

Essential Specification and Schedule of Fittings



General:

Prices are based on level "S" class fully serviced sites and include the cost of Engineers soil test and structural foundation design, concrete pump, minimum sediment/erosion control, site inspections, contour survey, \$2000 allowance for standard building certification, plumbing and drainage fees, waste levy, PLSLA levy fee, QBCC Insurance and Contractors All-Risk Insurance. Construction methods to suit N2 wind loading as per Building Code of Australia. Possible extra costs not allowed for and to be paid by the Owner include, but are not limited to, the following: - additional Council requirements, cut/fill to obtain level platform, slab/footing piers, retaining walls, soil stabilization and retention, rock excavation, tree removal, acoustic requirements, bushfire requirements, A.H.D. requirements, and sand/metal pipe bedding (if required by local authority).

Access:

Accessibility to the building site is the responsibility of the Owner. Any costs incurred by the Builder due to difficult site access, including crane hire and hand carting of materials, to be paid by the Owner.

Termite Treatment:

Termite treatment to AS3660.1 (Section 6) including monolithic slab and physical barrier system to service penetrations and perimeter.

Foundations & Floor:

Concrete slab system designed by QLD Soil Testing for "S" soil classification to AS2870 with brick rebate and exposed perimeter edge beam. No stepdown to Garage floor. No allowance for slab/footing piers.

External Walls:

Single height clay bricks from Builder's Range. Natural ironed mortar joints.

Internal Walls:

H2 classification treated pine wall frames and trusses. Timber walls and ceiling framing lined with 10mm plasterboard. Cove cornice throughout. 2400mm high ceilings.

Insulation:

Glasswool insulation batts to ceiling to meet 6 Star Energy Rating requirements. Reflective foil wrap to external walls to meet 6 Star Rating requirements.

Fascia & Gutter:

Colorbond metal fascia, quad gutter and 90mm round PVC downpipes.

Hip Roof:

Colorbond® steel roof from Builders Range (unsarked).

Windows:

Aluminium clear glazed sliding windows and patio sliding/stacker doors (as applicable). Colours from Builder's Range. Locks to all opening windows.

Mouldings:

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| Skirtings | 68mm x 12mm Splayed, Classic, Pencil Round or Double Pencil Round profile (MDF) for painting. |
| Architraves | 42mm x12mm Splayed, Classic, Pencil Round or Double Pencil Round profile (MDF) for painting. |

Doors:

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| Internal | Corinthian Flush Primed doors. |
| Front Entry | Corinthian 820mm wide paint grade hinged door and frame (1210mm overall frame) with clear glazed sidelight from Builder's Range. |

Door Furniture:

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| Internal | Lever passage sets with privacy latches to Bedroom 1, Bathroom and W.C., from Builder's Range. |
| External | Lever Entrance set from Builder's Range. |
| Garage | |
| Access Door | Lever Entrance set from Builder's Range. |

Kitchen Fittings:

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| Cupboards | Square edge door and drawer fronts with PVC Edging and selected door handles (from Builder's Range). 600mm wide cupboards. White melamine internal linings including one(1) intermediate shelf and a bank of four (4) drawers. A microwave provision. Laminated Pantry unit (2100mm high) with four (4) shelves, and overhead cupboards (to 2100mm high). Laminate colours to be selected from Builder's Range. |
| Benchtops | 20mm thick reconstituted stone (from Builder's Range) with arised edging. Waterfall ends NOT included. |
| Sink | Bowl and three-quarter stainless steel inset sink with provision for dishwasher below drainer. |
| Tapware | Sink mixer (Chrome). |

Kitchen Appliances

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| Wall Oven | Omega OBO674X Multi-function oven (Stainless steel). |
| Hotplate | Omega OCC64TCOM Ceramic touch control (Black). |
| Rangehood | Omega ORW6XL Canopy, ducted to external (Stainless steel). |

Bathroom & Ensuite Fittings:

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| Bathroom Bath | 1525mm acrylic bath (White). |
| Shower Screen | Aluminium fixed screen with pivot door and clear laminated glass. |
| Vanity Units | 'NOVO' 2 Pac gloss doors and bank of two (2) drawers, acrylic square bowl tops, and soft close doors and drawers (with reverse bevel finger pull doors and drawers – White only). |
| Vanity mirror | 900mm High x (nominal) vanity width framed mirror. |
| Towel Rails | Double (Chrome). |

W.C. Fittings:

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| Toilet Suites | 6/3 dual flush cistern, concealed china pan and soft close seat (White). |
| Toilet Roll Holder | Chrome. |

Laundry Fittings:

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| Cabinet | 45 litre stainless tub and Colorbond cabinet (White). |
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Tiling:

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| Wet Area | Ceramic wall and floor tiles from Builder's Range. |
| Kitchen | Up to 710mm above all benchtops. Floor tiles NOT included. |
| Bathroom/ Ensuite | Nominal 2000mm to the shower alcove walls. 500mm over the bath and one (1) skirting row to the remainder. Fully tiled floor. |
| Laundry | Up to 600mm over the tub and washing machine position and one (1) skirting tile to remainder. Fully tiled floor. |
| W.C. | Nominal 300mm high of skirting tiles. Fully tiled floor. |

Wardrobes:

Aluminium framed sliding doors with coloured vinyl fronts, overhead melamine shelf (White) and hanging rail to all Bedrooms (colours from Builder's Range). Walk-in robe to Bed 1 with Corinthian Flush Primed door (Where Applicable), overhead melamine shelf (White) and hanging rail.

Linen Cupboard:

Aluminium framed sliding doors with coloured vinyl fronts (colours from Builder's Range) and four (4) melamine shelves (White).

Hot Water Service:

Heat pump (170 litre to 3 Bed homes and 280 litre to 4 Bed homes).

Plumbing & Drainage:

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| Cold Water | 10 lineal metres allowed to connect from existing water meter to house. Front and rear garden tap included. |
| Tapware | Mixer tapware to Bathroom, Ensuite and Laundry tub, rail Showers with soap dish and washing machine cocks (Located inside cupboard) (Chrome). |
| Sewer | 50 lineal metres of drains allowed as standard. |
| Stormwater | 50 lineal metres of drains allowed as standard. |

Electrical:

Ample light points and double power points throughout. Compact fluorescent bulbs and batten holder fittings installed to 100% of the floor area. Two (2) television points. Automatic circuit breakers with earth leakage safety switches to meter box. Slimline accessories throughout in choice of Matt White or Matt Black. Underground connection (80-amp single phase) from main supply point to meter box (allowance of 10lm). Smoke detectors.

Painting:

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| External | Gloss acrylic to external woodwork, meter box and downpipes. |
| Internal | Flat Acrylic (White) to ceilings. Sealer coat, then two (2) coats of washable Premium Acrylic Taubman's Endure to all walls. Gloss Acrylic to all internal doors and woodwork. One (1) colour to internal walls allowed as standard. |

Garage Door:

Sectional overhead door with remote control unit and two (2) handsets (from Builder's Range).

Cleaning:

Builder's house clean (windows included). Building debris only removed from site on completion. Excess soil removed on small lots where necessary to allow adequate site access.