

# General Specification

## General Inclusions

- All documentation & reports required for building permit
- Energy Efficiency Assessment
- HIA Building Contract
- Termite Treatment
- Building Licence Fees, Bonds, Water Corp Fees
- First Painting Coat to internal walls, full coat to ceilings, doors and door frames and External Cladding & Columns.
- Mitred Tiling where applicable

## External Features

### Energy Efficient Structure

- 90mm Structurally Insulated Panel (SIPs) wall panel for external and internal load bearing walls
  - 65mm SIPs Wall Panel for Garage Wall to Internal (Non-Loadbearing)
  - 89mm Prefabricated External Steel Stud Wall for Garage External Walls
  - 76mm Steel Stud Framing with R1.5 glasswool for all other non-load bearing internal walls
  - FastFix 100mm Insulated Roof Panel
- ### External Finishing & Fixtures
- Engineered reinforced concrete slab and footings
  - COLORBOND® steel roof cover
  - COLORBOND® Roof flashings, gutters and downpipes
  - COLORBOND® auto remote sectional garage door with 2 remotes
  - Jason Windows Sentry Door to entry with translucent glass
  - Jason Windows quality range of sliding doors and windows with Fibreglass Mesh flyscreens and key locks.
  - Jason Windows standard selection of door handles for hinged & sliding doors
  - James Hardie Weatherboard Cladding or 6mm Fibre Cement Sheet Cladding with Express Joints
  - Two External Brass Garden Taps
  - Rinnai Hotflo 250 litre Electric Hot Water Heater

## Internal Features

### Doors & Hardware

- Flush panel internal doors
- Privacy locks to bathroom and toilet doors
- Ikonik Leverset handles
- White melamine shelving to all robes with rail

### Internal Linings & Finishes

- 2400mm ceiling heights to bedrooms/ bathrooms, unless noted otherwise on plan
- High Raked ceilings to living areas and Master Bedroom (Following pitch of Roof Panels)
- 10mm Plasterboard to All Living Area Walls and Ceilings
- Gyprock Cove cornice to all ceilings
- White Colour Coated Steel ceiling in Garage and Patio, unless noted otherwise on plan
- Wet Area Plasterboard to wet areas

## Kitchen/Scullery Features

### Finishes & Features

- 20mm Qstone Silica Free Benchtops
- Polytec 16mm Matt or Sheen laminate cupboard doors, with ABS edges w/ selection of cupboard and drawer handles
- Dishwasher recess with cold water and power connections
- Four melamine shelves to Scullery (if Applicable)
- Feature Subway tile splashback (\$40/m2 Allowance)

### Sanitaryware

- Raymor Projix pull-out sink mixer in chrome, black or brushed nickel
- Raymor Projix dbl bowl universal mount stainless steel sink. **OR** Raymor Projix 1&3/4 bowl overmount stainless steel sink with drainer

### Appliances

- Haier 600mm oven, electric cooktop & canopy rangehood in Black or Stainless Steel

## Laundry

### Cabinetry & Finishes

- 20mm Qstone Silica Free Benchtops
- Polytec 16mm Matt or Sheen laminate cupboard doors, with ABS edges
- Feature Floor tiles with skirting tile 150mm high (\$40/m2 Allowance)
- Feature Subway tile splashback (\$40/m2 Allowance)

### Sanitaryware

- Raymor Projix 45L inset stainless steel laundry sink
- Raymor Projix Sink Mixer in Chrome, Black or Brushed Nickel
- Provision for washing machine connection

## Ensuite, Bathrooms & WC

### Cabinetry & Finishes

- Selection of Wall Hung or Freestanding Vanity combo options, including 20mm stone benchtop and top mount sink (See bathroom outlet range)
- Feature Subway tile splashback (\$40/m2 Allowance)
- 600x300 Tiles to floor in bathroom & ensuite (\$40/m2 allowance), full height in shower, 900mm high around bath & 300mm high skirting all other walls
- 600x300 Floor tiles with skirting tile 150mm high (\$40/m2 Allowance) in WC

### Sanitaryware, Accessories & Electrical

- Raymor Projix Basin, Shower & Bath mixers in chrome, black or brushed nickel
- Raymor Alpha or Edge shower head with wall or ceiling mounted shower arm in chrome, black or brushed nickel
- 1500mm Freestanding bath or Inset Bath
- Raymor Projix Towel rails and toilet roll holders in chrome, black or brushed nickel
- 5mm mirrors with polished edges
- Shower recess with semi-framed shower screens with pivot doors in chrome or black, **OR** clear glass fixed panel with metal brackets in a range of colour options
- Wall faced close coupled toilet suite

## Electrical Features

### Lighting

- LED 7W DLI90 downlights, (2 in Kitchen, 6 in Living/Dining & 1 to all other rooms) with Clipsal Iconic switches throughout
- 2x Surface Mounted LED downlights in Patio
- 3x Up/Down outdoor feature lights to Garage & Porch
- Wall mounted outdoor bunker light to all other external exits

### Switches & Other Electrical

- Clipsal Iconic Double GPOs, 1 in bathroom/ ensuite & garage, 2 in all other rooms (None in passageways)
- TV Aerial point in Living
- Two RCD safety switches
- Hard-wired smoke detectors
- NBN ready conduits

## Optional Inclusions

### Robes & Linen

- Melamine shelving with chrome hanging rail at 1800mm high all robes
- Linen cupboard with four melamine shelves
- Vinyl sliding doors to built-in robes & linen

### Flooring

- Godfrey Hirst 'High Street' Hybrid Timber Laminate flooring to entry, kitchen/Scullery, living/dining & passageways
- Redbook 'Wild River' Carpet to all other rooms
- Painted MDF Skirting to all internal flooring areas

### Internal Painting

- Full coat painting to internal walls