

Project Specifications

Unit 1, 2 & 3 / 1 Carmen Street, NEWPORT

These specifications form part of the building contract. The owner shall therefore ensure that the project specifications are fully and accurately completed to suit the particular design including any special requirements, and that all copies agree in every respect.

	Connections, External Works and Preliminaries	INCLUDED
	Removal of excess soil from site not exceeding 120 m3	Yes
	Rock removal not exceeding 30m3	Yes
	Landscaping - front & rear	Yes
	Water tapping	Yes
	Recycled water connection as per Estate guidelines if required	n/a
	Garden taps - Front & rear	Yes
	Stormwater drains	Yes
	Sewer drains and connections	Yes
	Gas connection	Yes
	Electricity connection	Yes
	Telephone trenching and pipework	Yes
	Concrete driveway and path to the front entry and clothesline pad (subject to unit design and design guidelines)	Yes
	Fall protection	Yes
	Sediment control (if required by local authority)	Yes
	Temporary fencing (if required by local authority)	Yes
	Fence (Determined by the estate requirements and or planning permit)	Yes
	Foundations	INCLUDED
	Foundations re engineers details	Yes
	Termite Protection – Termguard armoured shields with perimeter chemical system if required	Yes

	Frame Construction	INCLUDED
	Wall frame –Stabilised pine framing, F5, MGP 10 or equivalent	Yes
	Ceiling height – as per planning permit	Yes
	Engineered designed trusses – As per engineering	Yes
	Lintels – Seasoned timber or equivalent as per engineering	Yes
	LVL Lintels and beams or equivalent as per engineering	Yes

	Windows	INCLUDED
	Powder coated aluminium windows (subject to house design)	Yes
	Window locks to all opening sashes	Yes
	obscure / clear glazing to bathroom, ensuite and WC windows as per plans	Yes
	Flyscreens to all openable windows	Yes

	Downpipes / Fascia / Gutter / Roof Cover	INCLUDED
	Down pipes – Colorbond	Yes
	Fascia & gutter - Colorbond	Yes

	External Cladding	INCLUDED
	Bricks – selected from builders selected range	Yes
	Render – to selected facades only (design specific)	Yes
	Sills – brick on edge	Yes
	Mortar colour – standard grey cement (natural mortar) dependant on planning requirements	Yes
	Façade type – From builders selected façades (subject to unit designs)	Yes

	Insulation	INCLUDED
	Walls – R2.0 Insulation	Yes
	Ceiling – R4.0 Insulation	Yes

	Eaves	INCLUDED
	Eaves fibre cement sheet 4.5mm (as nominated on drawings)	Yes

Windows Infill's		INCLUDED
	Brick, treated pine or cement sheet	Yes

Door Infill's		INCLUDED
	Brick, treated pine or cement sheet	Yes

External Doors		INCLUDED
	Front entry: Builders selected entry door (façade specific)	Yes
	Other external door/s: flush panel (location design specific)	Yes

Veranda		INCLUDED
	Square timber posts / turned timber posts / brick pier (as per working drawings)	

Porch		INCLUDED
	Square timber posts / turned timber posts / brick pier (as per working drawings)	Yes

Electrical		INCLUDED
	Note: all accessories white builders electrical range	Yes
	Internal lights – standard light batten holders & down lights to living, kitchen, lounge and meals areas	Yes
	External light points – as per standard plan	Yes
	Single power points – as per standard plan	Yes
	Double power points – as per standard plan	Yes
	Smoke detectors – as per plan	Yes
	Exhaust fans – exhaust fans to bathroom and ensuite incorporated to IXL equivalent	Yes
	External power points to be builders range	Yes
	Safety switches – as per plan	Yes
	TV antenna and TV point 2 points ground floor and 1 point first floor	Yes

Heating and cooling		INCLUDED
	2 split system units of builders choice	yes

	Plumbing fixtures	INCLUDED
	Kitchen sink – 1 and 1/2 to 1 and 3/4 bowl stainless steel sink	Yes
	Laundry – stainless steel trough with melamine / laminex cupboard	Yes
	Bath – 1675mm (approx.) fiberglass bath , (design specific)	Yes
	Bathroom shower base – polymarble or design specific in suit	Yes
	Toilet suites – vitreous toilet suite (builders range)	Yes
	Vanity basins bathroom – vitreous (builders range)	Yes
	Vanity basin and cabinet for two powder room – builders model	Yes

	Internal Features – Internal linings & cornices	INCLUDED
	Walls – 10mm Gyprock plasterboard / walls – bathroom(s) – villa board wet areas	Yes
	Ceilings – 10mm Gyprock plasterboard	Yes
	Cornices – 75mm cove/scotia	Yes

	Internal Features – Fixing Timber	INCLUDED
	Architraves – 67 x 12mm single bevelled	Yes
	Skirting - 67 x 12mm single bevelled	Yes
	Internal doors – flush panel, size is site specific	Yes
	Robe doors - builders range sliding or hinged flush panel	Yes

	Internal Features – Door furniture	INCLUDED
	External – builders selected entrance set	Yes
	Internal – builders selected lever handle	Yes
	Air cushion door stops – white	Yes

	Internal Features – Shelving	INCLUDED
	Robes – 1 Melamine shelf – 450mm deep with single hanging rail	Yes
	Linen – 3 to 4 Melamine shelves - 450mm deep (subject to unit design)	Yes
	Bedroom robes (subject to unit design)	Yes
	Pantry – 4 Melamine shelves - (subject to unit design)	Yes

Internal Features – Cabinets (Kitchen)		
Doors – Melamine		Yes
Bench tops – 20mm re-constituted stone from the builders range		Yes
Overhead cupboards – Melamine (subject to house design)		Yes
Handles – Stainless steel, builders range, (subject to house design)		Yes
Drawers – design specific		Yes
Cutlery insert – one to top drawer in kitchen (design specific)		Yes

Vanity		INCLUDED
Doors – Melamine		Yes
Bench tops – 20mm re-constituted stone from the builders range		Yes
Handles – Stainless steel (builders range)		Yes

Taps & Accessories		INCLUDED
Kitchen – chrome sink mixer (builders model)		Yes
Bathroom and ensuite vanity – chrome flick mixer (builders models)		Yes
Showers – chrome flick mixer (builders model)		Yes
Laundry – Chrome sink mixer (builders model) Washing machine – chrome (builders model)		Yes

Shower Screens		INCLUDED
frameless clear glass not exceeding \$800		Yes

Mirrors – fixed		INCLUDED
Polished edge mirrors (builders range)		Yes

Accessories		INCLUDED
Towel rail or ring (builders range)		Yes
Toilet roll holder (builders range)		Yes

	Appliances	INCLUDED
	Oven – 600mm Westinghouse electric or similar stainless steel	Yes
	Cooktop – 600mm Gas 4 burner Westinghouse or similar stainless steel	Yes
	Range hood – 600mm stainless steel fixed	Yes
	Hot water service – Instantaneous hot water service (builders range)	Yes
	Westinghouse stainless steel freestanding dishwasher	Yes

	Ceramic wall tiling	INCLUDED
	Kitchen – 100 x 300mm Ceramic tile above bench top and or to underside of overhead cupboards (builders range) not exceeding \$22 sqm	Yes
	Bathroom – Ceramic tiles (builders range) not exceeding \$22 sqm	Yes
	Laundry – Ceramic tiles (builders range) not exceeding \$22 sqm	Yes

	Ceramic floor tiling	INCLUDED
	Bathroom – Ceramic tiles, builders selected colour board range not exceeding \$22 SQM	Yes
	WC/Powder Room – Ceramic tile, builders selected colour board range not exceeding \$22 SQM	Yes
	Laundry – Ceramic tiles, builders selected colour board range not exceeding \$22 SQM	Yes
	Ensuite – Ceramic tiles, builders selected colour board range not exceeding \$22 SQM	Yes
	Kitchen – Ceramic tiles, builders selected colour board range not exceeding \$22 SQM	yes
	Living / Meals – Ceramic tiles, builders selected colour board range	N/A

	Carpet and timber flooring	INCLUDED
	From the builders range to bedrooms and living areas (non tiled areas)	Yes
	Underlay – Builders standard range	Yes
	Builder Selected Tassie oak in living ,entry , lounge and family	Yes

	Painting (External)	INCLUDED
	Timber – 2 Coats of acrylic	Yes
	Metal – 2 coats of acrylic	Yes
	Fibre cement sheet and treated pine in fills – 2 coats of acrylic	Yes

	Painting (Internal)	INCLUDED
	Timber (skirts & arch's) – 2 coats of acrylic with one coat of high/semi-gloss enamel (one colour throughout)	Yes
	Walls – 2 coats (one colour throughout)	Yes
	Ceiling – 2 coats flat acrylic (one colour throughout)	Yes
	Doors – 2 coats of acrylic with one coat of high/semi-gloss enamel (one colour throughout)	Yes

	Garage/ Carport	INCLUDED
	As per plan – Exposed beams with plaster ceiling and concrete floor (unit design specific)	Yes
	Colorbond panel lift or roller door with 2 x remotes (design dependent)	Yes

	Other items	INCLUDED
	blinds at all openings (builders range) and choice	Yes
	Standard letterbox from the builders range	Yes
	Foldaway clothes line from the builders range	Yes