

11/04/2016

PROJECT SPECIFICATIONS & INCLUSIONS

CLIENT DETAILS: **Preview Property Pty Ltd**

SITE ADDRESS: **1 Milfay Crt, Balwyn North**

PROJECT- DWELLING

- Proposed (2) Multi Unit Development as per plans provided.

PRELIMINARIES

- Builders Indemnity Insurance
- Contract Works & Public Liability insurance
- Building permit
- Site set out
- Temporary power pole erected where required
- Temporary toilet
- Temporary fencing
- Site signage
- OH & S compliance

EXCAVATION

- Removal of surplus soil
- Rock removal
- Removal of surplus excavation materials
- Site filling as required

FOUNDATION

- H class Raft slab Engineering drawing not at hand at time of quotation
- Underpinning/Bored Piers/ Edge Beams as per Engineering design & where required

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FRAMING

- Conventional/stick build wall framing
- Pre-Fabricated floor and roof trusses
- Compliance with AS 1684-Residential timber framed construction.
- Compliance with endorsed Town planning & working drawings
- Compliance with endorsed engineering design /plans

BRICKWORK-MASONARY

- Brick work masonry from the Austral range

EXTERNAL CLADDING

- External finishes and colours to meet endorsed town planning schedule

ROOFING

- Zinalum to deck roof
- Colour bond fascia & guttering (quad design)
- Colour bond downpipes (rectangular design)
- Colour bond Rain heads (where required)

WINDOWS

- Aluminum awning / sliding windows including locks as indicated on plans
- Energy rating report to determine any double glazing

EXTERNAL DOORS

- High Quality Feature Entry door or as indicated on plan
- Aluminum sliding doors to exit areas

BALCONIES

- **As per plans**

GARAGE

- Panel lift door with remote control

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INSULATION

- Insulation to meet energy rating report
- Acoustic Glass wool insulation to Boral Firewall Shaftliner system
- Sisalation foil to exterior walls
- Weather seals to external doors
- Energy report was not provided at time of quotation

PLASTER

- 10mm thickness for walls
- 10mm Unispan to ceiling
- Steel battens to ceiling (where required only)
- Square set finish throughout

FIXING

- Half splay 67mm Architraves (Primed MDF)
- Half splay 67mm Skirting boards (Primed MDF)
- High Quality internal doors
- Mirror sliding doors to bedroom robes
- Robes/linen cupboards-shelving and chrome rods as needed
- High Quality internal door handles
- High Quality Tri-locks to external doors
- Gainsborough deadlock series to external doors
- Timber staircases
- Timber handrails

ELECTRICAL

- Low voltage down lights throughout
- Smoke detectors and safety switches fitted
- Ceiling exhaust fans/heaters fitted to all bathrooms
- IXL ceiling exhaust fans/heaters fitted to all bathrooms
- TV antennas fitted
- TV points x 3 per unit (additional at purchaser request)
- Telephone points x 3 per unit
- Double power points throughout
- External power points fitted where required
- External lighting to all exit points

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HEATING/COOLING TO ALL LIVING ROOMS & BEDROOMS

- Heating and add on cooling to each unit

SOLAR HOT WATER

- Solar hot water panel or storage tank fitted (in accordance with 6 star energy rating requirements)

BATHROOM/ENSUITE/POWDER/WC/LAUNDRY

- White gloss laminated cabinets
- Stainless Steel kickboards
- 40mm Caesar stone vanity bench tops
- Stainless steel handles (T-Bar)
- Polymarble basins
- Chrome tap ware
- Semi frameless chrome pivot shower screens
- Polymarble shower bases
- Stainless steel laundry sink
- Full length frameless mirrors over vanity units
- Fully enclosed flush mount toilet suites fitted
- Accessories fitted to bathroom and laundry & toilet

KITCHEN

- White gloss laminated cabinets
- Stainless Steel kickboards
- 40mm High Quality Stone bench tops with drop down waterfall returns
- Glass splash backs over bench
- Stainless steel handles (T-Bar)
- Easy clean cutlery trays fitted to drawers
- Stainless steel kitchen sink
- Chrome flick mixer tap ware
- 900mm stainless steel Underbench Oven (Miele)
- 900mm stainless steel cook top (Miele)
- 900mm stainless steel Slide out Rangehood (Miele)
- 900mm stainless steel dishwasher (Miele)
- 900mm Fridge provisions as indicated on plans
- Feature Dropdown Lighting in Kitchen/Dining Area

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TILES

Wall/Floor

- Bathrooms floor to ceiling height as per Australian standard
- Laundry as per Australian standard
- WC as per Australian standard
- Floors throughout wet areas
- Balconies as per Australian standards

FLOOR COVERINGS

- Quality carpets to Bedrooms and Robes
- Polished High Quality Parquetry Timber flooring throughout entry, nook, corridor, meals, kitchen and living areas
- Tiles to all wet area

PAINT

- Haynes wash and wear interiors/exterior paint as required
- 3 coat system to be applied

BLINDS

- Soft Window furnishings & Blinds throughout

CONCRETE PAVING

- Concrete paving as per plan
- Back colour concrete throughout driveway
- Re-instatement of new crossover included

LANDSCAPING

- Soft landscaping as per Landscape plan

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SERVICE CONNECTIONS

- Gas lines and meter installation
- Water tapping internal and external and check meters
- Electrical lines and meters
- Electrical underground pit
- Stormwater retention system internal & external
- Phone lines and underground pits as required
- Owner/Tenant responsible for gas and electricity connection and usage fees for all unites after settlement
- All services will be connected and in working order prior to handover

CLEANING

- Detailed cleaning inside and outside prior to handover

COMPLETION/HANDOVER

- 6 Star energy ratings met
- Certificate of occupancy
- 7 year structural guarantee
- Keys
- Remote controls
- Warranty Certificates
- Instruction manuals
- All Townhouses will be tested and commissioned prior to handover

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