



Leading You Home



# Everyday

—  
INCLUSIONS

[www.gbchomes.com.au](http://www.gbchomes.com.au)



We are John and Liana Howarth, and we welcome you to GBC Homes, creators of high-end quality homes, from North Brisbane to the Sunshine Coast, offering house and land packages or a new build on land you already have acquired.

As a member of IBN we are able to offer our clients access to a large range of designs, including many suitable for first home buyers, small blocks, corner blocks and also the more prestigious custom designs.

---

### **Experience & Personal Service**

Deal direct with John Howarth your builder. John has 35 years experience in the construction industry and every GBC Home has his personal supervision. All GBC Homes come with a range of standard inclusions other project builders class as extras.

### **Quality**

GBC Homes use only quality materials and brands in every home, so be assured that with over 15 years experience in the Kitchen and Bathroom Industry, John will spend the time to ensure that no detail is overlooked in the two most used areas of your home.

# Everyday

---

## INCLUSIONS

# Leading You Home





## General Inclusions

---

- ✓ Fixed price contract.
- ✓ Contour survey.
- ✓ Drafting and engineering of plans (standard plans), custom designed plans and engineering for specific projects (additional fees apply on a job specific basis).
- ✓ Engineer's soil report and slab design.
- ✓ Building certification fees, plumbing and drainage fees including inspections, based on Moreton Bay Regional Council, excluding town planning and relaxations.
- ✓ PLSLA levy fee, QBCC Insurance on base price and contractor's all risk insurance.
- ✓ Appointment with colour consultant.
- ✓ Builder's house clean internal and external.
- ✓ Builder's construction debris only removed from site  
EXCLUDES EXCESS SOIL.



## *Included Site Works, Foundations and Connection*

---

- ✓ Site scrap and/or balanced cut and fill excavation up to 400 mm site fall over building platform.
- ✓ 'M' class waffle pod engineer designed slab, -NO PIERING- includes concrete pump for slab.
- ✓ Sediment control fence up to 40 lm, with gravel crossover.
- ✓ Term-seal Termite barrier system to slab penetrations and perimeter 50 year guarantee.
- ✓ Connections included : sewer up 50 lm, water up to 10 lm, underground power up to 10 lm.
- ✓ House constructed for "N2" wind rating conditions (W33) as per B.C.A. code.
- ✓ No allowance for retaining walls.
- ✓ No allowance for rock excavation or removal.
- ✓ No allowance for connection to reticulated natural gas  
(if this utility service is available in specific subdivision where house is sited).





## Included Energy Efficiency

- ✓ R2.5 ceiling insulation batts to living areas, R1.5 wall insulation batts to external walls, vapour barrier wall wrap to external walls.
- ✓ Corinthian Enviro-Seal door frames to all hinged external doors.
- ✓ Rinnai Hot Flow 250 lt. electric or Infinity 20 Gas water heater.
- ✓ 500KPA water pressure limiting valve.
- ✓ Energy efficient lighting internal and external.
- ✓ CSR Bradford Solar PV systems *available as an upgrade*
- ✓ Tesla energy power wall to battery storage system *available as an upgrade*
- ✓ Odyssey energy efficient home ventilation system *available as upgrade*

To find out more about the above upgrades visit our suppliers websites by at [gbchomes.com.au/suppliers](http://gbchomes.com.au/suppliers)

## Included Warranties

- ✓ 6 month maintenance period.
- ✓ Statutory QBCC guarantee period.

Rinnai Flow Hot Flow 250 lt. electric water heater



Rinnai Infinity 20 continuous flow Gas water heater





## External Inclusions

- ✓ Extensive range of Austral clay bricks from standard builder's range.
- ✓ Off white mortar with raked joints.
- ✓ Dowell powder coated aluminium windows and sliding doors with clear glass in the standard colour and size range, keyed window locks to all windows and doors, upgrade options for window style and glazing available design specific.
- ✓ Colorbond fascia and gutter from the standard Colorbond builder's colour range.
- ✓ Painted 90mm round PVC downpipes.
- ✓ T2 Treated pine wall frames and roof trusses.
- ✓ Hip roof - 22.5 deg - 450mm soffit.
- ✓ Austral Bristile concrete roof tiles in the standard builder's range of colours and profiles, brick and roof tile upgrades available.
- ✓ Colorbond corrugated roof in lieu of tiled roof with insulated roofing blanket from the standard Colorbond builder's colour range.
- ✓ Colorbond slimline panel lift garage door with 2 remotes and 1 wall button in the standard builder's range of colours and profiles.
- ✓ 2 external garden hose taps (1 front, 1 back).
- ✓ Solver Duraguard 2 coat exterior finish to downpipes, soffits, alfresco ceilings and trim (1 colour).

Dowell windows and doors - SEQ COLOUR CHART

Dowell windows and doors - SEQ COLOUR CHART

<p>PEARL WHITE</p> <p>Gloss</p>	<p>SURFMIST®</p> <p>Matt</p>	<p>DUNE®</p> <p>Satin</p>	<p>PAPERBARK®</p> <p>Satin</p>
<p>ULTRA SILVER</p> <p>Gloss</p>	<p>WOODLAND GREY®</p> <p>Satin</p>	<p>MONUMENT®</p> <p>Matt</p>	<p>BLACK</p> <p>Satin</p>



Our **STANDARD** colour range has been specially selected to meet the needs of most building projects and represents some of the most popular colours used and selected by builders, architects and home owners.

**STANDARD** colours are part of our in-stock floor colours and offer great savings and faster delivery times.

Colours displayed on this colour chart are a guide only. COLORBOND® colour names are a registered trade mark of BlueScope Steel Limited.

SOUTH EAST QUEENSLAND

**Geebung - Head Office (Brisbane)**  
67 Robinson Road  
Geebung QLD 4034  
Phone: 1300 882 188  
Fax: 07 3265 2657  
service.dowellqld@dowell.com.au

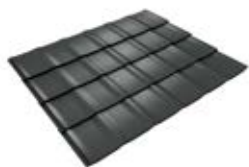
**Sunshine Coast**  
3/33 Premier Circuit  
Warana QLD 4575  
Phone: 1300 882 188  
Fax: 07 3265 2657  
service.dowellqld@dowell.com.au

**DOWELL**  
Our builders know best

**1300 882 188**  
www.dowell.com.au



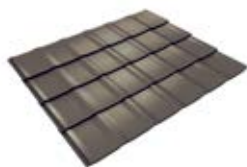
## *Bristle Roofing Tiles - Classic Range Inclusions*



YEOMAN Shingle  
Gun Metal



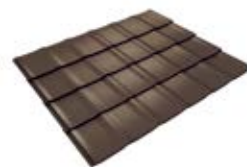
YEOMAN Shingle  
Steel



YEOMAN Shingle  
Savannah



YEOMAN Shingle  
Coal



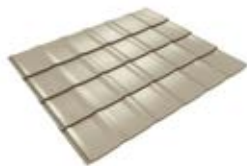
YEOMAN Shingle  
Bark



YEOMAN Shingle  
Nickel



YEOMAN Shingle  
Sand



YEOMAN Shingle  
Pebble



YEOMAN Shingle  
Pearl



YEOMAN Shingle  
Mica





## *Bristle Roofing Tiles - Designer Range Inclusions (Optional Upgrade)*

---



Hacienda Flat  
Pheonix



Hacienda  
Surfspray



Hacienda  
Sanctuary



Hacienda  
Redwood



Hacienda  
Parchment



Hacienda  
Oak



Hacienda  
Magnum



Hacienda  
Limestone

## *Bristle Roofing Tiles - Prestige Range Inclusions (Optional Upgrade)*

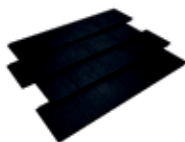
---



Prestige  
Tungsten



Prestige  
Lithium



Prestige  
Radium



Prestige  
Titanium



Prestige  
Palladium



Prestige  
Mercury



## Kitchen, Appliance & Fixture Inclusions

- ✓ Polytec Meltec Matt laminate doors and panels 1 mm sq. edge (1 colour all panels from builder's standard colour range).
- ✓ Cabinet handles from the builder's standard range.
- ✓ 20 mm Caesarstone bench tops standard colour range with shadow- line profile under benchtop. *see next page*
- ✓ 16 mm MDF painted bulkheads corniced to ceiling.
- ✓ Overhead cupboards as per plan.
- ✓ Tiled kitchen splashback to max 700 mm high or from benchtop to overhead cupboards as per standard plan from Beaumont's Silver range of tiles (1 tile selection no allowance for frieze or decorator tiles).
- ✓ Soft close metal sided drawers, soft close hinges.
- ✓ Dishwasher space with single power outlet and water tap in sink cupboard.
- ✓ Under bench microwave space with single power outlet.
- ✓ Omega OO654X 600 mm multi function oven.
- ✓ Omega OC64TZ 600 mm touch control ceramic cook top.
- ✓ Omega ORW6XA 600 mm canopy rangehood.
- ✓ Abey Princess Lago double bowl 840\*450 drop in sink.
- ✓ Arto Elegant kitchen sink mixer.



Omega OO654X 600 mm multi function oven.



Omega OC64TZ 600 mm touch control ceramic cook top



Omega ORW6XA 600 mm canopy rangehood.



Arto Elegant kitchen sink mixer



Abey Princess Lago double bowl 840\*450 drop in sink.

polytec

caesarstone

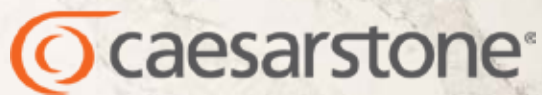
BEAUMONT TILES

omega

abey

ARTO

All photographs are for illustrative purposes and should only be used as a guide. Additional items such as decorative finishes, fixtures, fittings and window coverings are not included.



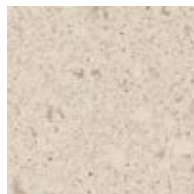
## Standard Colour Range



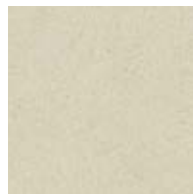
2040 Urban



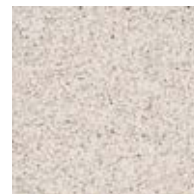
2220 Ivory



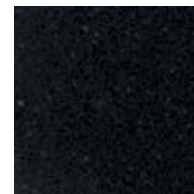
4255 Crème-Brulee



2230 Linen



9601 Nimbus



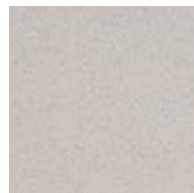
6100 Night Sky



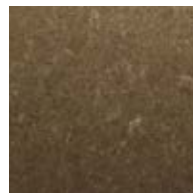
3142 White Shimmer



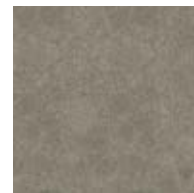
6141 Ocean Foam



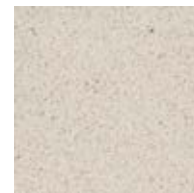
6041 Nordic Loft



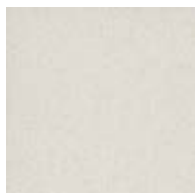
4360 Wild Rice



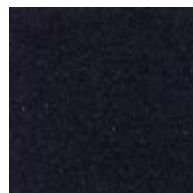
4330 Ginger



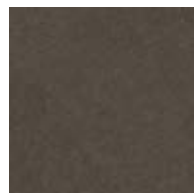
9241 Almond Rocca



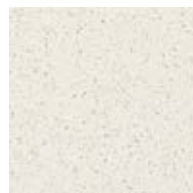
3141 Osprey



3100 Jet Black



3350 Walnut



9141 Ice Snow

polytec

caesarstone

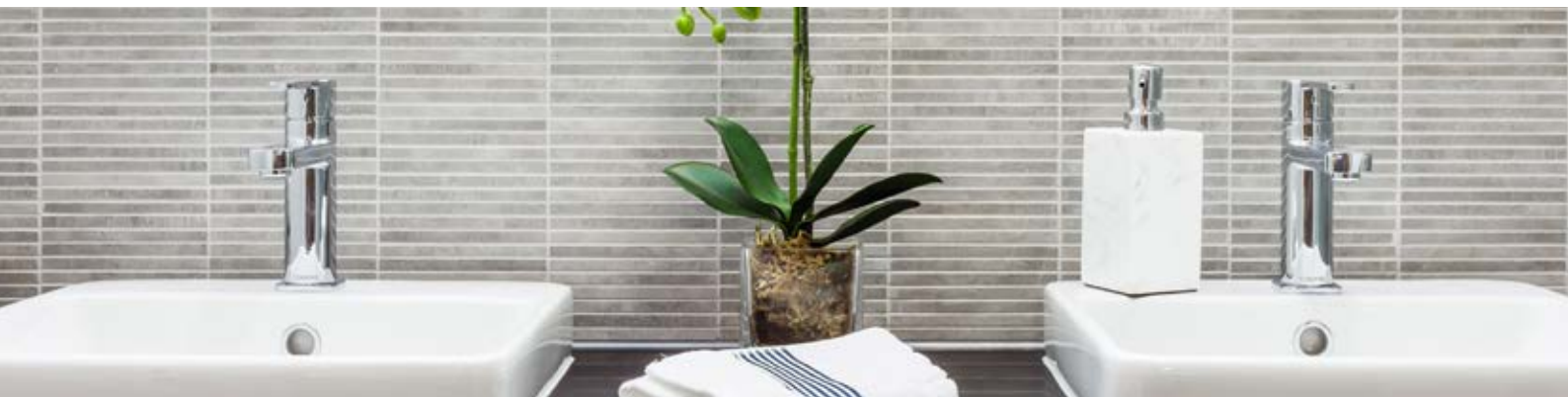
BEAUMONT TILES

omega

abey

ARTO

All photographs are for illustrative purposes and should only be used as a guide. Additional items such as decorative finishes, fixtures, fittings and window coverings are not included.



### *Bathroom, Ensuite, Laundry & Toilet Inclusions*

- ✓ Polytec Meltec Matt laminate doors and panels to bathroom and ensuite vanity units (1 colour from builder's standard range).
- ✓ Poltec Meltec Matt laminate to laundry tub cabinet.
- ✓ Caesarstone 20 mm benchtops to vanities standard colour range.
- ✓ Everhard 45lt S/S drop in laundry tub, laminated benchtop.
- ✓ Arto Elegant mixer to laundry tub.
- ✓ Austworld washing machine stops ¼ turn mounted inside laundry cabinet.
- ✓ Arto Square counter basins 410\*410\*150 both bathrooms.
- ✓ Austworld 32 mm pop-up basin plug & waste (both bathrooms).
- ✓ Arto Elegant basin mixers (bathroom/ensuite).
- ✓ Arto Elegant wall mixers (showers/bath).
- ✓ Abey Hammer rail shower set with soap holder.
- ✓ Decina Bambino bath 1520 or 1650\*720\*410 (design specific).
- ✓ Decina Ezi Frame (steel support frame system).
- ✓ Arto Elegant bath spout.
- ✓ Azzurra Basso Back to wall toilet suite w/- soft close seat.
- ✓ Casa Lusso Omega accessories, each bathroom fitted with: 2\* 600 single towel rails per bathroom, 1 glass shelf per shower, wc & ensuite: 1 toilet roll holder.
- ✓ Pivottech Optima Series framed shower screen system with semi framed door clear glass (standard height 1950 mm).
- ✓ 4 mm polished edge wall mirrors over vanities (length of vanity unit).
- ✓ Chrome Brass floor wastes to showers and both bathroom floors.
- ✓ Recessed shower floors (no hob).





Pivotch shower screen pictured above



Arto Elegant  
basin mixers



Arto Square  
counter basin



Arto Elegant  
wall mixers



Arto Elegant  
mixer - Laundry



Arto Elegant  
bath spout



Everhard 45lt S/S  
drop in laundry tub

Azzurra Basso Back  
to wall toilet suite



Decina Bambino Bath



Toilet roll holder



Towel Rail



Glass Shelf



Abey Hammer rail shower  
set with soap holder



## *Included Ceramic Tiling*

---

- ✓ Polytec Meltec Matt laminate doors and panels to
- ✓ Tiles from Beaumont Tiles' Silver Range.
- ✓ Waterproofing to all wet areas to comply with current Australian standards.
- ✓ Bathroom and ensuite shower floors tiled on 45 degree for fall to waste.
- ✓ Shower walls tiled to 2000 mm high – 400 mm high above bath – skirting tile 200 mm high to remainder of room.
- ✓ Toilet back wall tiled to 1200 mm high behind suite remainder of room skirt tile to 200 mm high.
- ✓ Toilet, laundry, bathroom floors standard lay pattern.
- ✓ Laundry splashback over tub length of bench top 400mm high, 200 mm high skirt tile to remainder of room.
- ✓ No allowance made for frieze or decorator tiles.
- ✓ White grout to walls tiles, light grey to floor tiles.
- ✓ Silicon joint sealing to all joints in bathrooms, laundry, kitchen.
- ✓ Floor tiling to wet areas only no allowance for tiling to main floor areas: living ,kitchen, hall, meals, alfresco (available as an upgrade or standard with turnkey package).

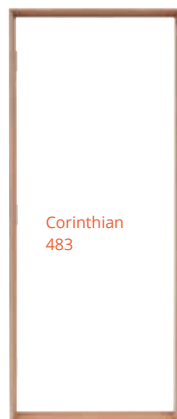


## Included Internal & External Features

- ✓ 2440 mm nominal ceiling height to low set homes.
- ✓ 22mm metal ceiling battens to all internal ceilings.
- ✓ 10mm plasterboard to all ceilings and walls, wet area villaboard to bathrooms.
- ✓ 75 mm cornice to all ceilings.
- ✓ Corinthian Enviro-seal door frame & 820/PMAD106 door to front entry.
- ✓ Corinthian Enviro-seal door frame and flush panel external door to rear of garage.
- ✓ Corinthian internal flush panel PMDF doors.
- ✓ Corinthian F/J Pine 3 hinge internal door frames.
- ✓ Gainsborough Digital Entry Lever Lock.
- ✓ Gainsborough Trade Pro internal lever sets to all internal doors (style shown: Laurent, privacy latches to Bed 1, bathroom and wc). Other styles available Lenox, Tanner & Braxton
- ✓ Corinthian F/J splayed mouldings arch. 42\*12, skirt 67\*12.
- ✓ Merbau timber post or brick pier to alfresco/porch (design specific).
- ✓ Quality Solver Ultra 3 coat internal paint system, 2 coat external Solver Ultra system to soffit/trim and alfresco.
- ✓ Ventilated shelving to linen & robes: 1 shelf @1700 to robes, 4 shelves linen.
- ✓ 2 external garden hose taps.
- ✓ No allowance for carpets in standard inclusions (available as an upgrade or standard with turnkey package).



GHS Digital  
Entry Tag



Corinthian  
483



Corinthian  
477



1400PROLAUSC



1410PROLAUSC

# Want to move straight in?



## *Internal & External Features - Turn Key Inclusions*

- ✓ 60 m2 of builders range exposed aggregate concrete driveway, porch, path to porch.
- ✓ Wall mounted fold down clothes line 2.2 m\*1.2 m.
- ✓ Pine paling fence to sides and rear boundary return onto house 1 single 900 mm access gate.
- ✓ Builders turf to front and rear of house (max 150 m2).
- ✓ Polytek rendered letter box.
- ✓ Main floor tiles from Beaumont's Silver range (max 450\*450), entry, hall, laundry, kitchen, pantry, family, meals, alfresco.
- ✓ Quality carpet and underlay from Carpet Call's Silver range to bedrooms, robes, & separate living rooms (refer specific plan).
- ✓ Daikin Inverter split air con to living (1 \* 7.1kw unit).
- ✓ Insect screens to all sliding windows and doors.
- ✓ Tiled alfresco floor.
- ✓ Omega freestanding dishwasher ODW702XB.





# Want to upgrade?



## *GBC Homes Upgrades*

---

- ✓ Upgrade from Polytec Meltec Matt laminate to the Evolution ranges : Legato, Ravine or Createc (1 colour or combinations of colour and texture, design specific also include handle upgrades to designer series).
- ✓ Daikin fully ducted 4 zone air conditioning as an upgrade to standard or (in lieu of split system in turnkey package).
- ✓ Claytons' alfresco kitchen options (various options available, design specific).
- ✓ Ducted vacuum system.
- ✓ Security alarm system options.
- ✓ Various home media options.
- ✓ Alfresco ceiling fan/s, alfresco heating options .
- ✓ Corinthian internal doors from the Motive Range.
- ✓ Corinthian front door upgrades from either the Windsor or Infinity Ranges.
- ✓ Facade upgrades from available builder's selection.
- ✓ Full custom designed homes over standard floor plans to suit most applications: narrow lot, low set, two storey, canal/waterfront, acreage.
- ✓ Additional power/light points as requested.
- ✓ Feature vertical tile strips to shower recesses, feature tile to other wall areas in bathrooms.
- ✓ Shower system upgrades to either or both showers.
- ✓ Floor to ceiling tiling upgrades to either or both bathrooms.
- ✓ Tiled wall niches 410\*410 to either or both showers.
- ✓ Colour feature walls to bedrooms/living areas.
- ✓ Extra wardrobe shelving upgrades to each robe (3 shelf wire unit) or upgrade to Polytec wood grain laminate shelving and drawer units to 1 or all robes (hanging, shelf and drawer options available).
- ✓ Carpet and underlay upgrades over standard to bedrooms/living.
- ✓ Flooring upgrades in either tile, vinyl plank, laminate or solid laminated timber veneer.
- ✓ Brick and tile upgrades over standard builder's range.
- ✓ Garage door upgrades over standard builder's range.
- ✓ Window upgrades or glazing upgrades.
- ✓ Security screen options for all windows and doors.
- ✓ Clipspec electrical consultation and upgrade options.

## GBC Homes Upgrades Continued

- ✓ Omega Dishwasher upgrade PL403A semi- integrated.
- ✓ Omega Dishwasher freestanding ODW702XB.
- ✓ Omega Dishwasher upgrade OF1604A fully- integrated.
- ✓ Omega Gas 600 cooktop OCG62X.
- ✓ Omega Induction 600 cooktop OI64Z.
- ✓ Omega 30L convection microwave OM30CX with trim kit OTK30MX.
- ✓ Omega OO986X 900 oven.
- ✓ Omega OCG90X 900 gas cooktop.
- ✓ Omega OC95TXA 900 electric ceramic cooktop.
- ✓ Omega O178Z 780 induction cooktop.
- ✓ Omega ORT9WXA slideout rangehood.
- ✓ Omega ORW9XA 900 canopy rangehood.
- ✓ Omega OF916X 900 duel fuel freestanding cooker.



Omega PL403A



Omega ODW702XB



Omega OF1604A



Omega OCG62X



Omega OCG90X



Omega OM30CX



Omega OO986X



Omega OI64Z



Omega OC95TXA



Omega O178Z



Omega ORT9WXA



Omega ORW9XA



Omega OF916X

# Everyday

---

## INCLUSIONS

[www.gbchomes.com.au](http://www.gbchomes.com.au)



Mobile: 0401 637 262

Email: [info@gbchomes.com.au](mailto:info@gbchomes.com.au)

[f @gbchomes](https://www.facebook.com/gbchomes)