EMERALD DEVELOPMENTS
Design Your Lifestyle

Sapphire Full Turn-Key Inclusions 2026

PRE-CONSTRUCTION & ADMINISTRATION	INCLUDED
Independent soil test & wind report conducted & issued by a RPEQ Engineer (Upon payment of preliminary deposit)	✓
Provide HIA QLD New Homes Construction Contract (QC1)	✓
1 x Colour selection appointment with a dedicated colour consultant	✓
Provide architectural drawings, engineering reports, energy efficiency reports, electrical layout and cabinetry drawings	✓
QBCC Home Warranty Insurance Certificate and QLeave Levy (Upon signing of HIA contract)	✓
Council application including all standard plumbing approval fees, council fees, insurance fees and connections to Local Council Authority	✓
Building application lodgement to private building certifier and associated fees (except exclusions listed)	✓
Provide weekly Pre-Construction and Construction updates	✓

GENERAL, FOUNDATIONS & STRUCTURE	INCLUDED
Standard cut & fill house pad (0-400mm cross fall, excludes any excess spoil imports or exports)	✓
Provide site survey for house set out	✓
Underground power connection, connection to existing water meter, stormwater connection to street outlet up to 450sqm block and 6m house setback	✓
Guard termite protection: Sheet membrane to perimeter and retro installation of slab penetration	✓
Waffle pod slab with steel reinforcements as per RPEQ Engineer's foundation design	✓
Concrete slab designed and inspected by a RPEQ Engineer	✓
Up to H1 soil classification & N2 wind rating	✓
Zero boundary garage wall allowance (up to 400mm fall)	✓
Site setup of temporary fencing and erosional control silt barrier installation and regular site cleans and waste disposal	✓
25 Year Structural Warranty (T&C's apply)	✓
12-Month Maintenance Warranty	✓
Independent third party frame quality assurance inspection and report	✓
Up to (5) Yard Gullies (maximum allowed)	✓
Stepdown to porch and alfresco (approx. 80mm)	✓

INTERNAL FEATURES & MOULDINGS	INCLUDED
Zero step threshold from garage to hallway as per NCC2022	✓
Internal corridors are to have minimum clear width of 1000mm to comply with NCC2022	✓
Solid timber nogs installed to nominated wet areas as per NCC2022	✓
70mm Treated timber framing	✓
2440mm High ceilings to ground floor level with fibre cement cladding above windows	✓
10mm plasterboard to walls and 10mm span plasterboard to with ceilings batten	✓
Water resistant plasterboard to wet area walls	✓
75mm cornice to wall and ceiling junctions (excluding porch and alfresco)	✓
42 x 18mm pine splayed architraves to wet areas and 42 x 11mm pine splayed architraves to remaining	✓
66 x 11mm pine splayed skirtings	✓
4 x melamine shelves to linen cupboard and white vinyl sliders with chrome frame	✓
1x melamine shelf at 1800mm to internal robes with chrome hanging rail (approx. 450 deep)	✓
1 x melamine shelf at 1800mm high to broom cupboard (if applicable)	✓
1 x White vinyl 1x mirror sliding door at approx. 2100mm high to internal bedroom robes with chrome frames	✓

WINDOWS & DOORS	INCLUDED
Aluminium powder coated sliding windows and doors with keylocks in standard 2100mm high sizing (all bathrooms to have transparent glass for privacy)	✓
Fly Screens to all opening windows and sliding doors (excluding front entrance door and hinged/cornerless doors)	✓
Chrome finish LANE feature front entrance door lock	✓
Chrome finish passage leversets - to all bedrooms, study, media, butler's, garage and laundry (if applicable)	✓
Chrome finish privacy leversets - to master bedroom, bathroom, powder room and toilet	✓
Hume 820mm wide x 2040mm high Redicote Newington XN5 painted feature front door with clear glass	✓
Hume 870mm wide x 2040mm high DuraXP painted flush external door from garage (if applicable)	✓
Hume 870mm wide x 2040mm high DuraXP painted flush external door from laundry (if applicable)	✓
Hume redicote flush panel painted internal doors with chrome hinges and plastic door stops (2040mm high)	✓
Sectional garage door 2.1m high x 4.8m wide - 5 profiles and 22 colour options within Emerald Builder's Range Includes: 2 x key remotes and 1 x wireless wall remote	✓

PAINTING	INCLUDED
Provide three-coat paint system to all internal walls and ceilings, including the following breakdown:	✓
1 x coat of interior sealer to all internal walls, including the alfresco ceiling	✓
2 x coats of interior low-sheen paint to all internal walls (1 light wall colour throughout)	✓
2 x coats of interior low-sheen paint to all internal ceilings	✓
2 x coats of exterior low-sheen paint to external works where applicable	✓
Provide gloss finish to doors, architraves and skirtings (colour matched to walls, water based)	✓

ELECTRICAL	INCLUDED
Single Phase Meter Box - including 16mm cable, switches, 3 lighting and 1 power circuit up to 10l/m lead in	✓
Brilliant ceiling fan with light: 4 blade fan with light to bedrooms and up to two (2) living/media rooms and alfresco BRI22878/05	✓
Photo-electrical smoke detectors on RCD protected unit	✓
LED downlights (2-3 downlights per living space strategically placed for optimal lighting with 1 LED downlight in remaining areas (laundry, water closet, WIR, WIP, front porch)	✓
1 x NBN Pre-Provision with 1 x data outlet (excludes connection fees if applicable, standard placement applies)	✓
1 x 3 in 1 Single heat/fan/light in bathroom and ensuite	✓
1 x External single spotlight with no sensor for clothes drying area	✓
1 x External double powerpoint to alfresco	✓
1 x External single powerpoint to hot water unit	✓
1 x LED batten 1200mm diffused light to garage	✓
1 x Double powerpoint in bathroom, laundry and ensuite	✓
1 x Free to Air TV roof mounted antenna	✓
2 x Free to Air TV points (standard placement in media room and living room)	✓
2 x Double powerpoint to kitchen	✓
2 x Double powerpoint to living	✓
2 x Double powerpoints to all bedrooms	✓
1 x Single powerpoint for fridge, dishwasher, rangehood, and microwave (if applicable)	✓
5kw Haier Split system air-conditioning unit to main living room (back to wall allowance only)	✓

KITCHEN	INCLUDED
Kitchen island bench with breakfast bar and microwave provision with 20mm stone benchtop (Up to 2100 x 900mm subject to plan sizing).	✓
20mm Stone to main benchtop from standard builder's range	✓
Polytec flush melamine doors from standard builder's range with kickboard colours to match	✓
Premium Allegra kitchen handles from standard builder's range	✓
Posh Solus Gooseneck Sink Mixer Tap Chrome 5* Lead Free I/N 2267348	✓
Posh Bristol Double Bowl Sink 1TH left hand bowl with drainer stainless steel I/N 35006	✓
1 x Set of drawers with cutlery tray in top drawer (approx. 450mm wide)	✓
Soft close cabinetry doors and drawers throughout the home	✓
Kitchen plasterboard bulkhead included above overhead cabinetry	✓
Kitchen overhead cabinetry includes matching carcass finish to the bottom panels	✓
Water connection to fridge space - fridge space approximately 1800mm H x 1000mm W	✓
Pantry or walk-in pantry with 4 x melamine shelves	✓
Omega 90cm, 10 function oven with AirFry, Midnight I/N OBO9010AMCOM	✓
Omega 90cm slideout Rangehood Stainless Steel I/N ORT9WXL	✓
Omega 90cm ceramic cooktop with touch controls, midnight I/N OCC905TZ	✓
Omega 60cm freestanding dishwasher stainless steel I/N ODWF6012XCOM	✓

BUTLERS PANTRY & STUDY NOOK (if applicable)	INCLUDED
Polytec laminate bench tops with 38mm edge to butlers pantry	✓
Polytec laminate bench tops with 38mm edge to study nook	✓
Polytec flush melamine doors from standard builder's range	✓
Posh Solus round sink stainless steel I/N 9508917	✓
Base Mk2 sink mixer 4* I/N 2269173	✓

WET AREAS	INCLUDED
20mm Stone benchtops from standard builder's range to bathroom and ensuite vanities	✓
Wall hung vanities to bathroom and ensuite	✓
Kado Lux semi inset basin 1TH overflow white I/N 9507797	✓
Posh Solus basin mixer tap chrome 5* Lead free I/N 2267328	✓
Posh Bristol rail shower 5 function chrome I/N 32558	✓
Posh Solus Freestanding bath with overflow 1500x700x600mm white I/N1703113	✓
Posh Solus bath outlet 210mm chrome I/N 9505446	✓
Posh Solus shower mixer chrome I/N 2267334	✓
Posh Solus round toilet suite close coupled S-Trap with quick release soft close seat white/chrome 4* I/N 9502264	✓
Posh Solus Chrome accessories (double towel rails and toilet roll holders) I/N 9506585 I/N 9506580	✓
Laundry: Polytec laminate bench tops with 38mm edge with Posh Solus MK2 inset/undermount laundry trough 45Litre 1 taphole with bypass & overflow stainless steel I/N 2406943	✓
Arco Giro washing machine stop 15x20mm chrome lead free I/N 1120171	✓
Shower niche in bathroom and ensuite up to 1200mm above floor level, 600mm (W) x 450mm (H)	✓
Frameless mirror to length of selected vanity design	✓
Chrome grill floor wastes in showers only (excludes laundry - no laundry floor waste included as a standard)	✓
Recessed shower tray/s as per NCC2022 standards	✓
Semi-frameless overlapped clear glass shower screens in chrome with pivot door	✓
Waterproofing as per Australian Standards to comply with NCC2022	✓

FLOOR COVERINGS	INCLUDED
450 x 450mm Cushion-edge tiles to main living areas from standard builders range	✓
450 x 450mm Cushion-edge tiles to wet area floors from standard builder's range (skirting tiles approx. 225mm high)	✓
450 x 450mm standard builder's range non-slip external tiles to porch and alfresco	✓
75 x 300mm standard builder's range tiles to kitchen splashback (approx. 600mm high)	✓
450 x 450mm wall tiles to wet areas from standard Builder's range (approx. 2100mm high in shower area, approx. 1000mm high behind freestanding bath)	✓
450 x 450mm standard builder's range tiles to cabinetry splashback in laundry (one tile high)	✓
Premium carpet with 8mm underlay to all bedrooms and media room from standard builder's range	✓
Grout and silicone colours at builder's discretion (grout lines approx. 4mm)	✓
Professional finish concrete to garage floor	✓

EXTERNAL FEATURES	INCLUDED
Premium Australian-made steel roof, gutter and facia system.	✓
22.5 degree roof pitch with 450mm eaves	✓
90mm PVC painted downpipes as per touchpoints	✓
4.5mm Fibre cement sheeting above windows, doors, sliding doors	✓
Paint finished fibre cement eave lining	✓
Smooth painted render to front facade with 1m returns	✓
Brick veneer construction to external walls in PGH standard builder's range colour selection with grey mortar	✓

DOUBLE STOREY HOMES ONLY	INCLUDED
2440mm high ceilings with brick infills or elected cladding above windows to second level	✓
PGH standard builder's range colour selection with grey mortar to lower level and fibre cement to upper level	✓
Internal stairs to include standard carpet finish to stairs, 1200mm gyprock wall with painted timber railing	✓
Balcony: Painted cladding (if applicable), 450x450mm standard builder's range non-slip external tiles	✓
Insulation batts are installed to all upper level external walls	✓
Treated STRUCTAflor yellow tongue flooring throughout upper level. Scyon Secura fibre cement sheets to wet areas (interior flooring) and on balconies (exterior flooring), where applicable	✓

DRIVEWAY, LANDSCAPE & FENCING	INCLUDED
Exposed aggregate driveway with kerb cut out (maximum allowance up to 25sqm single garage/up to 40sqm double garage in salt and pepper)	✓
1800mm High timber paling H butted fence (Up to 55l/m allowance to rear, sides and returns where there are no existing fences provided and where possible depending on site conditions)	✓
350mm x 900mm Aruba letterbox or alike to builders' range (paint as per façade)	✓
2 x External brass taps with standard placement (back and front)	✓
Up to 2400mm x 940mm Slimline Surfmist Sunbreeze compact fold down clothesline	✓
Up to 2000mm long x 400mm wide garden bed with 75mm x 35mm timber edging located in front of dwelling with approximately 3 small plants and finished with mulch	✓
Supply and lay A grade couch (Maximum allowance up to 180sqm to front, side, verge and rear of lot) suit up to 375sqm site	✓
20mm drainage gravel to garage side only (up to maximum allowance of 16m3) suit up to 375sqm site	✓

HOT WATER SYSTEM	INCLUDED
250L Rinnai electric water heater 3.6kW	✓

ENERGY EFFICIENCY	INCLUDED
Installation of 60mm Anticon blanket to underside of roof cover & R1.5 ceiling bats to alfresco ceiling area (if applicable)	✓
R2.0 HD insulation to light weight cladded external walls (if applicable)	✓
Sisalation building wrap to all external walls	✓
Minimum 7-Star energy efficiency rating is a requirement of the council, any extra insulation or accessories required to achieve this rating above the Emerald standard inclusions, will be at an extra cost to the owner	✓

Emerald EXTRAS

INCLUDED	
H1 Soil allowance	✓
Stone benchtops to kitchen, bathroom and ensuite from standard builder's range	✓
Shower niche in bathroom and ensuite	✓
Professionally cleaned for handover	✓
Wall hung vanities throughout home	✓
90cm Appliances	✓
Freestanding bath	✓
Personalised, one-on-one support from a dedicated Construction Administrator who goes above and beyond to keep you informed every step of the way	✓
Guided site inspections with your allocated Site Supervisor, giving you the opportunity to walk through your home and see progress first hand during key stages of the build	✓
Personalised handover gift	✓
Landscape water care package (up to 3 weeks)	✓
Third Party Building Inspector throughout build stages	✓
Turf included to the verge (Up to 180sqm in total)	✓

Notes

A free initial tender can be provided before engaging Emerald Developments Pty Ltd. No revisions or sited custom preliminary plans available at this stage
If the owner wishes to proceed, a $2,500 fee required for an Emerald standard plan and $4,000 for a modified or customised design. Fees are non refundable
The owner has two revisions on a preliminary plan and two revisions on an initial tender available post payment of initial deposit fee. Further revisions will incur an administration fee
If products are discontinued or unavailable during construction, Emerald Developments Pty Ltd reserves the right to provide similar products in functionality and quality with no written confirmation required by the owner.
The owners are responsible for providing a clear house site prior to Emerald Developments Pty Ltd commencing the build (this includes leftovers from neighbouring builders)
No refund is given for a soil report under a H1 slab classification, fixed site works, fixed foundation works, or N3 wind rating
No refund is given for items that fall under standard allowances or inclusions
Natural gas service or connection fees are the responsibility of the owner
Electricity and water consumption during the build is paid for by the owner
Tiles are not to be laid to any pattern. Tile set out is at the builder's discretion
Further terms and conditions available upon request and are provided during quoting and colour selection stages
Light colour options only available due to NCC Requirements 2022 - Dark colours must be quoted additionally
All quoted items supersede the standard inclusions

Exclusions

UNLESS QUOTED
H2 Soil classification or above with H2 waffle pod slab or above
Council relaxations and town planning
Additional spoil imports or exports
Piering requirements to slab
Retaining walls (may be required after build commencement and in order to finish house as per contract, in which case, a variation will be supplied with retaining wall costings to be paid for by owner. If client does not want to proceed with retaining wall, landscaping costs will be credited back to the owner and not completed in the build)
Lapped and capped fencing, painted fencing or gates
Dark colour selections - must be quoted in accordance with energy efficiency report outcome as per NCC2022
Acoustic, BAL, coastal fallout, traffic control, allowances for overland flow/flood height, slope stability reports, erosion reports, temporary power poles or any other non-standard requirements
HSTP Systems and plumbing application or reports with HSTP (if no sewer available)
Supply or install pendant lights or future power provisions ie. pool or shed
Rock excavation/removal or tree removal
Variations to contract (incur an Administration Fee)
Water tanks or generators for sites registered but without water or power services available
Coordination of neighbouring fencing including credit requests etc.
Identification survey or topography (if required, construction cannot proceed until the survey is completed to ensure accurate house positioning)
Feature walls or feature tiles
Invisiguard or diamond grille security screens (unless quoted)
Roller blinds, vertical blinds or shutters (unless quoted)
Demolition of any kind
Water meter (installation to be arranged by owner prior to Emerald commencement, water bills and electricity paid by owner throughout build)
Any fees associated with build over sewer or storm water applications
Water tanks, solar system, pool or shed (unless quoted)
Concrete pads
Natural Gas / LPG service or connection fees
Driveway seal
Stepdown to garage
Any fees associated with identifying or treatment of Fire Ants and/or removal of contaminated spoils due to Fire Ants
Floor wastes not included to laundry or wet areas outside of standard inclusions
Privacy screens
Client supplied items

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PC ITEMS *Sapphire Inclusions*

ENTRY & HARDWARE

Redicoat Hume XN5

Cambridge Corvan Leverset

Avalon Passage Leverset Internal

LIGHTING & ELECTRICAL

ROME-90 8W LED Downlight

Defender single spotlight with no sensor

KLEIN2 3 in 1 Heat Fan, Exhaust

Brilliant Ceiling Fan with light

BR122878/05

KITCHEN

Omega 90cm, 10 Function Oven with AirFry, Midnight

I/N 0B09010AMCOM

Omega 90cm Slideout Rangehood Stainless Steel

I/N ORT9WXL

Omega 90cm Ceramic Cooktop with Touch Controls, Midnight

I/N 0CC905TZ

Omega 60cm Freestanding Dishwasher, Stainless Steel

I/NODWF6012XCOM

Posh Bristol Double Bowl Sink Stainless Steel

I/N 35006

Posh Solus Kitchen Gooseneck Sink Mixer Tap Chrome

I/N 2267348

BATHROOM & LAUNDRY

Posh Solus Freestanding with Overflow

I/N 1703113

Posh Solus Bath Outlet

IN 9505446

Kado Lux Square Semi Inset Basin 1 Taphole with Overflow White

I/N 9507797

Posh Solus Basin Mixer Tap

I/N 2267328

Base MK2 Laundry Sink Mixer Tap

I/N 2269173

Posh Bristol Single Rail Shower

I/N 32558

Posh Solus Shower Mixer Tap

I/N 2267334

Posh Solus MK2 Double Towel Rail

I/N 9506585

Posh Solus MK2 Toilet Roll Holder

I/N 9506580

Posh Solus Round Toilet Suite Quick Release Soft Close

I/N 9502264

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Customer Initials _____ _____