

THE HEIGHTS

SINGLE OCCUPANCY SPECIFICATIONS

PRELIMINARIES

- Preparation and lodgement of Development/Building Application including drafting of Architectural Plans and all applicable fees
- House plan design by a qualified architect, complying to the minimum energy efficiency rating
- QBCC Home Warranty Insurance
- Site classification report
- Contour survey to house site
- Portable long service levy [where required by law]
- Comprehensive works insurance during construction
- Site preparation and sediment control

MANDATORY ITEMS

- Earth leakage circuit breaker [cuts power when a short is detected]
- Hardwired smoke detectors in accordance with Australian Standards AS3786-2014
- Water tempering valves [temperature limiting device]
- Non-return valves [stops contaminated water from re-entering the system]
- Scaffolding and edge protection during construction [as required]
- Workplace health and safety notification
- Telecommunication Provisions [NBN, Telstra, Opticomm] where available (connection not included)
- Water and sewerage connection
- Twelve (12) month maintenance warranty from practical completion
- Six (6) years three (3) months structural warranty from practical completion

GENERAL CONSTRUCTION ITEMS

- Site works for a balanced cut and fill with up to 500mm of fall across pad [subject to final survey]
- Slab designed to suit engineer's H Class specifications [waffle pod]
- Pine frames and trusses – built to necessary wind load requirements
- Termite barriers to comply with Australian Standard AS3660
- Sarking to external walls and entire roof [provides moisture barrier and insulation]
- 2440mm internal ceiling height [unless otherwise specified]
- One (1) instantaneous hot water system
- Interior and exterior builders clean [note this is not a domestic/rental clean]

ELECTRICAL

- Single phase electrical provision [not including connection]
- Two (2) telephone points as nominated on plans [not including connection]
- Television point to living room, master bedroom and/or media room as nominated on plans [One (1) per area, total quantity design specific] [not including connection]
- One (1) x television antenna [with booster if required]
- Reverse split system air conditioning as nominated on plans [total quantity design specific]
- Builders range light and power fittings throughout [as nominated on plans]
- Ceiling fans to bedrooms

EXTERNAL FINISHES

- Cladded and/or rendered finish as per architectural design [refer to specific plans for details]
- COLORBOND roof, gutters and fascia



THE HEIGHTS

SINGLE OCCUPANCY SPECIFICATIONS

LANDSCAPING

- Landscaping as per covenant requirements, quality turf
- Front feature garden bed
- Fully enclosed fencing
- Concrete driveway, path to entry and patio [finish can vary at builder discretion and council requirements]
- One (1) x fold down wall-mounted clothesline
- One (1) x freestanding letterbox
- Two (2) x external garden taps [one (1) to front and one (1) to rear]

WINDOWS, DOORS & LOCKS

- Powder coated aluminium windows and doors with key locks
- Fly screens to all opening windows and sliding doors [fibreglass mesh]
- Obscure glass to bathroom/s, toilet/s and ensuite/s
- Privacy locks to WC, Powder, Bathroom and Ensuite [design specific]
- Panel lift steel sectional garage door including two (2) remote controls
- Window furnishings to all windows

INTERNAL FINISHES

- Melamine shelving, top shelf to robes and hanging rail
- 42mm x 11 single bevel architraves
- 68mm x 11mm single bevel skirtings
- 90mm cove plaster cornices throughout
- 600 x 600 rectified porcelain floor tiles to living areas
- Quality carpet to all bedrooms with underlay
- Three coats of quality paint – including primer/sealer and undercoat – Matt to walls, gloss to doors and architraves
- Builders selection 45 litre stainless steel laundry tub with white metal cabinet
- Mirror sliding doors to bedroom robes
- Cushion stops on all internal hinged doors

KITCHEN INCLUSIONS

- 20mm engineered stone benchtop with arris edge
- Tiled splash-back
- Laminate finish to cabinetry [one (1) colour]
- Overhead wall cupboards where stated on plan. Painted bulkhead over wall cupboards
- Builders selection 600mm stainless steel slide-out rangehood
- Builders selection 600mm stainless steel built in electric oven
- Builders selection 600mm stainless steel gas cooktop
- Builders selection stainless steel 1 ¼ bowl sink with one (1) tap hole
- Quality chrome sink mixer
- Builders selection stainless steel dishwasher

BATHROOM AND ENSUITE INCLUSIONS

- 20mm engineered stone benchtop with arris edge
- 600 x 600 rectified porcelain tiles to floor and walls [2000mm high to shower, 300mm high splashback to vanity, 100mm high skirting]
- Laminate finish cabinetry [one (1) colour]
- Wet area Villaboard wall lining
- Builders selection semi recessed basins
- Builders selection island acrylic bathtub
- Aluminium, semi frameless, clear glass pivot or fixed glass panel - no door to shower [design specific]
- Dual – flush 6/3L wall faced toilet suite
- CLARK square hand wall basin – one (1) tap hole, chrome bottle trap [design specific – to powder/WC]
- Builders selection ceiling mounted showerhead
- Builders selection quality mixer tapware throughout
- Builders selection quality towel rails and toilet roll holders
- Polished edge wall-mounted mirror to vanities
- Exhaust fan to bathroom and Ensuite in each dwelling [design specific]

