



2018 SPECIFICATIONS

Queensland House Only

Pre-Construction

- HIA fixed price contract
 - Plans - Specifications
 - Engineers soil report & slab design
 - Council building application fees
- (standard applications based on Local City Council excluding town planning, relaxations etc)

Key
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Site Works. Foundations & Connections

- Site scrape and/or balanced cut & fill excavation for up to 1500mm site fall over the building platform
- Engineer designed concrete slab to suite "H2" class site with bulk concrete piercing (up to and including a depth of 600mm)
- Termite treatment to slab penetrations and physical perimeter barrier
- Sewer & Storm water connections to existing serviceable connection points for sites up to 600m2 in size and with a standard 6 meter set back from front boundary (battle axe, other odd shaped blocks and blocks where service connection exceeds standard allowance may incur extra service costs)
- Eight (8) meters plan length of electrical mains
- Water connection from pre-tapped water main up to and including six (6) metre setback to house
- House constructed for "N2" wind rating conditions (W33)
- No allowance is made for retaining walls

Energy Efficiency

- Bulk ceiling insulation rating R2.5 to ceiling area
- Double sided foil "Wall-wrap" to external stud walls
- Energy efficient aluminum improved windows and sliding door units
- Weather stripping to hinged external doors
- Continuous flow gas hot water unit (excluding controller and supply of gas bottles)
- 500 KPA water pressure limiting device
- LED Downlights

Bricks. Windows. Roof Tiles & Garage

- Select range of clay bricks from the Builders standard range
- Natural mortar
- Powder coated aluminum windows in the standard Builders range of colours - (with obscure glass to wet areas)
- Keyed window locks to all opening sashes and sliding doors
- Concrete roof tiles in the standard Builders range of colours & profile
- Auto Sectional garage door to the front facade of the Garage in the standard Builders range of colours including (2) handsets
- Colorbond fascia & gutter in the standard Builders range of colours

Kitchen Inclusions

- Laminate finish cupboards with laminate bench tops in the standard Builders range of laminates & door handles
- Laminate finish Microwave Oven provision to cabinetry
- Stainless 600mm Underbench Oven
- Ceramic 600mm Cooktop
- Freestanding Stainless Steel Dishwasher
- Stainless Steel 600mm Slide Out Rangehood
- 1 ¾ bowl stainless steel kitchen sink
- Chrome sink mixer

Initial



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Queensland House Only cont'

Bathroom Ensuite and Toilets

- Wall hung vanities with laminate bench tops in the standard Builders range of laminates & door handles (high-set may vary)
- Clear laminated glass shower screens with powder coated aluminum
- White acrylic bath (1500-1675mm – design specific)
- 900mm high polished edge mirrors fitted to the same width as the vanity unit
- Chrome mixer tapware
- Chrome double towel rails and toilet roll holders
- Vitreous China Close Couple toilet suite w/seat
- Semi Inset Basins (or semi recessed as required)
- Shower on rail to bathroom and ensuite shower Ceramic Tiling
- Bathroom & Ensuite floors, 2000mm high to showers, 500mm above bath (nominal) and 200mm skirting tile
- Kitchen - 600mm tiled splash back
- Toilet & Laundry - floors - 400mm splash back over tub - 200mm skirting tiles
- No allowance has been made for frieze or decorator tiles
- No allowance has been made for laying of border tiles, 45 degree patterns or floor feature tile layouts
- Earth leakage safety switch & circuit breakers
- Single phase underground power connection from existing supply point. Meter box will be installed on the side nearest mains connection point
- One (1) double power point to each room and as per electrical plan
- One (1) 240 volt downlight light point to each room as per electrical plan including LED globes
- Two (2) external para flood light points
- Two (2) television points (complete with 5 lineal metres of cable and no antenna)
- Smoke detectors (hard wired with battery backup)
- Pre-wiring for two (2) Telstra phone points
- Exhaust fan to bathroom and ensuite
- Single GPO to kitchen microwave oven provision in kitchen

Standard Internal & External Features

- 2400mm nominal Ceiling height
- Carpet grade staircase with Painted timber balustrade as selected from builders standard range (where applicable)
- Round Aluminum Powdercoat handrail and vertical balustrade as selected from builders standard range to external balcony (where applicable)
- Paint grade external front door with clear glazing
- Paint grade external hinged doors to other external doors if applicable
- Paint grade flush panel internal passage doors
- Magnetic door stop from builders standard range to passage doors
- Vinyl sliders from builders standard range to wardrobe doors
- Builders range lever set to front entry
- Interior lever sets
- 90mm paint grade coved cornice, 41mm paint grade splayed & 67mm paint grade splayed
- Three (3) coat internal paint system — 2 colours allowed (ie: 1 colour to walls & 1 colour to timber work) to Paint Manufacturers standard specifications
- Two (2) coats to ceiling to Paint Manufacturers standard specifications
- Two (2) coat external paint system to external trim and doors to Paint Manufacturers standard specifications
- 45 ltr Laundry Trough and Cabinet
- Two (2) external garden hose taps
- AAA Rated water saving shower heads/tapware
- Internal & external builders house clean and Site clean after construction

Warranties

- Twelve month maintenance period
- Statutory structural guarantee period

Signature

Signature

Builders Signature Date



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Queensland House Only Standard Features



Blanco Dinas Kitchen Sink



The Ivy Slimline Kitchen Tap



The Gap Basin



**Base Acrylic Bath Suite
Gen X Bath Spout**



**Posh Dominique Toilet Suite
Gen X Toilet Roll Holder**



The Ivy Slimline Basin Mixer



Gen X Double Towel Rail



Laundry Tub



**The Posh Bristol Rail Shower
The Ivy Shower Mixer**