



SPECIFICATIONS

1.0 GENERAL

- 1.01 This specification shall be read in conjunction with the building contract, sales plans, and inclusions list.
- 1.02 All building work to be undertaken in accordance with the specifications shall comply with the Building Act 1998 (as amended) and the BCA.

2.0 SITE

- 2.01 Where the owner/purchaser supplies land to the builder then it is the owner/purchaser's responsibility (where applicable) to ensure town water is connected to the land and a water meter is installed prior to commencement of construction.
- 2.02 Where the owner/purchaser supplies land to the builder then it shall also be the owner/purchaser's responsibility to provide Impact Homes Pty Ltd with full identification of the land by way of survey pegs to all property boundaries and easements. Impact Homes Pty Ltd shall not be responsible should the survey pegs become disturbed or accidentally removed during the construction period.
- 2.03 Where the owner/purchaser supplies land to the builder then it shall also be the owner/purchaser's responsibility to provide access to the land suitable to allow trucks as normally used in the construction industry to drive in and out of the land. Should the access not be available or suitable then Impact Homes Pty Ltd (with the prior permission of the owner/purchaser) may carry out works in order to establish suitable access to the block at additional expense to the owner/purchaser.
- 2.04 Where the owner/purchaser supplies land to the builder then it shall also be the owner/purchaser's responsibility to provide 240 volt power supply to the boundary of the land.
- 2.05 No allowance is made for the excavation of rock. Therefore, if rock is encountered which hinders the construction of the building, excavation shall be at the purchaser's expense.
- 2.06 Allowance has been made for a level site scrape of the land in order to construct the building.
- 2.07 A registered building surveyor shall set-out the building.
- 2.08 Building waste and surplus material shall be removed from the land by Impact Homes Pty Ltd during the construction period and at the completion of the build. Upon completion the house shall be thoroughly cleaned and made ready for immediate occupation.
- 2.09 All retaining walls, batter, and drainage shall comply with Australian Standards and be subject to the approval of the building certifier. The final location and height of all retaining walls shall be determined by the onsite Quality Control Officer. Any retaining structures marked on the contract plans may therefore change based on the assessment made by the onsite Quality Control Officer.
- 2.10 For health and safety reasons, the purchaser may not enter the site of a property under construction unless they are accompanied by the site supervisor or quality controller. A property is considered under construction until such time as the physical handover of the keys of the property have been issued and the final certification of the property has been completed.

3.0 MATERIALS

- 3.01 All materials used by Impact Homes Pty Ltd shall be new; of good quality; conform to what has been specified in the sales plans and inclusions list; and be installed in accordance with manufacturer's specifications and Australian Standards.
- 3.02 Impact Homes Pty Ltd reserves the right to provide an alternative product to those nominated in the inclusions list provided that it conforms to these specifications.

Specifications continued

- 3.03 Should any item or materials not be available for delivery until after a period which, in the opinion of Impact Homes Pty Ltd, will cause unwarranted delay the purchaser may upon written request from Impact Homes Pty Ltd select other readily available item or material as a substitution. If required, an adjustment of the contract price shall be made in accordance with the conditions of the building contract
- 3.04 Impact Homes Pty Ltd shall not be responsible for the re-application of stain or clear varnish to stain grade materials. Stain grade materials require re-application every 6 to 12 months depending on the level of exposure to the elements. Impact Homes Pty Ltd shall not be responsible if weather damage occurs to stain grade materials as a result of negligence regarding the re-application of stain or clear varnish to these materials.
- 3.05 The builder does not advise the use of floating "laminated" flooring products. Whilst we will install these products if requested the following conditions will apply:
- 3.05.01 The flooring shall be chosen strictly from a product range nominated by the builder
 - 3.05.02 The buyer shall be fully aware of the manufacturers recommendation for the use and care of the product especially relating to water damage and scratches
 - 3.05.03 Whilst every care will be taken by the builder to protect the product, the builder shall not be responsible for any damage to the product during construction or after handover
 - 3.05.04 The buyer accepts that MDF beading will need to be installed around any cabinetry and some other areas of the house
 - 3.05.05 The builder does not advise use of the product on staircases and will not repair damage to flooring installed on staircase; even prior to handover
 - 3.05.06 Regarding the construction of stained timber decks. Owners should expect that hardwood timber will "bleed" when wet for some time after the property has been completed. The builder shall not be responsible for any damage caused by "bleeding" of timber decks. This is the sole responsibility of the owner.

4.0 STRUCTURAL FOOTINGS AND SLABS

- 4.01 Structural footings and slabs shall be designed by a state certified engineer.
- 4.02 Structural footings and slabs shall be inspected by a state certified engineer or a licensed private certifier.
- 4.03 Termite barriers and protection shall be in accordance with the manufacturer's specifications and AS3600.1
- 4.04 Owing to the variability of concrete as a building product and the conditions existing at the time of pouring, it is not possible to provide any guarantee against 'shrinkage cracking' in structural or non-structural slabs. Slabs shall be trowel finish.

5.0 PLUMBING AND DRAINS

- 5.01 Sewer drains shall be generally in accordance with the relevant state Act for Sewage and Water Supply.
- 5.02 All plumbing work shall confirm to the Sewage and Plumbing Act (Amended 1981) and be carried out by a licensed plumbing contractor.
- 5.03 Tempering valves to restrict the delivery temperature of the hot water at fixtures used for personal hygiene in accordance with AS3500. Hot and cold water services shall be installed in bathrooms, ensuites, kitchens and laundries.
- 5.04 Downpipes shall be installed as indicated on the building plans and, unless directed to a water tank, shall drain to council's stormwater infrastructure. Downpipes are to allow for termite barrier inspection at ground level in accordance with AS3660.

6.0 ELECTRICAL

- 6.01 All electrical work shall be undertaken by a licensed contractor and in accordance with state electrical regulations. Smoke detectors shall be hardwired with a battery back-up.
- 6.02 Electrical supply shall be installed as single phase.
- 6.03 Final electrical connection through an electrical retailer is the responsibility of the purchaser.
- 6.04 Connection to a telephone/internet service provider is the responsibility of the purchaser.
- 6.05 A house shall comply with the minimum energy efficiency rating of 6 stars.
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Specifications continued

7.0 VARIATIONS

- 7.01 The specifications may only be varied by written agreement between Impact Homes Pty Ltd and the entity/persons purchasing the property.
- 7.02 Variations requested by the purchaser, whether they are subsequent or prior to the signing of the contract and sales drawings, must be made in writing and bear the signature of the purchaser/s.
- 7.03 A non-refundable surcharge of \$2500.00 will be imposed over and above the variation cost to cover administration costs.

8.0 COLOUR VARIATIONS

- 8.01 Due to the peculiarities within certain manufacturing processes; climate conditions; and clay based mineral deposits, colour variations may occur from time to time. Impact Homes Pty Ltd will accept no responsibility for any such colour variations.
- 8.02 Where a colouring agent is introduced to mortar or grout, reasonable care shall be taken but no guarantee shall be given in respect to either the uniformity of; or the retention of the colour thereafter. Unless otherwise noted on plan, natural mortar shall be used on all brickwork.

9.0 PROGRESS CLAIMS

- 9.01 SLAB STAGE is the stage where footings; base brickwork; base walls; formwork; reinforcing; and concrete slab have been completed and the building is ready framework (walls) to be erected.
- 9.02 FRAME STAGE is the stage where the timber frame is erected by the carpenter and inspected by the private certifier. Whilst a few minor issues requiring attention may be listed on the inspection this does not hold up completion of frame stage - the frame need only be inspected not passed.
- 9.03 ENCLOSED STAGE is the stage where the roof, electrical & plumbing rough-ins, and external windows and doors (excluding the garage door) have been completed. For single storey dwellings the brickwork has been completed; and for two storey dwellings the lower brickwork and upper storey external cladding has been completed. If the external cladding to the upper storey is incomplete but the internal plasterboard (excluding cornice) has been installed then this is acceptable.
- 9.04 FIXING STAGE is the stage where the internal of the building is completed including internal linings, mouldings, wet area tiling, shelving, and cabinetry are fitted and installed in preparation for painting to commence. The garage door is also installed at this stage.
Note: It is acceptable for Impact Homes Pty Ltd to claim the fixing stage payment prior to completion of enclosed stage. This instance can occur if for example the bricklayer is delayed (meaning enclosed stage is incomplete) but work has continued to the extent where fixing stage has been completed.
- 9.05 PRACTICAL COMPLETION STAGE is the stage where your constructed property is now ready for inspection and occupation. Final payment should not be made until Impact Homes Pty Ltd has provided the purchaser with a list of minor defects (if any) and all contracted work has been completed. Impact Homes Pty Ltd shall provide a Final Certificate Inspection signed by a private certifier to show evidence of practical completion.

10.0 SPECIAL CONDITIONS

- 10.01 While due care and consideration of applicable building covenants has been applied in the planning of the dwelling proposed to be built, Impact Homes Pty Ltd may be required to make additional changes in order to satisfy estate building covenants. The specified contract amount does not include any additional expenses which may be incurred to satisfy covenant approval. Covenant approval is deemed to include the building as well as landscaping elements.
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EXTERNAL FINISHES

- Brick veneer construction with multiple materials for a high quality finish - see sales plans
- Colorbond Custom Orb roof
- Colorbond fascia & gutter
- 2.44m internal ceiling height
- 450mm eave width
- 820mm Corinthian Madison 104 style door (translucent glazing) with security screen door and 300mm fixed translucent glass panel
- Aluminium powder coated windows & sliding doors
- Satin chrome front door lockset
- Panel lift garage door with two remotes
- 90mm PVC down pipes
- Australian standard compliant termite barrier
- Aluminium powder coated balustrade on balconies (where applicable)

INTERNAL FIXINGS

- Corinthian Motive style internal swinging doors
- Aluminium framed vinyl sliding wardrobe doors
- Whitco Bevel lever internal door handles
- Pencil round skirting & architrave painted in gloss finish - 3 coats
- 10mm plaster board & 90mm cornice painted in low sheen finish - 3 coats. 6mm Villaboard in wet areas

KITCHEN

- 20mm Engineered stone kitchen bench tops
- Texture or matt finish laminate kitchen cabinet doors & drawers
- Cabinet height 2.1m with plasterboard bulkhead
- 60cm electric stainless steel oven
- Stainless steel dishwasher
- Stainless steel energy efficient slideout re-circulating rangehood
- Chrome sink mixer
- Stainless steel sink
- Ceramic tile kitchen splashback
- Electric ceramic hotplate
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- IMPORTANT NOTE: Where this inclusions list applies to a dual occupancy dwelling - the appliances included may vary for each unit. Please refer to the sales plans for clarification of the inclusions.

LAUNDRY

- External swinging door (where applicable) 1/2 clear glass with stainless steel lockset & security screen door
- Steel stand-alone laundry cabinet with stainless steel tub
- Ceramic tile splashback

BATHROOMS, ENSUITES AND WATER CLOSETS

- Vanities with polymarble tops & texture or matt laminate cupboard doors & drawers
- Aluminium framed mirror over vanity
- Chrome shower, bath, & basin mixers
- Chrome shower head & bath spout
- Ceramic close-coupled toilet suite
- Chrome double towel rail and toilet roll holder
- Semi-framed glass shower screen with pivot door

Please note: Impact Homes Pty Ltd reserves the right to alter the inclusions published at any time without notice provided that the item is substituted for an item of equal or better quality. These inclusions should be read in conjunction with the sales plans, specifications, and colour selection in order to verify the quantity, location, and colour of items.



- Acrylic moulded bath 1.675m
- Ceramic soap holder in shower
- Ceramic tile splashback, skirting, & shower recesses
- Ceramic feature tile on side of bath, bath hob, and one wall of the room

FLOOR COVERINGS

- Ceramic floor tiles in kitchen, family, meals, entry, linen cupboards, & all wet areas. Hallways shall be as indicated on plans
- Carpet in bedrooms, wardrobes, 2nd living area (where applicable), & internal staircase (where applicable)
- Garage floor to be plain trowelled concrete

WINDOW TREATMENTS

- Roller blinds on all windows (excl. wet areas) and vertical blinds on sliding doors.
- Security screens to all windows and sliding doors

ELECTRICAL

- Two reverse cycle split system inverter air conditioners as indicated on plans
- 100% Energy efficient White downlights, satin chrome ceiling fans, & white 3 in 1 exhaust fans throughout house
- Double globe oyster light in garage
- External double spotlight near laundry drying area
- TV antenna for up to three hard wired TV points
- Where mains feed gas is available a gas continuous flow 5 star HWS shall be installed. Should mains feed gas not be available an electric 170L 5 star heat pump shall be installed
- IMPORTANT NOTE: Air conditioning units where indicated on the sales plans shall be fitted in accordance with the manufacturers specifications. The size and layout of the room where the unit is to be installed shall determine the size of the unit. As a general rule, where indicated on the sales plans, a bedroom shall have a unit ranging from 2.2kW to 2.7kW and a large living area will have a unit ranging from 5.8kW to 6.5kW.

LANDSCAPING

- Feature garden at front of property with mixture of mature trees, shrubs, ground covers, & decorative pebble
- Turf to remainder of property
- Exposed aggregate concrete driveway, porch, & alfresco
- Render look
- Fencing sufficient to complete property with access gates as indicated on plans
- IMPORTANT NOTE: Alternate guidelines apply to 'acreage' properties. See sales plans for overriding notes.

ENERGY EFFICIENCY

- Ceiling insulation in main roof area excluding garage, alfresco, & porch
- Siltation wrap to external walls
- Minimum 6 star energy rating

MISCELLANEOUS

- Wall mounted clothesline

Aluminium powder coated balustrade on balconies (where applicable)
 Aluminium framed vinyl insert sliding wardrobe doors
 Ceramic soap holder in shower

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