



STANDARD SPECIFICATIONS

BUILDING ALLOTMENT

Concrete waffle pod slab, engineer designed “M” class, maximum 300mm site fall over the building platform, no existing fill. Slab costs will be adjusted if founding conditions differ.

Based on land size up to 600m², and a maximum building setback of 6m (subject to planning authority).

Engineer design surface drainage, including silt pits with grated covers, connected to storm water, (2 No) flexible couplings to sewer, engineer design and certification.

CONNECTION OF SERVICES

Single phase underground power (up to 10m).

Water connection (dry tap connection on same side of street).

Gas connection (up to 10m).

Sewer and storm water connection (up to 600m² block).

Telephone conduit and draw cable from the supply pit. Connection to pit is the owners’ responsibility.

Excludes telephone connection costs and all consumer account opening fees.

EXTERNAL FEATURES

Bricks: Clay brick selection from builders’ standard category 1 range.

Mortar Joints: Face Brickwork - Natural colour rolled joints.

Render: Acrylic texture coating render. Colour to be selected from builder’s standard range. (design specific - refer working drawings for extent of cover).

External Moldings: Light weight exterior moldings with acrylic texture coating render from builder’s standard range (Refer to working drawings for extent of cover).

Infill’s over Windows: Front Elevation - Brick infill over windows.

Side & Rear Elevations: Cement sheet infill over windows and doors.

Light Weight Cladding: Lightweight Foam, Fibre Cement, Timber Cladding to areas as per plans. Finish and colour to be selected from builder’s standard range (design specific – refer to working drawings for extent of cover).

Roof Cover: Concrete Roof Tiles (design specific) to be selected from builder’s standard Category 1 range. Refer to working drawings for roof pitch.

Roof Plumbing: Metal gutter, fascia and flashings. Colorbond finish.

Downpipes: 100 x 50. Colorbond finish. Colour to be selected from builder’s standard range.

Front Entry Door: Paint finish, 2040mm high x 820mm wide from Builder Range. Lever entrance set with double cylinder deadbolt from Builders Range. Aluminum frame and sill.

Laundry Door: Aluminum sliding door, 2100mm high x 1450mm wide (design specific – refer to working drawings).

Roof Pitch: 22.5 degree.

Windows: Powder coated aluminum awning windows to front façade only (design specific – refer to working drawings).

Powder coated aluminum sliding windows to side and rear elevations only.

Clear glazing throughout, including wet areas. Sills to be brick on edge.

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Sliding Doors: Aluminum powder coated sliding door. Colour to be selected from builder's standard range. Locks to all sliding doors keyed alike.

Draft Exclusions: Full perimeter draft seals to all entry door frames and internal access door to garage and garage external pedestrian door.

FRAMING

Walls: Stabilized timber frame throughout at 450mm centres to ground floor of double storey homes, 600mm centres to single storey homes and first floor of double storey homes. Timber Sizes to be in accordance with AS1684 Timber Framing Code.

Roof: Engineer designed stabilized timber roof trusses at 600mm centers.

INSULATION

Ceiling: Glass wool batts to home only. Excludes garage, alfresco area, portico and ground floor ceiling area with first floor above (to comply with energy rating report).

External Walls: Glasswool batts (including party wall between house and garage) plus weather wrap to ground and first floor, joins in weather wrap to be taped and gaps around windows/doors.

INTERNAL FEATURES

Ceiling Height: 2440mm ceiling height (nominal) to single storey with 75mm cove cornice.

2440mm ceiling height (nominal) to ground floor of double storey homes, and 2440mm ceiling height (nominal) to first floor, 75mm cove cornice throughout.

Garage Ceiling Height: 2526mm from garage step down floor level.

Room Doors: Flush panel 2040mm high to single storey, 2040mm high to ground floor and first floor of double storey.

Room Door Furniture: Builders Range passage set.

Moldings: Skirtings - 67x18mm square edge primed MDF.
Architraves - 67x18mm square edge primed MDF.

Door Stop: Nylon 75mm, white.

Ceiling Plaster: 10mm plasterboard finish.

Wall Plaster: Plasterboard 10mm thick. Water resistant plasterboard to ensuite, bathroom & above laundry trough.

PAINTWORK (2 COAT APPLICATION)

External

All paint colours to be selected from builder's standard range Category 1.

Front Door, Doors, Side lights: 1 coat prep sealer undercoat with 2 coats of gloss enamel.

Wood work: 2 coats of low sheen acrylic.

Cement Sheet Eaves, Porch Lining: 2 coats ceiling paint.

Cement Sheet Cladding Walls and Boards: 2 coats low sheen acrylic.

Note: Colorbond fascia, gutter and downpipes.

Internal

Ceiling: 2 coats of ceiling paint (one colour throughout).

Walls: 1 coat of prep sealer undercoat, 1 coat of low sheen acrylic (one colour throughout).

Timber Doors (pre-primed): 2 coat of gloss enamel.

Painted Woodwork (unprimed): 1 coat prep sealer undercoat, 2 coats of gloss enamel.

Painted Woodwork (primed): 2 coats gloss enamel.

Note: Doors, skirting and architraves to be one colour.

HEATING

Gas Ducted: Gas ducted heating unit installed in roof space with digital thermostat and ducted to living areas and bedrooms (excludes wet areas) as per manufacturers/suppliers recommendations for home size.

HOT WATER SYSTEM OR RECYCLED WATER

Solar Hot Water: Hot water system with gas boost back up and the necessary electrical and plumbing connections. NOTE - panel and storage tank positioned at the builders discretion OR class A recycled water as per estate requirements.

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KITCHEN

Appliances: Builders Range

Cooktop: 600mm wide stainless steel gas cook top with cast iron trivets and wok burner.

Oven: 600mm wide under bench electric stainless steel oven.

Range hood: 600mm wide stainless steel canopy range hood.

Dishwasher: Provision for future dishwasher including single power point and capped cold water point.

Cabinetry: Base Cupboards, fully lined white melamine cabinets, (refer to working drawings).

Overhead Cupboards: Finish as for base cupboards, with painted infill panel over, refer working drawings to extent.

Doors: Laminate finish from builder's range Category 1.

Drawers: 1 x 4 bank utensil drawer module.

Handles: Select from builder's range Category 1.

Microwave Provision: Incorporated in kitchen base cupboards and vented into adjacent cupboard space, including single power point.

Bench Top: Square edge laminate benchtop selection from builder's standard range 20 mm or 40 mm.

Sink: Stainless steel double bowl drainer sink from Builders range.

Tap: Sidelever mixer 220mm gooseneck in chrome finish.

Splash back: Builders Category 1 ceramic wall tiles to areas as per standard working drawings.

BATHROOM, ENSUITE, POWDER ROOM & WC

Bench Top: Square edge laminate benchtop selection from builder's standard range.

Basin: Choice of 2 Basins from Builders range

Bath: Acrylic bath from Builders range (white) in tiled podium.

Shower Bases: 900mm x 900mm ceramic tiled shower base. Selection from builder's standard Category 1 range

Shower Screens: 1850mm high semi frameless with pivot door and clear laminated glass

Taps and Outlets: Shower - Rail shower with shower wall mixer.

Bath (Wall Mounted): Straight wall bath outlet 200mm and wall mixer.

Basin (Top Mounted): Nero basin mixer.

Accessories: Toilet roll holders and towel rails from Builders range.

Toilet Suite: Soft close china toilet suite in white from Builders range.

Mirror: 900mm high, polished edges to full width of vanities sitting on 200mm tile splash back.

LAUNDRY

Trough: 45 litre single inset bowl stainless steel without top bypass.

Base Cupboard: 700mm wide fully lined modular cabinet, refer to working drawings.

Tapware: Sink mixer in chrome finish.

By-Pass: Direct connection to side of trough waste outlet.

ELECTRICAL

Internal Light Points: Standard batten holders throughout the dwelling.

External Light Points: Flood light wall mounted light fitting as per working drawings.

Power Points: Classic White Builders Range surround, double power points throughout excluding dishwasher, microwave and refrigerator provision (refer working drawings).

Switch Plates: White Builders Range with white surrounds.

Smoke Detector: Hardwired with battery backup.

Exhaust Fans: Above all showers and toilet not opening to outside air, 250mm with self-sealing air flow draft stoppers.

TV Points: (2 No) White Builders Range pre-wired TV points including 5 metres of coaxial cable to roof space (one to main bedroom and one to living area) as per working drawings. Refer wiring back to hub where applicable.

Telephone Points: (2 No) White Builders Range pre-wired telephone points (one to main bedroom and one to kitchen) as per working drawings, including underground connection to supply pit.

Safety Switch: RCD safety switch and circuit breakers to meter box.

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PLUMBING

Two garden taps, one located to the front water meter and one adjacent the external laundry door.

TILING

Wall Tiles and Bath Hob: Builders Category 1 ceramic wall tiles to areas as per standard working drawings.

Floor Tiles: Builders Category 1 ceramic floor tiles to entry, meal, family, laundry, ensuite, bathroom, WC, and powder room (if applicable to the design) as per standard working drawings.

Skirting Tiles: 100mm high, select from builder's range Category 1 floor or wall tiles to laundry, bathroom, WC and powder room (if applicable to the design) as per standard working drawing.

FLOOR COVERING

Carpet: Selected from builder's standard category 1 range to Bedrooms and second living area, rear hallway and staircase (house specific – refer working drawings).

Timber Laminate: Timber look laminate flooring to entry, kitchen, meals and family. (House specific – refer working drawings).

STORAGE (SHELVING & DOORS)

Robes: One white melamine shelf and hanging rail.

Walk in Robe: One white melamine shelf and hanging rail.

Pantry/Linen: Four white melamine shelves.

Broom: One white melamine shelf.

Robe Doors: 2040mm high double flush panel hinged doors.

Walk-In-Robe: Hampered openings.

STAIRS (DOUBLE STOREY HOMES)

Pine handrail, painted gloss finish, MDF stringer, pine newel post, gloss painted finished. MDF treads and risers including plaster dwarf walls to stairs and void areas (refer for staircase layout).

GARAGE

Garage Door: 2200mm high x 4800mm wide color bond sectional door in contemporary profile.

Remote Control: Remote control unit to front garage door with two handsets.

General: Tiled hip roof garage including plaster ceiling and concrete floor.

Garage Door Infill: Painted finish infill over front garage door.

NOTE 1: Front garage door widths shown above are nominal widths only, refer working drawings for actual sizes.

Ceiling Height: For ceiling height refer 'Internal Features – Ceiling Height'.

External Walls: Integrated Garages - Brick veneer, single and double storey homes. (House specific – refer working drawings).

Pedestrian Door (Home Specific)

Door Frame - Aluminum frame and sill with sealer undercoat and low sheen acrylic top coats paint finish.

Door - 2040mm high weatherproof flush panel with sealer undercoat and low sheen acrylic top coats paint finish, opening in.

Internal Access Door (Home Specific)

Door Frame - Timber with sealer undercoat and low sheen acrylic top coats paint finish including full perimeter draft seals.

Door - 2040mm high flush panel with sealer undercoat and low sheen acrylic top coats paint finish, opening into home.

Door Furniture – Lever entrance set with dead bolt to Entrance and Passage handles to internal doors.

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Owner(s) initials: /

Date: