

Elevate Series

ENHANCED INCLUSIONS

Elevate Series | Inclusions

Elevate is the ultimate package for those who want to take their home to the next level.

Designed for those who appreciate the finer things in life, Elevate offers a premium selection of inclusions that combine sophisticated design with exceptional quality. From luxurious finishes to cutting-edge features, this package is tailored for those who seek a home that exudes style, comfort, and durability. Every detail is carefully selected to create a living space that truly stands out. With flexible finance options available, Elevate makes it easier than ever to invest in the home of your dreams, where luxury and value meet.



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PRE-CONSTRUCTION

- HIA fixed price QC1 contract.
- Plans and Specifications
  (plans remain copyright of Precision Living).
- Engineers soil report and slab design.
- Contour survey.
- Standard Council building application fees (standard applications in Qld based on Brisbane City Council, excluding town planning, relaxations etc), plumbing approval fees (excluding HSTP) & insurance fees (QBCC Insurance, Qleave Insurance & Public Liability Insurance).
- All Standard building approval fees.

SITE WORKS, FOUNDATIONS AND CONNECTIONS

- 'S' class waffle pod concrete slab to suit "slightly reactive" typical soil description (no piering allowance to slab U.N.O).
- Standard cut & fill house pad (maximum crossfall 400mm, excludes any excess spoil imports or exports).
- Termite treatment to slab penetrations and physical perimeter barrier in accordance with AS3660.1.
- Sewer and stormwater connections to existing serviceable connection points for sites up to 800m^2 in size (battle axe blocks may incur extra service costs).
- Three (3) phase electrical mains run in up to eight (8) metres plan length (not including provider connection fees).
- Water connection from pre-tapped water main up to and including six (6) metre setback to house.
- Erosion control silt fence as per Council requirements up to 20Lm.
- Driveway crossover during construction to comply with Council regulations.
- House constructed for "N2" wind rating conditions.
- No allowance for retaining walls.
- Third party Quality Control inspections at both frame stage and prior to Practical Completion inspection.
- Site skip bins and regular site cleans.
- Approx. 80mm stepdowns to alfresco and porch.
- Kerb cut out.
- Exposed aggregate driveway (Single garage = 25m^2 driveway allowance, Double garage = 35m^2 allowance).
- Yard gullies as per master plan.
- Two (2) external garden taps (front and back).

ENERGY EFFICIENCY

- Ceiling insulation batts rating R4.0 to ceiling area including Garage and Outdoor Room where applicable to master plan.
- Sisalation "Wall-wrap" to external stud walls.
- R2.0 insulation batts to external stud walls where applicable as per master plan.
- Energy efficient aluminium windows and sliding door units.
- Weather stripping to hinged external Entry, Garage and Laundry doors where applicable to master plan.
- WELS (Water Efficiency Labelling and Standards) rated water saving shower heads and tapware.
- Chromagen 170L heat pump hot water unit.
  Note: Standard design homes with 3 or more shower compartments include the Chromagen 280L heat pump hot water unit.
- 500 KPA Water Pressure Limiting Device.

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BRICKS, WINDOWS, ROOF TILES AND GARAGE

- Extensive range of clay bricks from the Builders standard range.
- Natural mortar with raked joints.
- Common double height brick or autoclaved aerated concrete cladding to external walls with acrylic render finish (where applicable on master plans - house specific).
- Axon fibre cement cladding to upper level (where applicable, timber battening).
- Paint finished fibre cement eave lining with timber batten.
- Powder coated aluminium windows and sliding doors in the standard Builders range of colours - with clear glass (obscure glass to bathrooms).
- Flyscreens to all openable windows and sliding doors (excluding hinged and corner doors).
- Keyed window locks to all opening sashes and sliding doors.
- Corinthian "Panelcarve PSC4" painted external front hinged door with Gainsborough 540 series Terrace Entrance external lock set.
- Colorbond® roof in the standard Builders range of colours / profiles. Up to 25 degree pitch.
- Anticon lightweight blanket to roof area.
- Colorbond® slimline automatic panelift door with one (1) wireless wall mounted button and two handsets, to the front facade
  of the standard home Garage in the Builders standard range of colours. Applicable to 2100mmH x 2400mmW (single door) or 2100mmH x 4800mmW (double door).
- Colorbond® fascia, gutter and downpipes in the standard Builders range of colours.

KITCHEN FEATURES

- Melamine finish cupboards with 20mm Stone to main benchtop from Standard Builder's range of colours and door handles.
- 900mm wide kitchen island benchtop.
- One (1) set of drawers with cutlery tray to top drawer (450mm wide, unless noted otherwise).
- Soft close doors & drawers.
- Overhead cabinets (inc. fridge space).
- Plaster bulkhead included above kitchen overhead cabinets.
- Cold water tap to fridge the space.
- Provision for future dishwasher with cold water connection and single power point.
- Provision for future microwave with pot drawer under and single power point.
- Slimline brushed nickel/matte black kitchen handles (1675mm) or brushed nickel knobs.
- Westinghouse 90cm underbench electric oven.
- Westinghouse 4 zone 90cm ceramic cooktop.
- Westinghouse 90cm Canopy Rangehood.Externally ducted as per plan.
- Westinghouse stainless steel dishwasher.
- Clark "Punch" 1.75 end bowl stainless steel Kitchen sink.
- Clark "Round Pin" chrome sink mixer tap.

BATHROOM, ENSUITE, POWDER ROOM AND WATER CLOSET FEATURES (where applicable)

- Melamine finish cupboards with 20mm Stone to benchtops from Standard Builder's range of colours and door handles.
- Matching kickboard colour.
- Clear laminated glass shower screens with powder coated aluminium frame from Builders range of colours.
- Polished edge frameless mirrors as per master plan.
- Caroma "Luna Island" white acrylic bath, plan size specific – 1525mm (LU5ISW) or 1675mm (LU7ISW)
- Clark "Square Inset" 400mm vitreous china vanity basins with single taphole landing in white with chrome pop up waste.
- Clark "Square" hand wall basin – with Caroma "Modina" chrome bottle trap – where applicable.
- Clark "Round Pin" chrome wall mixer with trim kit to shower.
- Clark "Round Pin" chrome wall mixer with trim kit to bath.
- Clark "Round Pin" mixer to vanity basins.
- Clark "Round" chrome wall mounted 220mm bath outlet.
- Clark "Round Basic" chrome rail shower.
- Clark "Round" chrome single towel rails 900mm long maximum.
- Clark "Round" chrome single towel rail 300mm long where required in standard design home.
- Clark "Round" chrome toilet roll holders.
- Stylus "Prima II" close coupled toilet suite with soft close seat.
- Round chrome metal floor grates where required.

LAUNDRY FEATURES

- Clark "Utility" 42 standard Laundry tub and cabinet.
- Washing Machine stop taps with non-return valve, installed inside cabinet.
- Tasman II wall mounted chrome tapware to Laundry tub.
- Round chrome metal floor grate where required.

CERAMIC TILING

- 600mm x 600mm tiles to main living area from the Builders standard range.
- 600mm x 600mm tiles to wet area floors from the Builders standard range.
- 600mm x 300mm or 600mm x 600mm tiles to Bathroom and Ensuite walls, 2100mm high to showers, skirting tiles and approx. 400mm above bath as per master plan.
- 600mm x 300mm or 600mm x 600mm tiles to Kitchen splash back as per master plan.
- Powder Room, Water Closet and Laundry floors, splash back over tub and skirting tiles as per master plan.
- No allowance has been made for frieze or decorator tiles (mosaic etc).
- 600mm x 600mm tiles to porch & alfresco (non-slip).
- No allowance has been made for laying of border tiles, 45 degree patterns or floor feature tile layouts.
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ELECTRICAL

- Daikin 5kw cooling/5.2kw heating reverse cycle split system 1 x living area, 1 x bedroom 1 (back to back installation).
- Safety switches and circuit breakers.
- Single phase underground power connection from existing supply point. Meter box will be installed on the side nearest to mains connection point.
- One (1) single power point to dishwasher provision.
- One (1) single power point to microwave provision.
- One (1) single power point to refrigerator provision.
- One (1) double power point to each room.
- Two (2) double power points to Kitchen and Bedroom 1.
- One (1) Double weatherproof power point to rear patio
- LED downlights (2 downlights per room plus 1 downlight for every 10m^2 of home).
- White ceiling fans to all bedrooms with 4 blades.
- Clipsal Mechanical Exhaust fan to ensuite and bathroom.

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- One (1) external double spotlight outside Laundry and one (1) external double spotlight outside Garage external hinged door where applicable.
- Clipsal photoelectric smoke detector (directly wired to board with battery backup).
- NBN lead-in conduit (LIC) including double power point located in Garage, one data point to Living area and one point to Media room. Connection fees are to be paid by the customer.
- Two (2) TV points, including roof mounted digital compatible TV antenna (if required).

STANDARD EXTERNAL FEATURES

- Structural steel frame and roof trusses.
- 2590mm nominal ceiling height to single storey homes.
- 2590mm nominal ceiling height to ground floor and 2400mm nominal ceiling height to upper level of double storey homes.
- Corinthian “Panelcarve PSC4” painted external front hinged door with Gainsborough 540 series Terrace Entrance external lock set.
- Corinthian paint grade flush panel external hinged doors to other external doors with Gainsborough 540 series Terrace Entrance external lock set if applicable.
- Builders standard powder coated external aluminium balustrade to double storey homes as per master plan.
- Waterproofing to underlay on tiled balcony of double storey homes as per master plan.
- Two (2) coat external paint system to external trim and doors using Dulux paints to Paint Manufacturers standard specifications.
- Two (2) external taps.
- Slimline clothesline (2200mm x 1000mm) powder coated.
- Rendered look letterbox.
- External builders house clean.
- Site clean after construction.

STANDARD EXTERNAL FEATURES

- Modern carpet grade staircase including painted pine hand rail and black round steel balusters to stairs and first floor voids in double storey homes.
- Quality carpet with premium Supergreen 10mm underlay to bedrooms, media/living room and upper floor (excluding wet areas).
- Termicide treated red tongue particleboard flooring to upper floor.
- 2590mm nominal ceiling height to single storey homes.
- 2590mm nominal ceiling height to ground floor and 2400mm nominal ceiling height to upper level of double storey homes.
- 10mm plasterboard to all internal walls and ceilings (10mm water resistant plasterboard to wet area walls).
- Hume 2040mm high paint grade flush panel internal doors.
- Door stop plastic clip DS2 long to internal and external hinged passage doors.
- Door stop plastic clip DS1 to non-passage doors.
- Gainsborough “Amelia” internal door lever handles in satin chrome finish. Privacy function to Bathroom, Ensuite, Powder Room, Water Closet and Bedroom 1 with an open Ensuite.
- Gainsborough Satin Chrome Circular Privacy Sliding Cavity Door Set to wet areas with a Cavity Sliding door.
- 2040mm high mirrored sliding doors to all built-in robes.
- 1 x White melamine shelf to Broom and Robes.
- 4 x White melamine shelving to Linen, Pantry.
- Roller blinds to all windows (excluding wet areas, kitchen, cornerless windows).
- 90mm cove cornice (excluding porch and patios).

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- 42mm x 11mm paint grade single bevel architraves and 66mm x 11mm paint grade single bevel skirting.
- Three (3) coat internal paint system using Dulux Professional paints with two (2) colours allowed (one colour to walls and one colour to timber work) to Paint Manufacturers standard specifications. Gloss finish, water based.
- Two (2) coats to ceiling using Dulux Professional ceiling white paint to Paint Manufacturers standard specifications.
- Internal builders house clean.
- Site clean after construction.

WARRANTIES

- Twelve (12) month maintenance period.
- Statutory structural guarantee period.

Precision Living Pty Ltd reserve the right to alter any of the above specifications due to continuing product development or availability of items. Precision Living reserve the right to alter pricing, materials and specifications without notice.

Seamless Financing with Precision Living

At Precision Living, we believe your dream home should be within reach. That’s why we’ve partnered with Finance Legends to provide tailored financing solutions that make homeownership simple and stress-free.

FINANCE LEGENDS

Let’s Chat

SMART FINANCING, MADE SIMPLE

- ✓ Tailored home loan packages designed for new builds
- ✓ Low deposit options for eligible buyers
- ✓ Fixed and variable interest rates to suit your needs
- ✓ Construction loans with flexible terms

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- ✓ Access government grants and incentives
- ✓ Understand your Stamp Duty concession eligibility
- ✓ Tailored repayment plans to match your budget

YOUR JOURNEY STARTS HERE

From pre-approval to settlement, our team works alongside Finance Legends to ensure a smooth financing process—so you can focus on what matters most: your new home.

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Let's Start Building Your Dream Home

1300 755 301 hello@precision-living.com precision-living.com

