



LEGACY HOMES QLD

CUSTOM HOMES · BRISBANE · LOGAN · IPSWICH

# Standard *Inclusions*

*Complete. Compliant. Beautifully finished.*

Every Legacy home starts fully loaded. Our Standard inclusions aren't a stripped-back base — they're a complete, move-in-ready home with quality brands, 7-star energy compliance and fixed-price certainty. Nothing hidden, nothing extra to make it liveable.

QBCC LICENCE NO. 15500779 · [LEGACYHOMESQLD.COM.AU](https://www.legacyhomesqld.com.au)

## What's *included*.

### PRE-CONSTRUCTION & CERTAINTY

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#### Contract & Approvals

Fixed-price HIA QLD build contract · custom architectural design for your lot · council building approvals, lodgement & standard fees · soil test & wind rating · contour survey

#### Site Works & Connections

Standard site cuts & fills up to 500 mm · standard connections of water, sewer, stormwater & electricity (within standard allowances) · NBN conduit & provision

#### Compliance & Insurance

Foundation engineering design · 7-star compliant energy efficiency rating · QBCC home warranty insurance · Q-Leave & public liability insurance

#### Peace of Mind

Dedicated site supervisor · independent inspections at every critical stage · 12-month defect liability period · builders clean on completion · QBCC statutory warranty

### STRUCTURE & EXTERIOR

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#### Foundations

Engineer-designed reinforced concrete waffle pod slab (up to M-class soil) · termite protection system

#### Exterior Walls & Roof

Selected face brick veneer or cladding to facade design · Colorbond metal roof, fascia & gutters or concrete roof tiles · painted FC eaves · sarking to walls & roof

#### Outside

Sectional overhead garage door with 2 remotes · 2 external garden taps · clothesline provision · external feature lighting to facade

#### Framing

Steel or timber frame with prefabricated trusses to engineer's specification · 2590 mm ceilings to single storey (2440 mm upper floor)

#### Windows & Doors

Powder-coated aluminium windows & sliding doors with flyscreens · feature entry door with quality lever set · keyed window locks

## INTERIOR FINISHES

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### Internal Linings

10 mm plasterboard with water-resistant lining to wet areas · 75 mm cove cornice · 66 mm skirting & 42 mm architraves

### Doors & Storage

2340 mm flush panel internal doors · Gainsborough lever handles with privacy sets · mirrored sliding robe doors · 4 melamine shelves to linen & pantry · robe shelf with hanging rail

### Energy & Comfort

R2.5 wall & R4.0 ceiling insulation · split-system air-conditioning to living & master bedroom · ceiling fans to living & all bedrooms · water-saving tapware & fittings

### Painting

3-coat internal wall paint (Dulux or Taubmans low sheen) · gloss enamel to timber trim & doors

### Floor Coverings

Premium hybrid flooring to living areas · quality carpet to bedrooms · 600×600 mm tiles to bathroom, ensuite & laundry

## KITCHEN, BATHROOMS & ELECTRICAL

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### Kitchen

20 mm stone benchtops · Polytec laminate cabinetry with overhead cupboards · soft-close drawers & doors · Westinghouse 600 mm appliances (cooktop, electric oven, rangehood, dishwasher) · tiled or fixed glass splashback · pull-out sink mixer · cold water point to fridge space

### Laundry

45 L laundry tub & cabinet with stainless bowl · chrome sink mixer · tiled splashback

### Bathrooms & Ensuite

Vanities with stone or ceramic tops · chrome basin mixers & twin rail shower sets · semi-framed clear glass shower screens · wall-faced toilets with soft-close seats · 2.1 m shower wall tiling · frameless mirrors · chrome accessories

### Electrical

LED downlights throughout · double power points per electrical plan · 2 TV points & 2 data points · smoke alarms to code · Electric hot water system · safety switches & surge protection

*Standard inclusions are provided in full detail with your tailored proposal. Brands and models may be substituted with equivalents of the same or higher quality subject to availability.*



## Ready to build *your legacy?*

Start your custom design & build request online — choose your build type, tell us about your land and layout, and select your inclusions level. We'll come back within one business day with your tailored quote.

[LEGACYHOMESQLD.COM.AU/DESIGN-BUILD.HTML](https://LEGACYHOMESQLD.COM.AU/DESIGN-BUILD.HTML)

info@legacyhomesqld.com.au · 0413 100 009 · 0434 300 001

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*Inclusions listed are indicative of the Standard level, current at time of publication and subject to change. "Design permitting" items depend on your chosen design and lot. Final inclusions are itemised in your fixed-price HIA QLD proposal — the contract list prevails.*