

# Standard Building Specifications

## General inclusions

- All council fees, water application fees, portable long service leave fees and BSA fees
- All working drawings to comply with BCA, Council & Australian Standards.
- Trithor Penetration and Perimeter system as per Australian Standards including 50 year warranty. (conditions apply)
- Construction insurance covering fire and theft.
- Soil test and engineer designed footing and slab.
- Pre-fabricated timber trusses and stick frame as per Structural Engineers design and Australian Standards.
- Waffle pods & slab design as per engineers design
- Constructed to suit local requirements and wind loading as per Australian Standards.
- N2 wind load construction
- Soil Allowance to "H" 1 class
- 2440mm Ceiling height
- Roof pitch as per approved plan and up to 25° pitch
- Six-year structural warranty & Six-month maintenance warranty

## External Inclusions

- **Walls in Austral or PGH Bricks – front facade and balance face brick**
- **Std concrete roof tiles with Colorbond fascia and gutters**
- Contemporary Panelmasta Panel lift Colourbond garage door with 3 remote controls
- Two (2) external garden taps
- Sewer connection to 30 meters
- 60m Stormwater to street with standard 6m setback
- Aluminium frame sliding windows and glass doors keyed alike as per plan
- Corinthian, Madison Range, Clear glass painted, front entry door as per plan
- Entrance set + deadlock to all external doors and key lock to garage door to house keyed alike

Window Frames  
& Sliding Doors by



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**Colorbond Colours** Colorbond®  
Roof, Gutter, Fascia and Garage door



**FIGURE D - ENTRANCE DOOR/DOOR HANDLE**



**FRONT DOOR LOCK**



**Internal Inclusions**

- All painted timberwork to match walls
- Fully painted inside with trade premium paints. Walls in half strength sand drift acrylic Watty (this colour will be used unless stated otherwise by client)
- Ceilings and cornices in flat white
- All painting by standard two-coat system and base coat
- Low sheen paint to all walls
- Gloss enamel paint to all woodwork
- 67mm skirting – colonial, spayed or pencil round
- 42mm architrave – To match skirting
- Built-in robes to all bedrooms, inclusive or top shelf and chrome rail with vinyl sliders.
- Linen press with 4 shelves

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- 10mm plasterboard to all walls and ceiling
- 10mm waterproof green board internal lining to bathrooms and ensuite walls
- Gainsborough Lever Bright chrome door handles hardware
- Internal doors to be Rockport smooth skin
- Waterproofing to all wet areas as per Australian Standards
- Store cupboard with 1 shelf
- Cornice – 75mm cove

#### INTERNAL DOOR SELECTIONS



#### INTERNAL DOOR HANDLE SELECTIONS



#### Electrical

- Euro ED12GSA Dishwasher
- Euro EA60SA Oven
- Euro ES360S 60cm sliding rangehood
- 6kw, 2.5 hp reverse cycle air-con to main living area's**
- Exhaust fans to bathroom, ensuite and main toilet
- Two (2) double power points in kitchen, garage and family room
- At least one (1) double power point in all rooms excluding kitchen and family rooms
- Two (2) T.V. points, - family room and main bedroom
- Two (2) phone points
- Smoke detectors as per A.S.
- Earth Leakage circuit breakers
- Safety Switch
- Single phase connection underground
- Switch Board to be located at side of house
- Lights (including fittings as selected by builder)
  - Fixed recessed lighting to all internal rooms
  - Exterior sensor lights to front entry area and side area
  - Fluorescent lighting to patio area (wall)
- 40% fluorescent lighting as required
- Brushed stainless steel ceiling fans to all bedrooms, living & Family (6)

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## EURO APPLIANCES



Multifunction Oven



Rangehood



Cooktop



Dishwasher

### Gas

- Euro EG4GS Gas cook top
- **Bosch Professional YS2170RA5P** instantaneous gas hot water system

### Kitchen

- Polytec laminated benchtop, with PVC edging & tiled splash back
- Fully Polytec laminated cupboards and pantry
- Overhead wall units where stated on plan
- Stainless steel 1 ½ bowl sink with one tap hole
- Quality chrome mixer taps to kitchen sink. - Naxos
- Polytec laminated, brush stainless steel look kick board



### Bathrooms & Water Closets

- Full Polytec laminated vanity units
- Tiling to walls and floors (1.8 high around shower recess only)
- Framed edge mirror 900mm high be length of vanity
- White ceramic recessed basin (117500 – Magnetic Picasso)
- Toilet, full china (Amalfi)
- White acrylic bath (348101 – Decina Bambino)
- Chrome double towel rail and toilet paper holder. (701397 & 701404 – Kosmos)
- Chrome brass flick mixer tapware. (105798 – Magnetic Picasso)
- Clear glass Pivot shower screen (Semi-Framed)
- Tiling from builder's selection to bathroom and WC. Skirting and floor (one row above vanity unit, to 400mm above bath and approximately 1850mm in shower recess)
- Tiled shower base with full waterproofing under tiles

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## TAPWARE/BATH AND ACCESSORIES/SHOWERSCREEN



Shower Rail



Shower/Bath Mixer



Basin Mixer



Toilet Roll Holder



Dbl Towel Rail



### Laundry

- Laundry tub to be 45 litre, with suds by-pass and white cabinet. (419321 – Everhard Glo-Tub)
- Tiling from builder's selection to floor and skirting tub splashback to 400mm
- **Chrome mixer taps - Naxos**

### Miscellaneous

- Television antenna is included. (no booster or amplifier)
- Wall mounted clothesline is included, positioned at builder's discretion
- **Under roof alfresco dining area**

### Window Treatments

- Obscure glass to bathroom, WC & ensuite windows
- 7mm Grilled security screens to all aluminium windows and sliding doors
- Vertical blinds to sliding door and windows, except OBX glass windows & Garage

### Floor Coverings

- Tiling to all wet areas – kitchen, family room and dining area
- Carpet with rubber underlay to all bedrooms and lounge area from the Godfrey Hirst Range at Bennies Carpets
- Patio flooring in exposed aggregate
- Garage floor to be painted finish in Concreshield for aesthetic reasons only – **NO WARRANTIES WILL BE GIVEN**

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### STANDARD CARPET COLOURS



5800 Wood Smoke



1750 Natural Bark



7700 Slate



1850 Mocha



7300 Aged Driftwood



5750 Taupe

### Landscaping

- Single feature garden to front and rear yard (approx 8m2 meters in size)
- Plants will be either native or succulents for easy management
- Fully turfed to front and rear yard (allowance included specific to the lot size)
- Driveway in exposed aggregate concrete as per plan in accordance with local authority approval
- Single row paver steps to clothes line
- Letterbox to be brick or metal as selected by builder
- Driveways to be acid washed
- Fencing side and back to be timber 1800mm high with returns to the house and one single gate provided for rear access

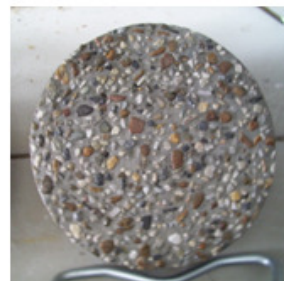
### Exposed Concrete Selections



Snowdrift



Eclipse



Manning

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### **Energy Efficiency**

- Energy efficiency requirements as per minimum six star energy rating requirements
- Wall wrap (sisilation) to external walls
- **R2.5 Insulation batts to ceiling for concrete roof tiles** ~~or 60mm anticon for colorbond roof~~
- No internal wall batts have been allowed for, if required for energy efficiency a variation will be provided
- No roof batts have been allowed for, if required for energy efficiency a variation will be provided

### **Cleaning**

- External – Builder will clean all Builders' debris etc. from the site to enable landscaping to proceed unhindered
- Internal – Professional cleaning throughout to ensure your property is available for immediate occupancy

### **Retaining / Landscaping**

**Please note that there has been no allowance for retaining within this specification. All extra retaining must be priced prior.**

**NOTE: Bold** indicates additional feature over and above standard specifications.

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