

GENERAL:

Prices are based on fully serviced sites and include the cost of soil test, contour survey, drafting architectural drawings, engineers structural foundation design, minimum sediment/erosion control, site inspections, building certification fees, water and sewer connection fees, plumbing and drainage fees, compliance with council energy rating system, PLSL levy fees, QBSA insurance and contractors all-risk insurance. Council rates, electrical usage and water usage during construction are the responsibility of the owner. Construction methods to suit wind loading as required under the Building Code of Australia.

All inclusions are from the builders standard range, and all non-standard selections will be quoted for approval by the owner.

All internal colours are to be selected by the owner from the builders colour selection scheme, and all non-standard selections will be quoted for approval by the owner. External colours are to be selected by the owner from the builders colour selection scheme and may be subject to covenant approval.

Note: Items contained within this specification are indicative and if any product is unavailable at the time of construction or as required, similar product of equal value will be substituted without notice.

SITE PREPARATION:

- Allowance for cut and fill up to 300 mm. No allowance for importing or exporting of fill

WHITE ANT TREATMENT:

- Termite treatment to AS3660.1 – 2000

FOUNDATIONS & FLOOR:

- Engineer designed concrete slab system to H1 soil conditions as per AS2870
- No inclusions for piers or footings

EXTERNAL WALLS:

- H2 termite treated pine wall frame to AS1684
- Low set dwelling - lightweight construction (design specific)

INSULATION :

- External Walls - Sarking to all external walls to meet 6-star rating. Refer to BERS report
- Roof - Sarking under metal roof, R2.5 installed in ceiling excluding garage and alfresco

ROOF & EAVES: - (design specific)

- Engineer designed H2 termite treated pine trusses for a Colorbond metal roof
- FC sheeting to eaves, porch entry area and alfresco

WINDOWS & SCREENS:

- Aluminium sliding windows and doors with clear glass and key locks (obscure glass to wet areas excluding laundry) NOTE: Keys for all sliding doors (hinged & sliding) to be keyed alike
- Fly screens to all external sliding doors and all opening windows, including entry door and external laundry door

INTERNAL LININGS:

- Finished ceiling height 2400mm
- Ceiling - 55mm cove cornice
- Cupboards - cornice
- Walls - 10mm plasterboard
- Wet area walls - 6mm villa-board and/or 10mm waterproof plasterboard
- Ceilings - 10mm plasterboard

MOULDINGS:

- Skirtings - 67mm x 12mm splayed profile
- Architraves - 42mm x 12mm splayed profile

DOORS:

- Internal swing doors and cavity sliding doors - Flush profile doors (design specific)
- Internal robe sliding doors - satin chrome aluminium frames with vinyl fronts, refer to plan
- Garage / Laundry swing door (design specific) - exterior paint grade door with 1/3 clear glass panel as per plan
- Entry – external paint grade entrance door from builders standard range

DOOR FURNITURE:

- Internal swing doors - satin chrome lever passage sets from builders standard range
- Internal cavity sliding doors (if applicable) - satin chrome flush pull sets from builders standard range
- External - satin chrome lever entrance set to exterior swing doors and dead lock to front entry door, keyed alike from builders standard range
- Privacy locks to bedroom 1, bathroom, WC and ensuite from builders standard range
- Broom cupboard (if applicable) - satin chrome lever dummy

handle with catch from builders standard range

KITCHEN FITTINGS:

- 20 mm reconstituted stone benchtop from the builders colour selection scheme
- Laminate cabinet and cabinet doors from the builders colour selection scheme
- Melamine shelving to cabinets
- Four melamine shelves with flush panel door to pantry (design specific)
- Provision for dishwasher including single power point and capped cold water point
- Sonata KORE 1 3/4 bowl kitchen sink
- Sonata KORE sink mixer

KITCHEN APPLIANCES:

- Under Bench Oven 60cm - Westinghouse WVE613S
- Ceramic Cooktop 60cm - Westinghouse WHC642BA
- Retractable Rangehood 60cm - Westinghouse WRH608IS

BATHROOM & ENSUITE FITTINGS:

- Shower Screen - Satin chrome aluminium nautilus semi-frameless screen with clear glass
- Shower niche in all showers
- Caroma Maxton 1525mm bath tub (design specific)
- Laminated vanity unit cabinet and benchtop from the builders colour selection scheme
- Sonata KORE inset / semi recess vanity sink (design specific)
- Mirrors - framed to width of vanity
- Sonata KORE double towel rail
- Sonata KORE hand towel ring holder (design specific)
- Sonata KORE toilet roll Holder
- Chrome on Brass Floor Waste

Tapware –

- Sonata KORE basin mixers
- MINA bath spout
- Sonata KORE shower mixers
- Sonata KORE shower rail

Toilet Suite –

- Sonata KORE Close Coupled Ceramic

LAUNDRY FITTINGS: -

- Sonata KORE Stainless steel tub and white cabinet with door
- Chrome on Brass Floor Waste

Tapware –

- Sonata KORE sink mixer

WET AREA TILING:

Wet area ceramic wall and floor tiles laid to standard heights:

- 600mm high to kitchen splashback
- 2000mm high to shower alcove
- 500mm high above bath
- Bath front and bath hob

- 150mm high above vanity
- ½ wall tile to skirting
- 400mm high to laundry tub splashback

Waterproofing to wet areas as per Australian Standard requirements

FLOOR COVERINGS:

Carpet and tiles as per plan from builders colour selection schemes

WARDROBES: - (design specific)

- Shelves - One (1) shelf with chrome hanging rail

LINEN CUPBOARD: - (design specific)

- Shelves - Four (4) shelves

BROOM CUPBOARD: - (design specific)

- Shelves - One (1) shelf

HOT WATER SERVICE:

- Rinnai HotFlo 250lt

ELECTRICAL:

Refer to electrical plan for all locations

- White LED light fittings as per plan
- Blade Batten LED light to garage
- Power points as per plan
- Two phone points as per plan, one NBN point if available
- Television points as per plan (one to each living area, one to bed 1)
- Roof mounted television antenna
- Exhaust fans to bathroom / ensuite / PWD (design specific)
- 6kw Split system reverse cycle air conditioning to main living area
- 6x white ceiling fans as per plan

WINDOW FURNISHINGS:

- Blockout roller blinds to all windows and glass sliding doors, excluding laundry and wet areas

GARAGE DOOR:

- Steel-Line panel lift automatic door with 2 handsets

COLOUR SELECTION SCHEMES

Capri inclusions/specifications only allow pre-determined set colour schemes as set out below:

- Riftwood
- Oak
- Whitewash
- Graphite

EXTERIOR:

- Clothesline as per plan
- Pillar style letterbox with house number if required
- Exposed aggregate concrete to alfresco, driveway, porch, clothesline pad and path as per plan

ALFRESCO:

- Under main roofline, fully lined with FC sheeting, timber post (90mmx90mm) and concrete base

CLEANING:

- Builders clean. Please note that a builders clean consists of removing building debris from the internal and external of your home; a general mop of tiled flooring areas, wipe down of kitchen and wet areas fixtures and external window cleaning. You may be required to conduct a further clean prior to taking occupation

CUSTOMER 1 NAME: SIGNATURE: DATE:

CUSTOMER 2 NAME: SIGNATURE: DATE:

CONSULTANT NAME: SIGNATURE: DATE:

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