



MAIN & AUX/ASSOCIATED UNIT - Specification

General Inclusions

- ✓ Contour Survey.
- ✓ All BA council fees, portable long service leave fees and QBCC fees.
- ✓ Construction Insurance.
- ✓ Soil Test.
- ✓ Engineered waffle slab design.
- ✓ Energy Efficiency report.
- ✓ N2 non-cyclonic wind loading construction & security tie-down.
- ✓ Soil allowance to a "H2" classification.
- ✓ 2400mm ceiling height.
- ✓ Minimum 22 degree roof pitch.
- ✓ Six year structural warranty.
- ✓ Twelve month maintenance warranty.
- ✓ R2.5 ceiling installation to all ceiling areas under main roof.
- ✓ Sislotion (wall wrap) to all external walls.
- ✓ Earthworks to create a building pad over a maximum fall of 1m.
- ✓ Sub water meter to auxiliary/associated unit

External Inclusions *per unit*

- ✓ Brick & Tile construction unless otherwise noted on plan.
- ✓ Austral bricks from builder's standard range.
- ✓ Bristle roof tiles from builder's standard range.
- ✓ Render over brick or blue board as indicated on plan. Where render is used over brickwork the builder reserves the right to use any structural or common brick.
- ✓ Colorbond fascia and gutter.
- ✓ Automatic colorbond panel garage door with 2 remote controls.
- ✓ Two (2) external taps, front & rear of dwelling.
- ✓ Two (2) external light, porch & alfresco/patio.
- ✓ Sewer connection up to 30 meters.
- ✓ Storm water connection up to 60 meters on a standard 6 meter set-back.
- ✓ Aluminium sliding glass windows with keyed alike window locks.
- ✓ Front door from Hume doors chosen from builder's standard range.
- ✓ Lever entrance set and deadlock to front door.



Internal Inclusions *per unit*

- ✓ Fully painted inside and out with Taubmans quality acrylic trade paint. Ceilings in white only, with walls in a single colour. All painting in accordance with manufacturer's standard two-coat system.
- ✓ Gloss skirtings, architraves and reveals to match wall colour.
- ✓ Skirting profile 68 x 12 mm Classic profile.
- ✓ Architrave profile 42 x 12 mm to match skirting profile.
- ✓ Hume Internal doors to be from builder's standard range and gloss painted.
- ✓ Built-in robes to all bedrooms (unless otherwise shown on plan), including shelf and rail with either swing doors or vinyl sliding doors as shown on plan.
- ✓ Linen press (if shown on plan) with four shelves and swing or vinyl sliding door.
- ✓ Cornice – standard plaster cove 90mm.
- ✓ 10mm plasterboard to all walls and ceiling.
- ✓ 10mm water resistant lining to all wet areas.
- ✓ Lever door furniture throughout from builder's range.

Electrical Inclusions *per unit*

- ✓ Euromaid Stainless Steel Multifunction Oven 60cm, Model BS5
- ✓ Euromaid Black Ceramic Cook Top 60cm, Model CC64
- ✓ Euromaid slide out front recirculating Stainless Steel range hood 60cm, Model RSFR8S
- ✓ Euromaid Stainless Steel Dishwasher, Model DC14S
- ✓ Ceiling fanlights to each bedroom, lounge and family room.
- ✓ Exhaust fans to bathroom and ensuite.
- ✓ Power points.
 - Three (3) single power points to kitchen for dishwasher, refrigerator and microwave.
 - Two (2) double power points to kitchen.
 - Three (3) double power points to main bedroom.
 - One (1) double power point to all remaining rooms (excluding WC).
- ✓ Two (2) T.V. points.
- ✓ Two (2) phone points.
- ✓ Smoke detectors with 240 volt battery backup located by builder in accordance with legislation.
- ✓ Lights (including fittings as selected by builder)
 - Internal – one (1) per room.
 - External – one (1) to porch & one (1) to alfresco/patio area.
- ✓ All light switches are to be located near doorways at a height between 900mm and 1100mm, large format style only.
- ✓ Earth leakage circuit breakers fitted per legislation.
- ✓ 2.0HP split air-conditioning unit in family room.



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Hot water units *per unit*

- ✓ 250 Litre electric HWS storage system to 2, 3 & 4 bedroom units, 125Litre electric HWS to 1 bedroom units.

Kitchen Inclusions *per unit*

- ✓ Laminated bench top to vanities with post form edge from select Laminex Builder's range
- ✓ Fully laminated cupboards from select Builder's Laminex range.
- ✓ Fully laminated overhead cupboards as indicated on plan.
- ✓ Pantry to be carpenter made with four shelves.
- ✓ 1050mm 1 ¾ bowl in stainless steel with one tap hole.
- ✓ Chrome mixer tap with flow restrictor from builder's range.
- ✓ Laminated kick board to match cupboards.
- ✓ 600mm splash back tiling or to underside of overhead cupboards. Tiles from builder's range.

Bathroom/Ensuite/WC Inclusions *per unit*

- ✓ Laminated bench top to vanities with post form edge from select Laminex Builder's range.
- ✓ Fully laminated vanity cupboard from select Laminex Builder's range.
- ✓ Mirror 900mm high to length of vanity.
- ✓ White Ceramic drop-in vanity basin from builder's range.
- ✓ Chrome mixer tap with flow restrictor from builder's range.
- ✓ Chrome shower head with flow restrictor from builder's range.
- ✓ Chrome towel rail and paper holder.
- ✓ Clear glass shower screen with pivot or sliding door.
- ✓ 1525mm acrylic bath tub (if shown on plan).
- ✓ White ceramic soap holder in shower from builder's range.
- ✓ Vitreous china toilets from builder's range.
- ✓ Tiles from builder's range to bathroom & water closet. Skirting & floor in 300 mm ceramic tiles with one (1) row above vanity, 400mm above bath and approx 2100mm in shower recess.
- ✓ Tiled shower base with full waterproofing under tiles.
- ✓ Obscure glass to all windows in bathrooms, ensuite and WC.



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Laundry Inclusions *per unit*

- ✓ Everhard laundry tub (45 litre) with suds by-pass and metal cabinet (stainless steel drop in tub when laundry bench is indicated on the plan).
- ✓ Tiling to be ceramic 300mm from builder's selection and includes floor area, skirting and 400mm above cabinet/bench).
- ✓ Chrome mixer tap with flow restrictor from builder's range.

Floor coverings *per unit*

- ✓ Ceramic tiles (max 450mm) to kitchen, dining, meals, hallways and entry from builder's select range of tiles.
- ✓ Balance of internal house (excluding garage) to be builder's select carpet range, mechanically fitted with rubber underlay.
- ✓ Garage floor to be natural broom finish concrete.
- ✓ All tiles are to the maximum size indicated. Porcelain tiles and/or larger tiles will attract a variation payable by the client.

Window Treatments *per unit*

- ✓ Safety screens to all external doors (excluding pivot doors) and windows.
- ✓ Vertical blinds to all windows and glass sliding doors excluding garage.

Light fittings *per unit*

- ✓ Light fittings throughout home as selected by builder.
- ✓ Single fluorescence to garage (Two single fluorescence is double garage).

Driveways/landscaping/fencing etc.

- ✓ Driveways to be wineglass in shape and finished in exposed aggregate concrete.
- ✓ Porches, pathways, external alfresco and patio areas are to be finished in exposed aggregate concrete.
- ✓ Letterbox as selected by builder
- ✓ Turf to front and rear yards with a single feature garden (approx 10 SQM) to front yard.



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- ✓ Rear and side fencing to front alignment of house (if not already insitu) is included. Returns to house on either side are included with one single gate. Fence to be three rail standard treated pine fence.
- ✓ Any reimbursement of fencing costs from neighbours is solely the responsibility of the client.
- ✓ Paralane clothesline is included and positioned at the builder's sole discretion.
- ✓ T.V. antenna (where cable is not installed) is included. Signal booster is not included.
- ✓ Twelve month maintenance warranty excludes turf, landscaping and fencing.

Cleaning

- ✓ External – Aushomes Pty Ltd will clean all builders' debris etc. from site to enable landscaping to proceed unhindered.
- ✓ Internal – Builder's clean by professional cleaner throughout home.

Strata Titling

- ✓ Auxilliary/Associated units may **not** be strata titled.

