

# Happy Haus

## Standard Inclusions

A Happy Haus is beautiful yet practical. It is a home that engages with its surrounds, while on the inside, it is complete with stunning interior design and carefully considered luxury standard inclusions.





## Site Costs

- M Class Slab as per the builders engineers standard design.
- Site cut to suit 500mm of fall across the block
- Connection to existing standard sewer connection to a house connection point located within 6m of the house
- Connection to an existing 20mm water connection from existing water meter located within 6m of the house
- Standard Single phase electrical overhead connection to a riser bracket mounted on the house^
- Two storm water lines run to the kerb or connection point within 9m of the house
- Contour survey
- Set out of the house
- Concrete slab design
- Engineer's inspection of slab system
- Temporary construction fencing.

## Termite Protection

Two part termite protection system consists of:

- Part A - Flanges to concrete slab penetration
- Part B - Chemically impregnated Smart Film barrier perimeter system.

## Energy Efficiency

The following items are an estimate of items required to achieve an energy rating of 6:

- Wall insulation to external timber framed walls (not between House & Garage)
- R1.5 batts to all lightweight cladding walls including breather foil
- R3.5 ceiling batts
- Anticon blanket to below roof sheets.

## Structural

- Treated timber frame to a ceiling height of 2700mm downstairs and upstairs
- Treated timber trusses
- Bracing and tie down to suit a N2 Wind Classification.

## External

- Colorbond Custom Orb / Trimdeck metal roofing (as per architectural plans)
- Colorbond metal fascias and gutters
- Painted PVC downpipes
- Metal meter box
- Corinthian Infinity, Blonde Oak or Slimlite entrance doors
- Trend Synergy aluminium framed windows and sliding glass doors, including keyed locks
- Front and rear garden tap
- Tiled concrete slab to patio and porch as per plan
- Exposed aggregate driveway (55m2 allowance)
- Sectional overhead garage door with remote and two operators
- Acrylic external paint to all external doors
- Safety switch.

## Internal

- 10mm plasterboard to all internal walls and ceilings
- Corinthian Flush Panel hinged internal doors
- Gainsborough Tri-Lock to entry door
- Gainsborough Terrace to any other external hinged doors
- Gainsborough G4 series to internal swing doors, privacy sets to bathroom / ensuite / master bedroom door
- A choice of cabinet handles from the Happy Haus Select Grade ranges
- Splayed Profile 67mm architrave and 42mm skirting
- Square set to ceilings (unless cornice incorporated in to design)
- Dulux three coat paint system to walls
- Two coats ceiling flat to ceilings
- Semi-gloss paint to all woodwork.



## Electrical & Gas

- Smoke Detectors as per Australian standard
- Safety switches
- Lighting and power as per the approved working drawings
- Connection point for standard oven, cook top and range hood
- LED 11w downlights to all light points
- Twin diffused fluorescent lights to the garage
- 2 TV points
- Phone point (Connection to house by owner)
- Exhaust fan to powder rooms, bathroom and ensuite
- Gas Connection if required. Bottles supplied by owner
- Standard hot and cold water connection to kitchen, laundry, powder room, bathroom and Ensuite (design dependent)
- Rinnai Hotflo 315L electric hot water system.

## Flooring

- Floor tiles from more than 20 Happy Haus Select Grade ranges or Timber-look laminate flooring with nine (9) colour options to entry kitchen, pantry, living and dining
- Carpet from the Happy Haus Select Grade ranges to all bedrooms
- Carpet to all upper level living areas
- Wet area floor and wall tiles from more than 20 Happy Haus Select Grade ranges
- Fully tiled and waterproofed shower recess.

## Kitchen

- 20mm SmartStone bench with aris or pencil round edge, selected from the Happy Haus Select Grade Ranges
- Polytec laminate cupboards and bar backs - choose from 97 colours
- Melamine carcasses
- Handles selected from the Happy Haus Select Grade Range
- Melamine shelving to pantry
- Smeg FS9606XS Free Standing Cooker
- Smeg 70cm under mount rangehood.
- Smeg 60cm under bench dishwasher
- AFA double bowl under mounted sink
- Reece Mizu Drift gooseneck mixer in chrome or black.

## Bathrooms & Ensuite

- 20mm SmartStone bench with Aris or Pencil Round edge, selected from the Happy Haus Select Grade Ranges
- Polytec laminate cupboards and bar backs - choose from 97 colours
- Melamine carcass
- Roca Inspira Square Vessel vanity basin
- Reece Mizu Bliss Wall Basin Mixer Set in chrome or black
- Reece Mizu Bliss Wall Mixer in chrome or black
- Reece Mizu Drift Single Waterrail in chrome or black
- Posh Domanie inset bath
- Roca Debba Close coupled back-to-wall back inlet toilet
- Reece Mizu Drift bathroom accessories
- Semi frameless shower screens in chrome or black
- Micro Framed Glass Mirrors.).

# Standard Inclusions

## Laundry

- B20mm SmartStone bench with aris or pencil round edge, selected from the Happy Haus Select Grade ranges
- Polytec laminate cabinets to suit design – choose from 97 colours
- Melamine carcass
- 45 Litre Drop in laundry tub
- Reece Mizu Drift gooseneck mixer in chrome or black.

## General

- Fixed price HIA peace of mind contract
- Twelve month maintenance period
- Six year three month structural warranty
- End of build house clean
- Builders rubbish removal from site
- QBCC insurance
- Brisbane City Council plumbing and drainage fees
- Portable long service leave levy and contractors all risk insurance
- Private certification costs (excluding any relaxations mcu applications)
- Construction drawings and specification prepared by happy haus
- One (1) colors and selection appointment with interior design team.



# We can help get you started

At Happy Haus, we're experts in designing homes that not only meet your specific requirements, but look and feel amazing.

[Learn more about Happy Haus](#)

We've got South East Queensland covered. North, south, east, west – we specialise in building new homes in new land estates as well as knock-down and re-build in established suburbs.

**Contact our helpful team, and discover the difference in our homes and customer experience.**

[Contact Happy Haus](#)

## Contact Details

### Head Office

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### Display Office — by appointment only

Request a meeting at our display office, meet our team and see our build quality.

## Connect with us

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Accurate as at March 15, 2019.

Floor covering and benchtop options, colour option and quantities subject to change without notice. Happy Haus reserves the right to alter specification, pricing and other product information at any time without notice. Happy Haus by RM Housing Group QBCC 1260641.