



STANDARD SPECIFICATIONS

CERTIFICATION AND APPROVALS

- ✔ Complete soil test and engineer's report.
- ✔ Preparation and lodgement of Development including drafting of Architectural Plans and all applicable fees
- ✔ Preparation and lodgement of Construction Certificate including drafting of Construction Drawings and all applicable fees
- ✔ BASIX energy assessment report
- ✔ Statement of Environmental Effects (if required)
- ✔ Home Owners Warranty Insurance
- ✔ Structural Engineers certificate for foundations and concrete slab
- ✔ Water Authority application fees
- ✔ Window and Glass certification
- ✔ Electrical compliance certificate
- ✔ Waterproofing certification
- ✔ Pest Control certificate
- ✔ Occupation certificate
- ✔ 120-day maintenance period
- ✔ 7 year structural guarantee

SITE COSTS: PREPARATION AND SAFETY

- ✔ Site preparation
- ✔ Sediment Control as required by local council
- ✔ Bulk earthworks for site levelling
- ✔ Roof edge safety rail to WHS regulations
- ✔ Temporary fencing to WHS regulations
- ✔ Connect sewer, water, power and gas services to mains as required
- ✔ Temporary all-weather access to crossover

FOUNDATION

- ✔ Concrete slab on ground incorporating alfresco and patio areas, designed and certified by qualified structural engineer
- ✔ Drop edge beams as required
- ✔ Structural piling as required by engineer
- ✔ Internal drainage and plumbing
- ✔ Part A collars termite treatment to slab penetrations
- ✔ Part B termite treatment to slab perimeter
- ✔ Smooth finish to garage and all internal living areas

EXTERNAL FEATURES

- ✔ Alfresco area under the main roof, concrete floor, finished with plasterboard ceiling and timber trim
- ✔ Colorbond panel garage door*
- ✔ Colorbond fascia and gutters
- ✔ Painted UPVC downpipes
- ✔ External Solid Core Laundry Door with Keyed lever set (subject to design)
- ✔ Face brick from builder's standard range, finished with ironed off white mortar joints
- ✔ Decorative front entry door with painted finish, multi lock system*
- ✔ 2 external garden taps (one to front, one to rear) per dwelling
- ✔ Gas continuous flow water heater per dwelling
- ✔ Slim line plastic water tank or reticulated recycled water to suit site covenant requirements and BASIX requirements

ROOF

- ✔ Treated pine timber truss roof frames*
- ✔ Fibre cement 450mm wide eaves lining
- ✔ Metal roof as per Builder selection with anti-con blanket

WINDOWS

- ✔ Aluminium windows with powder coat finish
- ✔ Sliding doors as per plan
- ✔ Matching keyed locks to all windows
- ✔ Obscure glass to bathroom, en-suite and water closet

* Unless full turn key upgrade package offered

EXTERNAL WALLS

- ✓ Glass wool Insulation Batts to external walls (excluding garage) to BASIX requirements
- ✓ Treated 90mm pine wall frames*
- ✓ Brick veneer wall system

INTERNAL WALLS

- ✓ Treated 70mm pine frames*
- ✓ Plasterboard lining to all dry walls including internal garage walls
- ✓ Fibre cement board to bathroom and en-suite walls
- ✓ Melamine shelving to all robes & linen
- ✓ TAUBMANS 2 coat paint system to walls (or equivalent)
- ✓ 66mx18mm splayed (pre-primed) skirting and architraves with TAUBMANS painted gloss finish (or equivalent)

INTERNAL DOORS

- ✓ Flush panel 2040mm high doors with TAUBMANS painted gloss finish (or equivalent)
- ✓ Pine timber door frames to all doors with TAUBMANS painted gloss finish (or equivalent)
- ✓ Lever door hardware with privacy locks to bathroom, WC and master bedroom
- ✓ Doorstops to all internal doors
- ✓ 2 chrome finish hinges to each door
- ✓ Vinyl sliding doors to wardrobes
- ✓ Flush panel hinged doors to linen cupboard or sliding doors as per plan
- ✓ Lift off hinges to Bathroom, En-suite and WC

INTERNAL CEILING

- ✓ 2400mm ceiling height
- ✓ Plasterboard to all ceiling lining
- ✓ 2 coats of TAUBMANS flat acrylic paint (or equivalent)
- ✓ 90mm coved cornice
- ✓ Glass wool Insulation Batts to ceiling to suit BASIX requirements

LAUNDRY

- ✓ Stainless steel tub with white metal cabinet per dwelling
- ✓ Laundry flickmixer
- ✓ Concealed washing machine taps
- ✓ Ceramic tiling to laundry floor
- ✓ Ceramic tiles to splash back to 300mm high
- ✓ Ceramic tiles to skirting to 150mm high
- ✓ Chrome floor waste

ELECTRICAL

- ✓ White wall mounted light switches
- ✓ Double power points throughout with singles to dishwasher, fridge and microwave
- ✓ Hardwired and interconnected smoke detectors with back-up battery
- ✓ Downlights as per plan
- ✓ 2 TV outlet points as per working drawings
- ✓ 1 gas bayonet to living (subject to availability of natural gas)
- ✓ RCD safety switch and circuit breakers to meter box
- ✓ NBN to main dwelling with 1 telephone and 1 power point per unit as per working drawings

* Unless full turn key upgrade package offered

BATHROOM AND ENSUITE

- ✔ Semi frameless shower screens
- ✔ Acrylic white bath tub (if applicable, refer to plan)*
- ✔ Modern vanity unit with drawers*
- ✔ Chrome mixers to basin, shower and bath
- ✔ Chrome bathroom accessories including toilet roll holder, single towel rail
- ✔ Multi-directional shower rose and swivel bath spout
- ✔ Frameless mirror over vanity unit
- ✔ Close couple white toilet suite with water conserving dual flush cistern
- ✔ Waterproofing to all wet areas
- ✔ Ceramic floor tiling to bathroom, en-suite and water closet
- ✔ Ceramic wall tiles to shower area to 2100mm high
- ✔ Square chrome floor waste
- ✔ Skirting tile to W.C.



KITCHEN

- ✔ Fully lined melamine kitchen cabinets with square edge coloured door fronts
- ✔ Fully lined melamine overhead cupboards with square edge coloured door fronts
- ✔ Bank of 4 fully lined melamine cutlery drawers on metal drawer runners with square edge coloured drawer fronts
- ✔ Standard fridge opening with fully lined melamine overhead cupboard with square edge coloured door fronts
- ✔ Builders Range handles to cabinet doors and drawers
- ✔ 20mm engineered stone bench top with square edge finish per dwelling
- ✔ Tiled splashback to underside of overhead cupboards
- ✔ Cutlery tray to top drawer
- ✔ Stainless steel sink with chrome basket wastes per dwelling
- ✔ Chrome sink mixers
- ✔ Soft close doors & drawers
- ✔ Microwave nook for main dwelling
- ✔ 600mm gas cooktop per dwelling
- ✔ 600mm fan forced electric under bench oven per dwelling
- ✔ 600mm recirculating pull-out ducted range hood per dwelling
- ✔ Dishwasher with single power point and plumbing connection per dwelling*

* Unless full turn key upgrade package offered