to be 45 litre	Included
9 – 2	Tiled laundry tub splashback to 400mm	Included

### **Floor Coverings**

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10 – 1	Tiles to entry, kitchen, main living and hallways as shown on preliminary plans. Tiles as per builder's standard range at \$27.50 m2	Included
10 – 2	Tiles to bathroom, water closet, laundry floor and skirting as per builders standard range at \$27.50 m2	Included
10 – 3	Balance of house to be fitted with quality carpet with rubber underlay as per builders standard range at \$40.00 m2	Included
10 – 4	Garage floor to be smooth concrete finish	Included
10 – 5	Internal corners to be silicone finished	Included

### **Lighting Fixtures**

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11 – 1	Kitchen and main living area white lights / fans to be energy efficient compliant	Included
11 – 2	R80 energy efficient white downlights / fans to bedrooms as per electrical plan provided	Included
11 – 3	Fluorescent tube lighting in garage as per electrical plan provided	Included
11 – 4	Light bulbs to be energy efficient	Included

## Landscaping

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12 – 1	Driveway to be exposed aggregate concrete finish as per covenant/council requirements. Plain concrete cross over as per council requirements	Included
12 – 2	Pathway from drive to porch in exposed aggregate concrete finish as per builders selection	Included
12 – 3	Letterbox to suit colour of house with street number	Included
12 – 4	Fold down clothes line as per builders selection	Included
12 – 5	Fencing to be 1.8 meter high treated pine to both sides and rear of allotment, with return to front of house and one (1) gate as positioned by builder	Included
12 – 6	Couch turf laid to property boundary	Included
12-7	Front Garden landscaped to meet estate design guideline requirements	Included

## Cleaning

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13 – 1	Internal – Professional cleaning throughout to ensure your property is available for immediate occupancy	Included
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## Optional Upgrades – Please select upgrades that you wish to be added to contract.

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14 – 1	2590 Ceiling height	POA
14 – 2	3 step cornice	POA
14 – 3	Square basin and mixer upgrade to Bathrooms/Ensuite / Kitchen	POA
14 – 4	3 in 1 heat lights to bathroom and Ensuite	POA
14 – 5	Frameless / semi frameless shower screen / doors	POA
14 – 6	Internal doors – Hume style panel doors HAG 9,11, and 12	POA
14 – 7	Grill style security screens to windows and external sliding glass doors	POA
14 – 8	Fans and lights to satin chrome	POA
14 – 9	Led lights / Dimmers throughout	POA
14 – 10	TV points in all bed rooms and patio	POA
14 – 11	Stone bench tops in kitchen / bathrooms / laundry	POA
14 – 12	Spray on tile driveway / paths	POA
14 – 13	Turf upgrade to Sir Walter buffalo	POA
14 – 14	Blinds to windows / glass siding doors – Roller / Vertical / Venetian / Panel	POA
14 – 15	Air-conditioning to all rooms – Wall hung split system.	POA
14-- 16	External fence / front gate arrangement upgrade	POA
14—17	Façade and roof design upgrade	POA

## Termite Disclaimer

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15 – 1	The builder discloses and the owner acknowledges that this termite protection system complies with the Australian Standard AS 3660. It must be noted that no system is infallible and home owners are required to comply with the terms and conditions of the termite warranty.	Note Only
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#### **Home Owners Termite Control Agreement**

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16 – 1	I will have the house inspected yearly by a competent pest control operator and seek to comply with the advice of that operator	Note Only
16 – 2	I will not build garden beds over weep holes or allow any tenant to build garden beds over any weep holes	Note Only
16 – 3	If I build an extension or renovate, I will reinstate the perimeter barrier	Note Only
16 – 4	I will ensure that if any other work breaks a barrier, the barrier will be reinstated immediately by re-spraying	Note Only
16 – 5	I will not store any woodwork or bark within 3 meters of the house	Note Only
16 – 6	I will comply with all of the conditions of the warranty	Note Only
16 – 7	I am aware that if I do not keep this agreement both the product warranty and the State's statutory warranty may be voided	Note Only
16 – 8	I acknowledge the warranty offered under this contract is twelve months from practical completion, there after I am responsible for maintaining the termite barrier and for rectification work caused by termites	Note Only

#### **Extras for Site Works**

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17 – 1	Please note: Plans may vary slightly subject to council and covenant requirements	Note only
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#### **Additional Terms and Conditions**

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18 – 1	Unless otherwise specified, the works shall be constructed in accordance with the Building Act 1975 (as amended) Australian Domestic Construction Manual and where appropriate the AS 1684 SAA Timber Framing Code	Note Only
18 – 2	Unless otherwise specified, the contract price allows that town water supply will be available from an existing main of the local authority prior to commencement of construction	Note Only
18 – 3	This contract allows for 240 volt single-phase power being available prior to and during the construction of the dwelling	Note Only
18 – 4	Complying with statutory obligations and any notices and obtaining relevant approvals is the responsibility of the builder	Note Only

18 – 5	Unless otherwise specified all council building fees will be paid for by the builder. Any bonds called for or developments application fees requested by any local or other authority or statutory body are to be arranged and paid for by the owner	Note Only
18 – 6	Colour selection must be completed within 14 days from the contract date to enable owners home to be built within the construction period stated in the contract	Note only
18 – 7	If the client chooses to select their owner colour specification, they must choose from the builder's standard colour range and must contact the builder to finalise their request. Choosing a colour selection outside of the builder's will incur an administration fee of \$500.00 including GST. Any item selected outside of the standard colour selection may incur a cost and be charged as a variation to the contract	Note Only
18 – 8	This colour selection forms part of the contract, signing the colour specification in the contract states the client's approval for this selection to proceed for construction. If a product of material becomes unavailable at the time of construction, the builder reserves the right to replace any item with an equivalent product/material.	Note Only
18 – 9	Any valuation required by the lending body are to be the responsibility of the owner	Note Only

<b>Document Total</b>	<b>Total Price</b>
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19 – 1	Build Contract Price + Optional Upgrades	\$
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<b>Acceptance</b>
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Please sign and date to indicate acceptance of this document

Builder	Date
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Client (Person 1)	Date
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Client (Person 2)	Date
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