

# SPECIFICATION OF WORKS

## HOUSE AND AUXILIARY UNIT

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### HOUSE TYPE

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### PROPERTY ADDRESS

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### CLIENT

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**BUILDER** Brighton Built Pty Ltd, QBCC Licence No. 1250787

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**PREMIUM INCLUSIONS**

1. Complete working drawings
2. QBCC Home Warranty insurance premium
3. Council permits and approvals
4. Sewerage connection
5. Storm water connections
6. Water and power connections
7. Complete soil test and full engineering report

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**SITE PREPARATION** Site levelling and earthworks house area and perimeter

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**CONSTRUCTION**

Floor	Reinforced concrete slab to engineer's specifications
External walls	Clay brick, external feature cladding (as per plan)
Roof	Colorbond

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**FOOTINGS/CONCRETE SLAB** Steel reinforced concrete slab to engineer's design

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**ROOF** As per plan in accordance with N2/N3 wind velocity standard

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**BRICK** Mortar joints ironed with natural mortar

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**FRAME** Timber frame and engineer designed timber trusses

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**LINING** Gyprock finish to all internal walls and habitable rooms

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**TILING**

Ensuite/Bathroom	Ceramic tiles to floor and skirting tiles to walls Tiled shower recess to a height of 1800mm Tiles around edge of bath
Toilet	Tiles to floor and skirting tile to walls
Laundry	Ceramic tiles to floor, skirting and walls/splashback
Kitchen	Ceramic tiles to kitchen splashback
Dining/Hallway	Tiles to floor

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**ARCHITRAVES & SKIRTING** Pencil round profile

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**ELECTRICAL**

Connection to power supply and metre box	
NBN CO	Supply internal & external conduit path
Light points	As per plan
Power points	All double power points in the following rooms: Lounge Room (2), Kitchen (2), Bathroom (1), Ensuite (1), Family Room (1), Main Bedroom (2), Laundry (1), plus one in each other room as applicable
Ceiling Fan/Light	As per plan

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**DOORS**

Front	External grade hinged feature door, low maintenance frame
Rear	Sliding glass door with aluminium frame
Side	Sliding glass door or external grade hinged door with glass panel (as per plan)
Garage	External grade hinged
Internal	Interior flush panel doors with door stops

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**WARDROBE** As per plan fitted with one overhead shelf, hanging rail, one vinyl and one mirrored sliding door

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**LINEN CUPBOARDS** As per plan fitted with four shelves and interior feature hinged doors, or vinyl sliding doors

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**PAINTING**

Walls	1 coat Taubmans Trade Edge Undercoat & 2 coats Taubmans Endure matt washable
Ceiling	2 coats Taubmans Tradex Ceiling White
Int. Doors	2 coats Taubmans Pure Performance Gloss Trim
Skirting	2 coats Taubmans Pure Performance Gloss Trim
Downpipes	2 coats Taubmans All Weather Low sheen Acrylic
Eaves etc	2 coats Taubmans All Weather Low sheen Acrylic

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# TURN KEY INCLUSIONS LIST

## GENERAL

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- Standard working drawings
- Complete soil test and engineer's report
- All Council application fees including single water connection and building
- Public liability insurance and QBCC insurance
- All site works and retaining walls as required
- Fixed price included for cut and fill over house
- Engineer designed footings and slab
- Termite protection to perimeter, slab penetrations and cold joints in accordance with Australian Standards
- Concrete foundation 'POD' system and concrete slab on ground
- R2.0 Insulation Batts to main ceiling area and R1.5 insulation batts plus foil sarking to external walls
- Colorbond fascia and gutter
- Aluminium windows with key locks
- Glass sliding doors with mortice locks
- Security screens to Front, Rear and Laundry Doors
- Flyscreens to all Windows
- Remote control Colorbond panel lift door to garage
- Depreciation report by Quantity Surveyor

## EXTERIOR

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- Full turf to front and rear areas (where practical), river stone pebbles to one side
- Feature garden bed to street with concrete edging, drought tolerant native plants with quality mulch
- Fencing to three sides of allotment; returns to house plus single entry gate (as required by covenant)
- Exposed aggregate concrete driveways
- Exposed aggregate to porch
- Grey concrete to alfresco/patio area
- Colorbond Patio or alfresco area (refer to specific plan)
- Clothesline: wall mounted, fold down
- Feature letterbox including street number
- Two outside taps (one to front and one to diagonal opposite rear)
- 250L Electric Storage Hot Water Service

## INTERIOR

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- Full carpet in bedrooms and living area
- Floor tiles to kitchen, family/meals, laundry, bathroom/ensuite, toilet and hallways
- Deluxe vertical blinds to all windows except bathroom and toilet
- 3\*\*\* WELS rated products: dual flush toilet suites, cold water taps and showerheads
- Hardwired smoke alarms to Australian Standards
- One telephone point
- TV antenna and two TV outlets
- Ceiling fan/light to all bedrooms
- 100mm down light fittings to Living as per plan
- One 7KW split cycle Air-Conditioner (cooling capacity) in each unit and one 2.5KW split cycle A/C to Bed 1 of main dwelling

## KITCHEN

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- 1¼ bowl stainless steel sink with flick-mixer tap
- Stainless steel appliances: electrical fan forced wall oven, ceramic cooktop, rangehood and dishwasher
- Polytec/Laminex kitchen benchtop, doors and panels with 2mm dura-edge to doors. Includes feature panelling to front of Breakfast Bar - refer plans

## BATHROOM / ENSUITE

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- 1510mm bath - size may vary - refer plans
- Pre-formed vanity cupboards (1x door, 2x drawer and pre-moulded vanity basin)
- Aluminium shower screens
- Bathroom/ensuite mirror over vanity
- Flick-mixer taps in showers, vanities and bath
- Chrome towel rail/s and toilet roll holder/s
- Exhaust fan (if required)
- 2 x towel hooks to ensuite only