

SPECIFICATIONS

INTERNAL INCLUSIONS

GENERAL FEATURES (as per plans)

Ceiling Heights	2740mm height throughout.
Internal Room doors	2040mm x 920mm solid-core doors.
Door furniture	Lever door handles in polished chrome.
Shirting	92mm x 18mm Primed MDF(Bevel).
Architraves	67mm x 18mm Primed MDF(Bevel).
Door seals	As Energy report

BEDROOMS (PER PLANS)

Robe	Solid-core sliding doors 2040mm height to all robes in bedrooms – per plans.
Powerpoints	Two double powerpoints (gpo's) to all bedrooms.

APPLIANCES(per plans)

Cooktop	600mm wide induction cooktop – per plans.
Rangehood	600mm wide canopy, stainless steel – per plans.
Oven	600mm wide under bench, stainless steel.
Dishwasher	600mm wide freestanding, stainless steel.

CABINETRY(per plans)

Base Cupboards	Fully lined melamine modular cabinets.
Overhead Cupboards	Fully lined modular cabinets.
Doors	Laminated doors with standard hinges (Builder's Range).
Drawers	Laminated drawers with soft close runners (Builder's Range).
Kitchen/Laundry/Vanity Benchtop	20mm stone benchtop with rounded corner(Builder's Range).
Pantry	Fully lined melamine cabinets with key locks – per plans.
Handles	D-pull handles to all doors/drawers.

KITCHEN (per plans)

Sink	Double bowl with single drainer, stainless steel.
Tap	Designer flickmixer, chrome (Builder's Range)
Microwave Provision	Colour laminated under bench – as per plan

BATHROOM / ENSUITE (per plans)

Basins	Vitreous china inset vanity basin, white (Builder's Range).
Vanity Splashback	Tiling splashback finish
Taps	Designer flickmixer, chrome (Builder's Range).
Shower Outlet	Handheld shower with rail in chrome.
Mirror	Polished edge mirror to full length of vanity.
Toilet Suite	Back to wall white toilet suite with soft close seat.
Towel Rail / Hooks	Double towel rails and / or hooks to Bathroom and Ensuite (Design specific).
Toilet Paper Holder	Chrome toilet paper roll holder to toilets.
Handtowel Holder	Chrome handtowel holder to Powder with basin only.

LAUNDRY (per plans)

Trough	45 litre inset single bowl trough, stainless steel with laminated cupboard.
Tap	Flickmixer, chrome.

GARAGE (per plans)

Walls	Brick veneer wall on boundary (Design Specific).
Front Garage Door	Colorbond sectional overhead door with remote control.
Pedestrian Door	Aluminium powdercoated door frame.
Frame	
Ceiling	Plaster ceiling with 75mm cove cornice.
Floor	Concrete floor.

ELECTRICAL (per plans)

Internal Lights	90mm diameter LED downlights throughout as per electrical layout.
Powerpoints	Double powerpoints (gpo's) throughout as per plans. Single gpo to fridge, microwave and dishwasher.
Switch Plates	Dimmeable switch to bedrooms and living, standard to all others.
Porch Soffit Lights	90mm diameter LED downlights throughout as per electrical layout.
Alfresco Light	90mm diameter LED downlights throughout as per electrical layout.
Sensor Lights	Sensor light to external doors.
TV Points	To all bedrooms and living.
TV Unit	32 Inch TV with laminated glasses as cover to living only
Phone / Data Point	To all bedrooms and living, NBN ready.
Smoke Detectors	Hardwired and interconnected to meet NCC requirements.
Exhaust Fans	Ceiling exhaust fans including draft stopper.
Safety Switches	RCD safety switch and circuit breakers.
Rangehood	Externally vented.
Communication system	The system is connected to living, participant bathrooms, and participant bedrooms, Linking to mobile devices

WALL COVERINGS(per plans)

Participant Bathroom	Tiling finish to all mandatory areas of participant bathroom-as per plan
Carer Bathroom	Tiling finish to all mandatory areas of carer bathroom-as per plan
Laundry	Wall tiles to laundry splashback(Builder's Range)
Splashback Kitchen	Wall tiles to kitchen splashback(Builder's Range)

FLOOR COVERINGS (per plans)

Bedrooms	Carpet with CAT 1 underlay to all bedrooms
Other areas	Hybird flooring with standard underlay to Entry, Kitchen, Meals, Living, and Hallways (Builder's Range).

STORAGE (per plans)

Robes	White melamine shelf with hanging rail. 4No. white melamine shelves.
Pantry / Linen Broom/Storage	Single white melamine shelf – per plans.

PLASTER (per plans)

Walls	13mm Impackchek plasterboard.
Ceiling	10mm plasterboard.
Cornice	75mm cove cornice throughout.

PAINTWORK– 2 COAT APPLICATION

Internal Walls	Washable low sheen acrylic paint.
Woodwork	Gloss enamel to doors, jams.
Ceiling	Flat acrylic ceiling paint.

HEATING / Cooling

Multi-heads split system with cooling and heating to all bedrooms and living.

SAFETY PLAN

Emergency Evacuation plans as per SDA requirement.

SPECIFICATIONS

EXTERNAL INCLUSIONS

EXTERNAL CLADDING (as per plans)

Cladding	Clay brickwork (Builder's Range)
Mortar Joints	Natural colour mortar with rolled finish joints.
Other Cladding	As per plans (Design Specific)
Front Elevations	As per plans (Design Specific)

DOORS and DOOR FURNITURE

Entry Door	Solid-core 2040mm x 920mm door (Builder's Range).
Entry Doorframe	Door Frame
Entry Door Furniture	Entrance lockset in chrome including deadlock.
Internal Door Furniture	Mortice lock/Square end plate furniture

ROOF COVER (per plans)

Roof Cover	Colourbond roofing
Roof Pitch	22.5 degree roof pitch.
Roof Plumbing	Colourbond fascia, gutter, and rectangle downpipes.

WINDOWS (per plans)

Front Windows Side	Feature powdercoated laminate glass aluminium windows (Design Specific).
Side& Rear Windows	Sliding powdercoated laminate glass aluminum.
Sliding Doors	Aluminum powdercoated laminate glass sliding door with locks.
Window/Door Infills	Bricks infill above front windows and doors. All other windows with infill cement sheet.
Security Mesh	Security mesh screens to all sliding doors and openable windows.

FRAMING (per plans)

Framing	M10 structural pine studs to Australian Standard.
Roof Frame	Engineered roof trusses per manufacturers design.

INSULATION (per plans)

External Walls	Glasswool batts including insulation to external brick veneer walls (exclude Garage) and internal walls between house and Garage. Note: Wall batts and insulation will be installed as per the approved Energy Report to be 6 star compliant.
Internal Walls	Acoustic insulation to all participants' bedroom.
Door Seals	Door seals to be provided as per Energy Report.

SUSTAINABLE ENERGY (per plans)

Hot Water System	Solar assisted hot water system with gas booster. Note: Solar panel and tank is positioned at the Builder's discretion.
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PLUMBING (as per plan)

External Taps	2No. external taps 1) Front water meter 2) side or rear (Design Specific).
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PORCH / ALFRESCO FLOORS (per plans)

Porch Floor	Concrete floor.
Alfresco Floor	Concrete floor.

SITE CONDITIONS / FOUNDATIONS

Slab Class	Up to Class 'P1' rigid waffle pod concrete slab (excludes piers and suspended slab). If fill is shown, then a lot specific level 1 compaction report is required, or extra charges may apply.
Fall of Land	Maximum 500mm fall over allotment.
Allotment Size	Maximum 600m2 with a maximum setback of 5m to the house.
Rock Removal	If rock is encountered on site, extra charges will apply for core drilling, rock breaking, sorting and removal from site.
Angle of Repose	Home to be setback by a minimum distance of 3m. If the home is sited closer, then additional charges may apply.
Termite Treatment	Termite protection if required.

COUNCIL REQUIREMENTS

Temporary Fencing	Hire of temporary fencing to site where required by Local Council.
Silt Fence	Hire of environmental silt fence to front of property where required by Local Council.

SITE SERVICES CONNECTION

Water	Dry water tapping connection included. Excludes recycled water connection costs.
Gas	Mains gas connection included.
Electricity	Mains electricity connection included excludes cost of pit. Consumer account opening fees excluded. Three phase power to the house.
Sewer	Sewer connection to point inside property, up to 1.2m deep.
Stormwater	Stormwater connection to LPOD inside property, up to 1.2m deep.
Telecommunications	Conduit installed from house to pit to be NBN ready. NBN internal enclosure (basic) with 1 phone / data point. Consumer account opening fees excluded.

WARRANTY

Warranty	10 year structural warranty.
Maintenance	3 month maintenance period.