monster homes (qld)

Project Specification

Showcase Specification · 2026 — your home, detailed inclusion by inclusion.

Owner details

Owner 1

FULL NAME _____

RESIDENTIAL ADDRESS _____

POST CODE _____

CONTACT NUMBER _____

EMAIL _____

Owner 2 (if applicable)

FULL NAME _____

RESIDENTIAL ADDRESS _____

POST CODE _____

CONTACT NUMBER _____

EMAIL _____

Site address & property

LOT NO. _____

HOUSE NO. _____

SITE ADDRESS _____

POST CODE _____

SP / RP NUMBER _____

HOME DESIGN As per plans

FAÇADE As per plans

STANDARD PRICE As per signed HIA contract

PURPOSE ☐ Owner occupied ☐ Investment

Finance details

FINANCE TYPE ☐ Self funded ☐ Bank finance

SELF Provide Monster Homes with **proof of account** for the funds.

BANK Provide Monster Homes with your **unconditional finance approval letter**.

Required to satisfy finance requirements before the build can commence.

FINANCIER _____

CONTACT NAME _____

CONTACT NUMBER _____

CONTACT EMAIL _____

OWNER CONTRIBUTION ☐ No ☐ Yes $ _____

Are the owner/s contributing their own funds toward construction prior to the financier commencing drawdown payments?

Sales team

NEW HOMES CONSULTANT ☐ Dani D ☐ Josh L ☐ Shannon F

AGENT _____

● **Standard inclusion** ☐ Optional upgrade — tick if applicable

01 Pre-construction & site works

Preliminary works

- Arrange a site inspection of the land (if required)
- Prepare preliminary working drawings
- Prepare building contract documentation
- Order soil test, wind classification & energy efficiency report
- Order contour in AHD with photograph (if required)
- Order Dial Before You Dig (if required) & flood search (if possible)
- Prepare full working drawings & order footing & slab design
- Arrange colour selection & order quotes from suppliers
- Prepare builder file and council documentation
- Obtain QBCC insurance and Q-Leave insurance
- Obtain plumbing approval

  Standard plumbing & drainage fees and certification of a standard residential house.

  No allowance for new sewer connection to live mains — cost and responsibility belong to the land owner/s.
- Obtain building approval from private certifier

  No allowance is made for town planning (if required) — e.g. relaxations. This cost is at the owner/s expense.

  Any additional council fees or infrastructure charges are the owner/s responsibility.

Site works

- Preparation of the site for a level residential lot — up to a 600m^2 lot
- Installation of silt fence and cross over gravel
- Temporary fencing (as required)
- Installation of wrapped cage for builder's rubbish removal

  No rock removal or piers allowed for; if required by the engineer, cost is at the owner/s expense.

  Import/export of soil and any retaining or timber sleepers required by the builder are at the owner/s expense.

  A clear and clean site is to be provided (trees, rubbish, soil etc.). Water usage and any fees for the build are at the owner/s expense.

Plumbing and gas services

- 48 L/M of 90mm storm water allowance (connection must be available)
- 36 L/M of 100mm sewer allowance (connection must be available)
- 30 L/M of 20mm poly pipe allowance, incl connection to the existing water meter on same side of street

☐ UPGRADE Gas connection allowance (select one below)

- ☐ LPG gas
- ☐ Natural gas (if available)

Installation/supply of the main water meter is the owner/s responsibility; meters expected on the property prior to commencement.

Allowances are for a suburban residential block with a 6m setback; standard sewer connection must be available on site.

For new live connections, contact Unity Water or Urban Utilities for design and pricing.

Electrical services

- Temporary power connection for construction included
- Energex power connection application by owner/s
- Single phase underground power (up to 10m) or overhead single phase (up to 20m) with one fascia bracket

☐ UPGRADE 3 phase upgrade

☐ UPGRADE Internal sub board

02 Structural

Slab & foundations

- Standard allowance for slab design is up to a H1 class soil test
- General foundations and/or slab as per approved engineering design
- Slab thickness of 100mm using SL92 reinforcing mesh and N12 bars as per engineer's detail
- ☐ UPGRADE Provisional sum amount: $_____
- Kordon termite barrier installed — annual inspections by the owner (at their expense) are required to maintain the warranty

Framing & roof

- Treated prefabricated 70mm wall framing, as per approved plans
- Treated prefabricated roof trusses to main roof, as per approved plans
- Standard allowance for wind speed rating is up to a N2
- ☐ UPGRADE N3 wind classification
- ☐ UPGRADE N4 wind classification

Ceiling heights

- 2570mm ceiling height with choice of squareset or 90mm cornice (standard to all homes)
- ☐ UPGRADE 2720mm ceiling height to lower level
- ☐ UPGRADE 2720mm ceiling height to upper level
- ☐ UPGRADE 3020mm ceiling height to lower level

Additional upgrades for 2720mm+ ceiling heights:

- ☐ UPGRADE Increase garage door from 2100mm to 2340mm
- ☐ UPGRADE Increase window heights from 2100mm to 2340mm
- ☐ UPGRADE Increase internal door heights from 2100mm to 2340mm
- ☐ UPGRADE Increase front door height from 2100mm to 2340mm

03 Roof & windows

Colorbond roof

- Colorbond roof as per approved plans — colours from standard Colorbond range
- Roof pitch as per approved plans and profile to suit Australian Standards
- 125mm Colorbond quad gutter and Colorbond fascia
- Colorbond ridge, parapet and barge capping to match roof colour, unless otherwise specified

Windows

- Windows with locks and sliding doors by Bradnams (or similar) — Essential range frames as standard
- Window frames are sliding aluminium as standard
- Manufacturer's standard Textura matt colours — black, monument, woodland grey, basalt, dune, silver, surfmist, white
- Bathroom, ensuite and toilet windows are obscure glass

Windows and doors subject to energy efficiency, acoustic and bushfire requirements at owner/s expense. Window and door design & sizing may change from approved plans due to manufacturer limitations.

04 External features

External features

- Facade as per approved plans (colours and products may vary from printed brochures, renders or illustrations)
- H3 paintable timber posts (subject to engineer's design and builder's discretion, size as per approved plans)
- Balcony balustrading — choice of semi-frameless glass or aluminium slatted with powdercoated posts and top rail
- ☐ UPGRADE Frameless glass on spigots

Bricks

- Large range of PGH & Austral bricks as per colour selection, including:
  - PGH Lifestyle — Perisher, Perisher Double Height, Girraween
  - PGH Horizons — St George
  - PGH Naturals — Frost, Moon Dust
  - PGH Lunar — Eclipse, Breaking Dawn, Crescent, Grey Stone
  - PGH Coastal Hampton — Montauk, Driftwood Grey
  - PGH Zen by Nature — Agave, Ginseng, Salt
  - Austral Coastal — Surfwash, Shoreline
  - Austral Wilderness — Blackbutt, Silver Birch, Grey & Blue Gum
  - Austral Every Day Life — Freedom, Escape, Stimulate
  - Austral Urban — Silver, Pepper, Grecian Gold, Chiffon, Seasalt

  Standard finish is face brick with a round joint finish and off-white mortar.

Cladding

- Protective breathable wall wrap to external walls
- James Hardie lightweight cladding with a choice of Easylap, Axon, Fine Texture or FC sheet and cover strips as per approved plans
- ☐ UPGRADE Weatherboard cladding (Linea or Stria)
- Soffit eaves lined with 6mm FC sheeting; alfresco and portico lined with 10mm gyprock
- Render if applicable as per approved plans — standard allowance to front facade only
- ☐ UPGRADE Render and paint finish to lower level elevations instead of face brick
- ☐ UPGRADE Wood look aluminium battens
- ☐ UPGRADE Provisional sum for stone cladding: $_____

Additional facade notes

05 Internal features

Internal features

- 10mm plasterboard to all internal walls, excluding wet areas
- 10mm plasterboard internal ceilings throughout with back-blocking
- Architraves — 42mm x 12mm F.J.P with square edge profile
- Skirtings — 68mm x 12mm F.J.P (2570mm ceilings) or 90mm x 12mm F.J.P (2720mm+ ceilings) with square edge profile
- 6mm recessed edge FC sheet to wet area walls
- General house clean, including servicing and cleaning of windows and glass sliding doors — both internal and external

Energy efficiency

- 60mm anticon insulation under main roof or as per energy efficiency report
- Ceiling & wall insulation to external walls or as per energy efficiency report
- Protective breathable wall wrap to external walls
- Weather stripping to external opening doors
- Water pressure limiting devices

Front door

- Bradnams signature aluminium hinged entry door from Showcase range 2100mm high x 1200mm wide — or as per plan
- Entry door hardware from the Showcase range to suit door style
- [ ] UPGRADE Door sidelight
- [ ] UPGRADE Aluminium pivoting front door
- [ ] UPGRADE Client specified door: _____

Stairs

- Internal staircase featuring carpeted treads and risers, painted timber stringers, and your choice of either a painted timber slat balustrade or a plasterboard (Gyprock) nib wall, finished with a painted timber handrail
- [ ] UPGRADE Stainable Glacial Oak timber stairs & handrail (open or closed — subject to design)
- [ ] UPGRADE Stainable Glacial Oak treads & handrail with painted risers
- [ ] UPGRADE Stainable Glacial Oak treads & handrail with steel monostringer
- [ ] UPGRADE Hybrid plank flooring to cover grade stairs
- [ ] UPGRADE Framed 6mm glass balustrade
- [ ] UPGRADE Frameless 12mm glass balustrade

Additional stair notes

Internal doors

- Hume internal doors — Accent HA4, HA5, HAG6, HAG9, HAG11, HAG12
- Door hardware from Showcase range to suit internal doors

Paint

- Painting per builder's requirements
- External cladding — two (2) coat system
- Soffit eaves — two (2) coat system
- Ceilings and cornice — two (2) coats of flat white paint
- Walls — three (3) coat acrylic system (one colour throughout)
- Doors and frames — three (3) coat system (two sealer & one gloss, colour matching walls)
- Skirting and architraves — three (3) coat system (two sealer & one gloss, colour matching walls)
- External timber doors — three (3) coat system (maintained yearly)
- Internal stairs — two (2) coat system (clear coat)
- [ ] UPGRADE Staircase stained darker than the standard clear coat
- [ ] UPGRADE Two tone paint (e.g. skirting boards & architraves a different colour to walls)

Dark painted timber front doors with an LRV less than 50 are not covered under warranty; replacement at owner's expense (per supplier warranty).

Garage

- Sectional Colorbond garage door 2100mm high x 4800mm wide from Dynamic Door Service — or as per plan
- Slimline, flatline, Glacier, Ranch or Heritage door profile as standard
- Colorbond classic colour options as standard
- Garage door operator at builder's discretion to suit garage door size and weight
- Two (2) handheld remote control units
- One (1) wall mounted remote control unit
- [ ] UPGRADE Manual roller door to back of garage (plan permitting)
- [ ] UPGRADE Matt, Savannah or DecoWood colour range
- [ ] UPGRADE Garage door windows
- [ ] UPGRADE Epoxy flake flooring

06 Cabinetry

Kitchen

- 20mm Stone Ambassador (essential or deluxe range) to island benchtop
- [ ] UPGRADE 40mm stone
- [ ] UPGRADE 60mm stone
- [ ] UPGRADE x1 waterfall end
- [ ] UPGRADE x2 waterfall end
- [ ] UPGRADE 1200mm wide island bench
- [ ] UPGRADE Cupboards to front face of 1200mm wide island bench
- 20mm Stone Ambassador (essential or deluxe range) to remainder benchtop
- [ ] UPGRADE 40mm stone
- [ ] UPGRADE 60mm stone
- [ ] UPGRADE Stone Ambassador essential or deluxe range stone splashback
- [ ] UPGRADE Smoked mirror glass splashback
- Polytec melamine, ultraglaze & woodmatt laminated doors, drawers and kickboards
- Cupboards to island bench with one set of four (4) drawers, plus drawers to remainder bench
- Choice of handles from Showcase range or sharknose handles
- Overhead cupboards and corner cupboards as per plans
- [ ] UPGRADE Integrated pull out bin
- [ ] UPGRADE Kitchen bulkhead

Butlers (if applicable)

- Butlers pantry cabinetry and or benchtop as per plans
- Overhead cupboards and corner cupboards as per plans
- Cupboards as standard
- [ ] UPGRADE Drawers to butlers pantry
- Open shelving white melamine as standard
- [ ] UPGRADE Polytec coloured cabinetry in lieu of standard white melamine
- [ ] UPGRADE Butlers bulkhead
- [ ] UPGRADE Stone Ambassador essential or deluxe range stone splashback
- [ ] UPGRADE Smoked mirror glass splashback

Laundry

- Custom lower cabinetry with laminated benchtop and drop-in laundry tub
- Mini washing machine taps
- [ ] UPGRADE 20mm essential or deluxe range stone benchtop
- [ ] UPGRADE Upper overhead cabinets
- [ ] UPGRADE Bulkhead above
- [ ] UPGRADE Hanging rail below
- [ ] UPGRADE Stone Ambassador essential or deluxe range stone splashback
- [ ] UPGRADE Laundry chute (if applicable)

Vanities

- Custom wall hung vanities up to 1800mm wide with Polytec melamine, ultraglaze or woodmatt laminated doors
- 20mm Stone Ambassador (essential or deluxe range) stone benchtop with above counter basin
- [ ] UPGRADE Set of 2 drawers to _____ vanities

Other cabinetry upgrades

- [ ] UPGRADE Wetbar (20mm essential or deluxe range stone, cupboards below, single sink, tiled splashback & mixer)
- [ ] UPGRADE Outdoor kitchen (20mm essential or deluxe range stone, cupboards below, single sink, tiled splashback & mixer)
- [ ] UPGRADE TV unit (laminate top, cupboards below)
- [ ] UPGRADE Mudroom cabinetry (laminate top, cupboards below)
- [ ] UPGRADE Study desk (floating laminate top)
  - [ ] Add set of drawers

Additional cabinetry notes

07 Flooring & tiling

Main flooring

- Choice of 450x450 pressed edge ceramic tiles, or timber-look vinyl plank from the showcase range to lower level main floor area
- Carpet from the Showcase range to all bedrooms and robes in single storey homes (excluding wet areas)
- Carpet from the Showcase range to the entire upper floor and bedrooms in double storey homes (excluding wet areas)
- [ ] UPGRADE Rectified porcelain 300x600 or 600x600 to main floor area
- [ ] UPGRADE Hybrid plank (River Hill Elegant or Clever Choice) to lower level main floor area
- [ ] UPGRADE Timber look laminate (Impressive Quikstep 8mm) to lower main floor area
- [ ] UPGRADE Timber-look vinyl to bedrooms and upper main floor
- [ ] UPGRADE Hybrid plank to bedrooms and upper main floor
- [ ] UPGRADE Timber look laminate to bedrooms and upper main floor
- [ ] UPGRADE Luxury range carpet (Mapleton Falls, Pacific, Pro Twist, Canoe Ridge, San Marino, Azolla) on 10mm Envirotred underlay to all bedrooms and upper main floor

Alternate sized tiles may incur an additional labour fee.

External tiled areas (alfresco and balcony)

- 450x450 pressed edge ceramic tiles from showcase range to alfresco and balcony (if applicable)
- UPGRADE Rectified porcelain 300x600 or 600x600 tiles to alfresco & balcony (if applicable)
- UPGRADE Ceramic 450x450 tiles to portico
- UPGRADE Rectified porcelain 300x600 or 600x600 tiles to portico

Wet areas & bathrooms

- 450x450 pressed edge ceramic tiles from showcase range to wet areas
- Shower recess walls tiled to 2000mm; shower tray bases tiled; bath surround tiled to 600mm
- Vanity splashback tiles up to 300mm or to mirror; skirting tiles up to single tile height
- Smart tile or chrome floor waste included to shower only
- Laundry floors tiled to enclosed room only; tub splashback tiled to 400mm high
- UPGRADE Rectified porcelain 300x600 or 600x600 to wet areas
- UPGRADE Floor-to-ceiling tiles to main bathroom
- UPGRADE Floor-to-ceiling tiles to ensuite
- UPGRADE Floor-to-ceiling tiles to powder room
- UPGRADE Floor-to-ceiling tiles to other bathrooms
- UPGRADE Tile insert shower strip drains

No allowance for floor wastes to laundry, powder room, bathrooms or ensuites, as all water fixtures require overflows.

Grout is white to walls and neutral to floors. Tiles laid square only; other directions incur extra cost.

08 Appliances, tapware & bathrooms

Kitchen appliances

- Bosch 900mm oven (VBC5540S0) or two (2) Bosch 600mm ovens (HBF113BR0A)
- Bosch 800mm electric ceramic cooktop (PKM875DP1A)
- UPGRADE Bosch 900mm induction cooktop (PIV931HC1E)
- UPGRADE Bosch 900mm gas cooktop (PCR9A5I90A)
- Artusi 900mm slideout rangehood (ASO900RX)
- UPGRADE Bosch 860mm undermount rangehood (DLN88PC60A)
- Bosch built in microwave (BFL553MS0A)
- Bosch freestanding dishwasher (SMU2ITS01A)
- UPGRADE Bosch integrated dishwasher (SMV4HTX01A)

Client supplied appliances (if applicable)

- Oven *Model number:*
- Cooktop *Model number:*
- Rangehood *Model number:*
- Dishwasher *Model number:*
- Other *Model number:*

Owner-supplied appliances require the exact model code to be provided above. No responsibility or insurance is accepted for any owner-supplied items, including loss, theft, or damage. All risk is with the owner

Kitchen, butlers & laundry tapware

- Tambo 760x440 double bowl sink with choice of undermount or top mount with chrome Nero Dolce pull-out sink mixer
- Buderim 440x440 single bowl sink to butlers pantry (if applicable) with chrome Nero Dolce gooseneck mixer
- UPGRADE Nero Dolce Brushed Gold, Brushed Nickel, Gun Metal or Matte Black range
- UPGRADE Nero Mecca Brushed Gold, Brushed Nickel, Brushed Bronze, Gun Metal, Matte Black, Matte White range

Bathroom, ensuite & powder room

- Sante Fe back to wall toilet suite with soft close seat
- [ ] UPGRADE Seima Modia wall faced toilet suite with slim soft close seat
- Nero Dolce shower/bath mixer, basin mixer and shower wall rail
- Nero Dolce double towel rail, fixed bath spout and toilet roll holder
- [ ] UPGRADE Nero Dolce Brushed Gold, Brushed Nickel, Gun Metal or Matte Black range
- [ ] UPGRADE Nero Mecca Brushed Gold, Brushed Nickel, Brushed Bronze, Gun Metal, Matte Black, Matte White range
- Seima Chios built in gloss white bath with overflow (1675mm)
- [ ] UPGRADE Seima freestanding bath (Arko, Syros, or Plati)
- 900x900 frameless mirrors
- [ ] UPGRADE Shaped frameless mirror (circle, arch or pill)
- [ ] UPGRADE Shaped frameless LED mirror (circle, arch or pill)
- [ ] UPGRADE Ceiling-height frameless mirror (400mm wide)
- 2000mm high semi-frameless shower screens
- [ ] UPGRADE 2000mm high frameless shower screens
- [ ] UPGRADE 2400mm high frameless shower screens
- [ ] UPGRADE One (1) Floor mounted bath spout
- [ ] UPGRADE Recessed & bedded shower trays to lower and upper floors (flush shower transition)
- [ ] UPGRADE x____ niche/s
- [ ] UPGRADE x____ ledge/s

All basins and baths include overflows as standard, Vanity sizes are indicative, mixer placement as per plans or at builder's discretion

No responsibility or insurance is accepted for any owner-supplied items, including loss, theft, or damage. All risk is with the owner

Additional appliances, tapware & bathroom notes

09 Plumbing, Electrical, AC & solar

Plumbing

- Round PVC down pipes as specified by builder
- Cold water tap provision for refrigerator
- Total of 2 external taps
- [ ] UPGRADE 1x additional external tap (3 in total)
- [ ] UPGRADE 2x additional external taps (4 in total)
- [ ] UPGRADE Hot, cold water and waste provisions to alfresco

Hot water

- Hot water system from Showcase range including installation and power connection, with a choice of:
  - Heat pump hot water system
  - Electric hot water system
  - Gas hot water system

Electrical

- Lowset homes — 25 white double power points, 25 white LED downlights, 6 white ceiling fans
- Highset homes — 35 white double power points, 35 white LED downlights, 7 white ceiling fans
- Legrand Excel Life GPOs and light switches
- Two (2) television points and two (2) data points
- Television antenna including installation and power connection
- NBN provision to house (owners to arrange connection and setup)
- Hardwired smoke alarms as per Australian Standards
- Two (2) 3-in-1 heat lamps (heater, exhaust fan, light)
- Two (2) up/down external lights
- Exhaust fan to all non-ventilated wet areas

- ☐ UPGRADE Provisional sum for extra electrical: $_____
- ☐ UPGRADE Security system: _____
- ☐ UPGRADE LED strip lighting
- ☐ UPGRADE Pool provisions (backwash, filter, GPOs, light switch)
- ☐ UPGRADE Provision for pool heating
- ☐ UPGRADE Provision only for pontoon water, light and power
- ☐ UPGRADE Connection of pontoon water, light and power

Foxtel connection runs off wifi unless advised otherwise.

Air conditioning

- Builder's range split system air conditioner to main living area (up to 7.5kw max)

- ☐ UPGRADE Additional x_____ builder's range split air conditioner system/s
- ☐ UPGRADE Daikin ducted air conditioning with simple PZK controller
- ☐ UPGRADE Daikin ducted air conditioning with MyAir 5 tablet controller

Ducted systems are sized to cover ~60% of serviceable living area on a typical 32° day; advise Monster Homes to adjust capacity.

Solar

- ☐ UPGRADE Insert solar package from brochure: _____

Refer to the "Act Now Energy Solutions" brochure for solar options and more information.

10 Wardrobes, screens & blinds

Wardrobe and linen

- White melamine top shelf, single chrome hanging rail and four (4) fixed shelves to linen cupboard
- Choice of vinyl or mirror sliding doors

- ☐ UPGRADE Pure white glass
- ☐ UPGRADE x1 bank of x4 drawers and x4 shelves to _____ bedroom/s
- ☐ UPGRADE Exclude standard robe to _____ bedroom/s

Screens

- Fly screens to windows and sliding doors

- ☐ UPGRADE Diamond Grille security screen — lower level
- ☐ UPGRADE Diamond Grille security screen — upper level
- ☐ UPGRADE Crimsafe equivalent security screen — lower level
- ☐ UPGRADE Crimsafe equivalent security screen — upper level

Blinds

- Single blockout roller blinds to windows and sliding doors from builder's range (excluding wet areas)
- [ ] UPGRADE Double roller blinds (x1 blockout & x1 duo screen)

11 Driveway & paths

Driveway and paths

- Exposed aggregate driveway and section to front door from builder's range (max 60m^2)
- Driveway kerb and or footpath cutout included
- General site levelling and clean only
- [ ] UPGRADE Plain concrete side paths
- [ ] UPGRADE Exposed concrete side paths

Excluded: soil prep, turf & rocks to sides, fencing & retaining, clothes line, letterbox.

No allowance for sealing of driveway or paths. Smaller driveways do not attract a variation or refund.

Client landscaping occurs after handover; Monster Homes will do a general tidy up of the side prior to handover.

12 Additional items

Additional items

Acceptance

I/we have read and agree to the above inclusions and price, and acknowledge that all products are subject to availability at the time of construction. Should any product be unavailable when required, it will be replaced with one of similar quality at the builder's discretion. I/we also agree that the inclusions herein override any representation made verbally or in writing prior to signing. Price estimates are valid for sixty (60) days only. The final contract price is subject to site investigation, engineering, footing and slab data, and acceptance by the builder.

Accepted by owner(s)

Owner 1

Print name	Signature	Date

Owner 2 (if applicable)

Print name	Signature	Date

Recommended landscaper

Livable Landscapes · Mike
qldprojects@livablelandscapes.com.au · 0410 427 764

Recommended pool builder

Amic Pools · Mick
info@amicpools.com.au · 0405 180 418

Recommended finance broker

Astute Finance · Tony
tony.duncan@astutefinancial.com.au · 0413 782 416

Recommended pontoon installer

Bribie Pontoons · Sam
hello@bribiepontoons.com · 0417 330 074