

CRUSADE DEVELOPMENTS Pty Ltd

***Building
With
Quality***



Ph: 4942 6814 Email: admin@crusade.net.au QBCC: 1202653

Why choose us?

Quality & Peace of Mind

At Crusade Developments, we are committed to quality-built construction. We use only the best quality products and finishes in your home, and also provide as standard a 6 Year Structural Guarantee, offering you peace of mind.

Lifestyle

We understand Mackay and its surrounding regions. It's our home town. That's why we understand the unique lifestyle that Mackay has to offer. Whether you live near the coast, coal or country or whether you are a first home builder, looking for an upgrade, an investment or even somewhere to retire to, we'll make sure your new home suits your lifestyle.

Options & Flexibility

At Crusade Developments, we pride ourselves on our flexibility and tailored customer service to ensure your home reflects your needs and requirements. Choose from our Silver or Gold HomePackages or customise your own package. After all, building a home should be a rewardable and enjoyable process which is why we work with you every step of the way.

Design Your Own Home

We provide you with the option to design your own home, working with our Designer, Architect and Interior Designer. This provides you with a home that is truly yours. After something simpler? You can pick from one of our already made floor plans. The choice is yours. We make it easy.

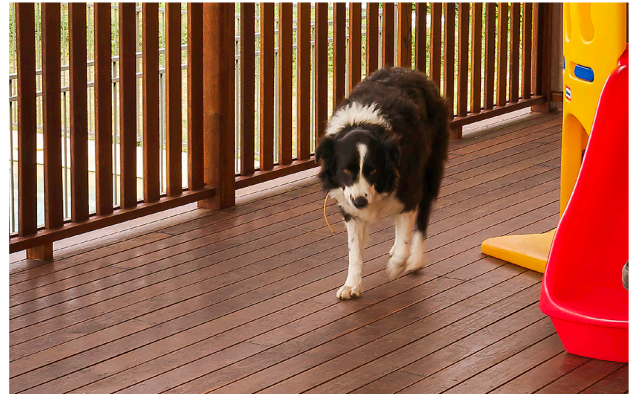
Experience

Our director, Robert Tisdell has had over 22 years of experience in the construction industry, including being involved in some large-scale local Mackay projects including; the Bluewater Lagoon and most recently, the refurbishment of the fire damaged buildings at Greenfields.

 Find us on
Facebook www.facebook.com/CrusadeDevelopments

 Search for Crusade Developments on Local Directories

 Or visit us at www.crusadedevelopments.net.au





Homes to suit your lifestyle.....

**Enquire with us about
building your new
home today!**

PREMIUM GOLD INCLUSIONS

GENERAL

- Master Builders Association Contract with QBCC Insurance
- Complete Interior Design Package - one on one with our Interior Designer
- Working Drawings - time spent with Architect to design home to suit within Building Footprint
- Certification and Council Plumbing Fees
- Construction Insurance and Six Year Structural Guarantee
- Foundation and Slab to "M" Classification W50 Wind
- Complete Geo Tech Report of the Site
- Allowance Only for Level Building Platform
- 200 Series Rendered Masonry Block
- Termite Protection to Australian Standards
- Termite Treated Pine Framing & Termite Treated Internal Mouldings / Trims
- Engineered Termite Treated Pine Roof Trusses
- Roof Design as per Plan
- Colorbond Roofing in Standard Colours / Metal Fascia & Square Gutter in Standard Colours
- Aircell Insulation to Entire Roof
- 54 Hills Plus or Paraline Clothesline
- Block Rendered Mailbox
- Explosed Concrete Driveway & Path Allowance 50m2
- See attached list of Exclusions

KITCHEN

- Standard Laminate Cupboards with Mid-Range Granite Benchtops
- Stainless Steel 1 3/4 Bowl Sink with Mixer
- Cook Top, Fan-Forced Oven & Range Hood - PC \$2,000
- Tiled or Glass Splashback to Kitchen

BATHROOM, TOILET & LAUNDRY

- Stirling Pressed Steel Bath - 1525mm Long (White)
- Dual-flush Toilet Suite with Ceramic Pan and Cistern (White)
- 45L Laundry Tub in Purpose-Build Laundry Cupboard Supplied by Cabinetmaker
- Mixers for Bathrooms, Ensuite & Laundry
- Frameless Clear Glass to Shower Screens with Pivot Doors
- Vanity Unit Raised off Floor with Granite Bench Tops
- Built to Plan White Drop-in-Bowl
- Frameless Mirrors over Vanities
- Shower Bases Recessed in Slab (to be as per plan with Trough Waste)
- 2 Towel Rails to Main Bathroom, Heated Rail to Ensuite & Toilet Roll Holders in Chrome

ELECTRICAL

- 10 Lineal Metres of Underground Electrical Mains
- Standard All-Weather Meter Box
- Smoke Detectors as to Australian Standards

Lights and Power Outlets Includes:

- Lighting \$2950 PC (plus GST)
- Earth Leakage Safety Switch
- 20 x Internal Double GPO's
- 1 x External Weatherproof Double GPO
- 2 x Paraflood to Outside
- TV Antenna and Booster (if required)
- 3 x T.V. and 2 x Telephone Points
- Ceiling Fans as Shown on Plans - Stainless Steel
- Exhaust Fans to Bathrooms and WC

AIR CONDITIONING

- Mistubishi Inverters;
- 1 x Living Area, 1 x Theatre Room, 4 x Bedrooms

PLUMBING

- 50 Lineal Metres of Sewer and 50 Lineal Metres of Storm Water
- 2 x External Brass Taps
- RHEEM Hot Water System - Eva Hot 20 (Gas)
- 5000L Rainwater Tank and Pump Connected - PC \$3,000
- High Range Plumbing Fittings

DOORS & WINDOWS

- Humes Front Entrance Door with Gainsborough Locksets (Builders Standard Range)
- Humes Internal Doors with Gainsborough Locksets (Builders Standard Range)
- Robe Sliding Doors with Half Mirror, Half Painted Doors and Shelving - Full Carcass by Cabinetmaker
- Powder-Coated Aluminium Framed "Tinted-Glass" Windows and Sliding Doors with Obscure Glass to Bathroom and WC in Standard Colours
- Auto-lift Panel-lift Door to Garage in Optional Colours - Timberlook and Standard Profiles (Including 2 x Controls)
- Crimsafe Security Screens to Windows
- Crimsafe Security Screens to Sliding Aluminium Doors
- 68mm Skirting & 42mm Architrave - Colonial Style Treated Pine

INTERNAL LININGS / FINISHES (PLASTERING)

- Square External Corners
- Square Set Reveals with Timber Sill Board to Windows
- Stepped Cornice in Living Areas & 90mm Covered to Bedrooms
- Internal - 10mm Gyprock
- 10mm Gyprock Sheeting to all Ceilings
- Villa Board to Wet Area Walls

PREMIUM GOLD INCLUSIONS

EXTERNAL LININGS / FINISHES

- External Fibro Soffits with Ventilation (where required)
- External Cladding - selected by Client
- 200 Series Rendered Block Work (as per plan)

FLOOR COVERINGS

- Tiling Allowance to Wet Areas
 - Full Height Tiling to Bathrooms
 - 1200mm High in Toilets and Laundry
 - 600mm Splashback to Kitchen
 - Wall 200 x 200 & Floors 400 x 400 Straight Lay Standard (45 degree extra)
- Tile Supply Allowance
 - Tiles to Living Areas - PC up to \$55m2
 - Feature Tiles and Spotters - PC \$55 per Bathroom
 - Carpets to Bedrooms - PC up to \$42m2

PAINTING

- Three Coat System to Walls and Three Coats to Ceilings and Soffits to Australian Standards in White Base Colours;
 - 2 x Internal Colours & 1 x Feature Wall
 - 3 x External Colours

LANDSCAPING

- Yard Clean including the removal of all Building Debris
- Yard Preparation for Turf Installation & Allowance for 100m2 of Turf
- Professional Cleaning of both the Interior and Exterior of New Home
- Soft Landscape - PC \$1,200

SILVER INCLUSIONS

GENERAL

- Master Builders Association Contract with QBCC Insurance
- Complete Interior Design Package - one on one with our Interior Designer
- Working Drawings - time spent with Architect to design home to suit within Building Footprint
- Certification and Council Plumbing Fees
- Construction Insurance and Six Year Structural Guarantee
- Foundation and Slab to "M" Classification W50 Wind
- Complete Geo Tech Report of the Site
- Allowance Only for Level Building Platform
- 200 Series Rendered Masonry Block
- Termite Protection to Australian Standards
- Termite Treated Pine Framing & Termite Treated Internal Mouldings / Trims
- Engineered Termite Treated Pine Roof Trusses
- Roof Design as per Plan
- Colorbond Roofing in Standard Colours / Metal Fascia & Square Gutter in Standard Colours
- Aircell Insulation to Entire Roof
- 54 Hills Plus or Paraline Clothesline
- Powder Coated Mailbox
- Driveway (to Client's design as an optional extra)
- See attached list of Exclusions

KITCHEN

- Standard Laminate Cupboards with Diamond Gloss Laminate Benchtops
- Stainless Steel 1 1/2 Bowl Sink with Goya Mixer
- Cook Top, Fan-Forced Oven & Range Hood - PC \$1,300 (plus GST)
- Tiled Splashback to Kitchen

BATHROOM, TOILET & LAUNDRY

- Stirling Pressed Steel Bath - 1525mm Long (White)
- Dual-flush Toilet Suite with Ceramic Pan and Cistern (White)
- 45L Laundry Tub in Purpose-Built Laundry Cupboard Supplied by Cabinetmaker
- Mixers for Bathrooms, Ensuite & Laundry
- Clear Glass to Shower Screens with Pivot Doors and Powder Coated Edges in Standard Colours
- Vanity Unit with Kickboard (as per plan) in Standard Laminate Colours with Diamond Gloss Benchtops
- Mirrors over Vanity in Standard Powder Coat Colours
- Shower Bases Recessed in Slab (to be as per plan with Trough Waste)
- 2 x Towel Rails to each Bathroom / Ensuite & Toilet Roll Holders (Chrome)

ELECTRICAL

- 10 Lineal Metres of Underground Electrical Mains
- Standard All-Weather Meter Box
- Smoke Detectors as to Australian Standards
- Lights and Power Outlets Includes:
 - Lighting PC - \$1,750 (plus GST)
 - Earth Leakage Safety Switch
 - 20 x Internal Double GPO's
 - 25 x Light Fixtures
 - 1 x External Weatherproof Double GPO
 - 1 x Paraflood to Outside
 - TV Antenna
 - 2 x T.V. and 2 x Telephone Points
- Ceiling Fans as Shown on Plans - White Powder Coated
- Exhaust Fans to Bathrooms and WC

AIR CONDITIONING

- Airconditioning to Main Bedroom & Living Area only
- Optional Extra for Bedrooms & Theatre Room

PLUMBING

- 50 Lineal Metres of Sewer and 50 Lineal Metres of Storm Water
- 2 x External Brass Taps
- RHEEM Hot Water System - Eva Hot 20 (Gas)

DOORS & WINDOWS

- Humes Front Entrance Door with Gainsborough Locksets (Builders Standard Range)
- Humes Internal Doors with Gainsborough Locksets (Builders Standard Range)
- Robe Sliding Doors (with 1 x Mirror Door) and Built-In Shelving
- Powder-Coated Aluminium Framed "Tinted-Glass" Windows and Sliding Doors with Obscure Glass to Bathroom and WC in Standard Colours
- Auto-lift Panel-lift Door to Garage in Standard Colours and Standard Profiles (Including 2 x Controls)
- Fly Screens to Windows
- Diamond Grill Security Screens to Sliding Aluminum Doors
- 68mm Skirting and 42mm Architrave - Termite Treated

INTERNAL LININGS / FINISHES (PLASTERING)

- Square External Corners
- Square Set Reveals with Timber Sill Board to Windows
- 90mm Covered Cornice
- Internal - 10mm Gyprock
- 10mm Gyprock Sheeting to all Ceilings
- Villa Board to Wet Area Walls

SILVER INCLUSIONS

EXTERNAL LININGS / FINISHES

- External Fibro Soffits with Ventilation (where required)
- External Cladding Standard Hardiplank

FLOOR COVERINGS

- Tiling Allowance to Wet Areas - \$34m2
 - 600mm Splashback to Kitchen
 - 600mm Splashback to Laundry Tub & Bath Tub
 - Wall 200 x 200 & Floors 400 x 400 Straight Lay Standard (45 degree extra)
- Tile Supply Allowance
 - Tiles to Living Areas - PC up to \$34m2
 - Feature Tiles and Spotters - PC \$55 per Bathroom
 - Carpets to Bedrooms - PC up to \$35m2

PAINTING

- Three Coat System to Walls & Three Coats to Ceilings and Soffits to Australian Standards in White Base Colours
 - 2 x Internal Colours
 - 2 x External Colours

LANDSCAPING

- Yard Clean including the removal of all Building Debris
- Yard Preparation (only for Turf) - Turf Supply is an Optional Extra
- Professional Cleaning of both the Interior & Exterior of New Home

EXCLUSIONS

	PREMIUM GOLD	SILVER
- Plan Sealing	✓	✓
- Tilting Fees	✓	✓
- Headwork's Contributions	✓	✓
- Professional Fees	✓	✓
- Land Costs	✓	✓
- Material Change of Use Costs	✓	✓
- Site Investigation Costs	✓	✓
- Site Survey Costs	✓	✓
- Land Remediation Costs	✓	✓
- Encountering / Removal of Acid Sulphate Soils	✓	✓
- Dewatering Costs	✓	✓
- Underpinning	✓	✓
- Escalation in Construction Costs based on CPI Increases	✓	✓
- Finance Costs & Holding Charges	✓	✓
- Sheet Piling	✓	✓
- Shotcreting	✓	✓
- Diversions, Relocations and / or Enhancement of any Services	✓	✓
- Bridging of Existing Services, Drains, Underground Springs etc.	✓	✓
- Building over Sewer Certification Costs	✓	✓
- Noise Corridor Certification Costs (if required)	✓	✓
- Asbestos Removal	✓	✓
- Road Closures / Traffic Management Plans	✓	✓
- Works Outside the Property Boundary	✓	✓
- Water Pressure Limited Devices	✓	✓
- Grey Water Treatment System, Sewerage Treatment Systems	✓	✓
- Gas Supply & Pipework	✓	✓
- Tree Removal by Others	✓	✓
- Excavation of Rock	✓	✓
- Excavation of Unsuitable Materials	✓	✓
- Disposal of Excess Spoil & Unsuitable Material	✓	✓
- Soft Landscaping		✓
- Mechanical Pipework	✓	✓
- Dishwashers / Refrigerators or any other Unfixed Appliance	✓	✓
- Water Tank		✓
- Fencing	✓	✓
- Concrete Driveway		✓
- Any other extras as required or requested by Client that are not on supplied Plans	✓	✓