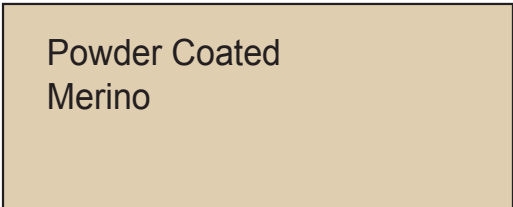
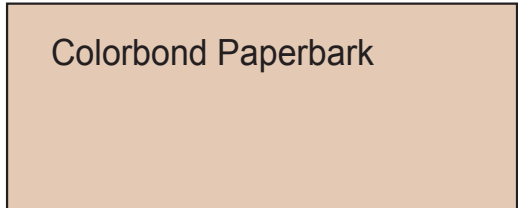


Colorbond Dune



Powder Coated
Merino



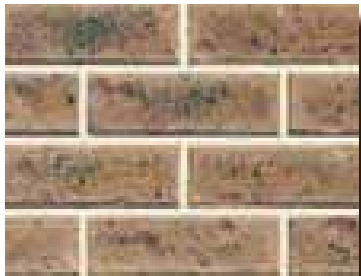
Colorbond Paperbark



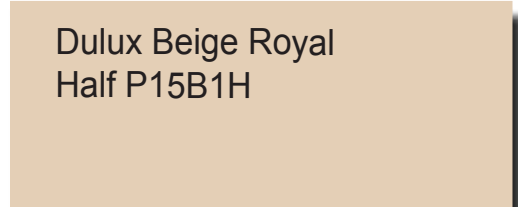
Concrete Tiles
Slate Grey Finish



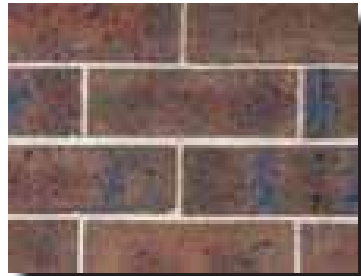
Dulux Whisper White
PCWF6



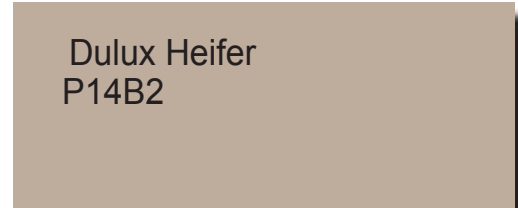
Boral Bricks `Eureka` or Similar



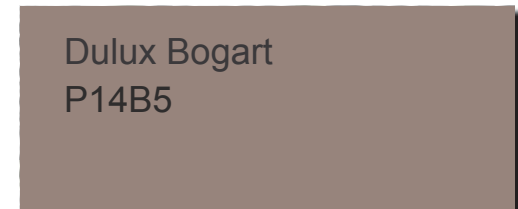
Dulux Beige Royal
Half P15B1H



Boral Bricks `Mocha` or Similar



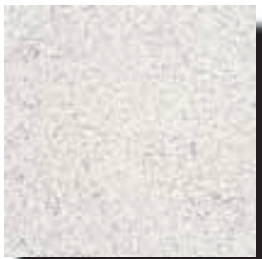
Dulux Heifer
P14B2



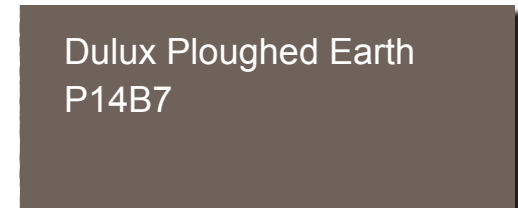
Dulux Bogart
P14B5



Charcoal



Alabaster



Dulux Ploughed Earth
P14B7

Boral Concrete Blocks

Project Address Allura - Stage 15B

PROJECT SPECIFICATIONS

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.

1.	Connections, External Works and Proliminaries
1.1.	Removal of excess soil from site
1.2.	Rock removal
1.3.	Water tapping
1.4.	Recycled water connection-as per Estate guidelines if required
1.5.	Garden taps-front & rear (as per plan)
1.6.	Stormwater drains
1.7.	Sewer drains and connections
1.8.	Gas Provisions
1.9.	Electricity provisions
1.10.	Telephone trenching and pipe work
1.11.	Temporary fencing & Scaffold (as required)
1.12.	Fall protection (as required)
1.13.	Sediment control (as required by local authority)
2.	Foundations
2.1.	Slab on ground, see engineers details
2.2.	Termite Protection-Termguard armoured shields with perimeter chemical system (as required)
3.	Frame Construction
3.1.	Wall frame-Stabilised pine framing, F5, MGP 10 or equivalent
3.2.	Ceiling height-as per plan
3.3.	Engineered designed trusses-As per engineering
3.4.	Lintels-Seasoned timber or equivalent as per engineering
3.5.	LVL Lintels and beams or equivalent as per engineering
4.	Windows
4.1.	Powder coated aluminium windows (subject to house design)
4.2.	Window locks to all opening sashes
4.3.	Standard obscure/clear glazing to bathroom, ensuite and WC windows as per plans
4.4.	Flyscreens to all openable windows
4.5.	Internal Blinds (Builders range)

5.	Downpipes / Fascia / Gutter / Roof Cover
5.1.	Down pipes-Colorbond
5.2.	Fascia & gutter-Colorbond
6.	External Cladding
6.1.	Bricks selected from builders selected range
6.2.	Render to selected facades only (design specific)
6.3.	Sills-brick on edge
6.4.	Mortar colour-natural (design specific)
6.5.	Façade type-From builders selected facades (subject to unit designs)
7.	Insulation
7.1.	Walls-As per 6 star energy rating requirements
7.2.	Ceiling-As per 6 star energy rating requirements
8.	Eaves
8.1.	Eaves fibre cement sheet 4.5mm (as nominated on drawings)
9.	Windows & Door Infill's
9.1.	Brick and or cement sheet
10.	External Doors
10.1.	Front entry: Builders selected entry door (facade
10.2.	Other external door/s: flush panel (location design specific)
10.3.	Front door entry weather seal (Builders range)
11.	Veranda
11.1.	Square timber posts / turned timber posts / brick pier (as per working
12.	Porch
12.1.	Square timber posts / turned timber posts / brick pier (as per working drawings)
13.	Electrical Note: all accessories white builders electrical range
13.1.	Internal lights-standard light batten holders & down lights to living areas
13.2.	External light points-as per standard plan
13.3.	Single power points-as per standard plan
13.4.	Double power points-as per standard plan
13.5.	Smoke detectors-as per plan
13.6.	Exhaust fans-exhaust fans to bathroom and ensuite. IXL equivalent to 1 main bathroom only.
13.7.	External power points to be builders range
13.8.	Safety switches-as per plan
13.9.	TV antenna and TV point
13.10.	NBN Ready Infrastructure
13.11.	One telephone point-Location at builders discretion

14.	Heating
14.1.	Split system from the builders selected range x2 in Townhouses and xl in single storey (Based on builders discretion)
15.	Plumbing fixtures
15.1.	Kitchen sink-1 and 1/2 to 1 and 3/4 bowl stainless steel sink
15.2.	Laundry-stainless steel trough with melamine / laminex cupboard
15.3.	Bath-1675mm (approx.) Fiberglass bath (Design Specific)
15.4.	Bathroom shower base-precast (design specific)
15.5.	Toilet suites-full Ceramic (builders range)
15.6.	Vanity basins bathroom-full Ceramic (builders range)
15.7.	Vanity basin and cabinet for powder room-builders model (design specific)
16.	Internal linings & cornices
16.1.	Walls-10mm Gyprock plasterboard
16.2.	Bathroom Walls-Water resistant
16.3.	Ceilings-10mm Gyprock plasterboard
16.4.	Cornices-75mm cove
17.	Internal Features-Fixing Timber
17.1.	Architraves-67 x 12mm or 18mm single bevelled
17.2.	Skirting-67 x 12mm or 18mm single bevelled
17.3.	Internal doors-flush panel, size is design specific (Builders Range)
17.4.	Robe doors-sliding or hinged flush panel (Builders Range)
18.	Internal Features Door furniture
18.1.	External-builders selected entrance set
18.2.	Internal-builders selected chrome lever handle
18.3.	Air cushion door stops white
19.	Internal Features-Shelving
19.1.	Robes-1 Melamine shelf 450mm deep with single hanging rail
19.2.	Linen-3 to 4 Melamine shelves-450mm deep (subject to unit design)
19.3.	Broom-1 melamine shelf 450mm deep (subject to unit design)
19.4.	Pantry-4 Melamine shelves-(subject to unit design)
20.	Kitchen Cabinets
20.1.	Doors-Melamine
20.2.	Bench tops-19mm Caesar stone from the builders range
20.3.	Overhead cupboards-Melamine (subject to house design)
20.4.	Handles-Chrome builders range (subject to house design)
20.5.	Drawers-design specific
20.6.	Cutlery insert-one to top drawer in kitchen (design specific)

21.	Vanity Cabinets
21.1.	Doors-Melamine
21.2.	Bench tops-Laminex
21.3.	Handles-Chrome (builders range)
22.	Taps & Accessorie
22.1.	Kitchen-chrome sink mixer (builders model)
22.2.	Bathroom and ensuite vanity-chrome flick mixer (builders models)
22.3.	Showers-chrome flick mixer (builders model) or hot & cold tap (Design specific)
22.4.	Laundry-Chrome sink mixer (builders model) or hot & cold tap (Design specific)
22.5.	Washing machine taps-chrome (builders model)
23.	Shower Screens
23.1.	Chrome pivot, clear glass, (builders model)
24.	Mirrors-fixed
24.1.	Polished edge mirrors (builders range) max size 900 x 900mm
25.	Accessories
25.1.	Tower rail or ring (builders range)
25.2.	Toilet roll holder (builders range)
26.	Appliances
26.1.	Oven 600mm Electric stainless steel (builders model)
26.2.	Cooktop-600mm Gas 4 burner stainless steel (builders model)
26.3.	Range hood-600mm stainless steel slide out (builders model)
26.4.	Dishwasher-Builders model
26.5.	Hot water service-Instantaneous hot water service (builders
27.	Ceramic wall tiling
27.1.	Kitchen-Ceramic tile above bench top and or to underside of overhead cupboards (builders range)
27.2.	Bathroom-Ceramic tiles (builders range) 400mm over wet area
27.3.	Laundry-Ceramic tiles (builders range) 400mm over trough
27.4.	Shower-Ceramic tiles (builders range) 900mm x 1800mm
28.	Ceramic floor tiling
28.1.	Ceramic floor tiling to wet, kitchen and meal areas. (Design Specific)
29.	Carpet
29.1.	From the builders range to bedrooms and living areas (non-tiled areas)
30.	Painting (External)
30.1.	Timber-2 Coats of acrylic
30.2.	Metal-2 coats of acrylic
30.3.	Fibre cement sheet 2 coats of acrylic

31.	Paining (Internal)
31.1.	Timber (skirts & arch's)-2 coats of acrylic with one coat of high/semi-gloss enamel (one colour throughout)
31.2.	Walls-2 coats (one colour throughout)
31.3.	Ceiling-2 coats flat acrylic (one colour throughout)
31.4.	Doors-2 coats of acrylic with one coat of high/semi-gloss enamel (one colour throughout)
32.	Garage/ Carport
32.1.	As per plan-Exposed beams with plaster ceiling and concrete floor (unit design specific)
32.2.	Electronic garage door with 2 x remotes (design dependent)
33.	Other items
33.1.	Blinds to sliding doors (builders range)
33.2.	Standard letterbox from the builders range
33.3.	Foldaway clothes line from the builders range
33.4.	Concrete driveway, porch and rear entry landing (width of entry) (subject to unit design and design guidelines)
34.	Landscaping & Fencing
34.1.	Fence (Determined by the estate requirements and or planning permit)
34.2.	Landscaping-front & rear (As per plan)