

BUILDING SPECIFICATION

FOR

Lot 5, Effra Crt, PERTH 7300

BETWEEN

Mojo Ent 1
(the Home Owner)

&

Mojo Enterprises (Tas) Pty Ltd
(the Builder)

BUILDERS LICENSE NO CC154D

ITEM	DESCRIPTION	INITIAL ALTERATIONS
HOME OWNER	: <u>Mojo Ent 1</u>	
SITE ADDRESS	: <u>Lot 5 Effra Court, PERTH 7300</u>	
COUNCIL	: <u>Northern Midlands Council.</u>	

PLEASE READ CAREFULLY BEFORE COMPLETING THE SPECIFICATION**INTERPRETATION AND USE OF SPECIFICATION**

- a) This specification forms part of the contract for the proposed work when signed and initialed by both parties.
- b) Where multiple choices are available, only one choice is permitted. If choice/s is/are not clarified by the Home Owner at the time of signing the choice/s is/are to be at the Builder's sole discretion.
- c) Any items not clearly defined in the plans, this specification and the standard inclusions are to be selected within the range as determined by the Builder as allowable for this style of building.
- d) The Home Owner acknowledges that the Builder [Mojo Enterprises (Tas) Pty Ltd the Builder] is the independent owner and operator of a GJ Gardner Homes franchise and agrees this building contract is exclusively between the Home Owner and the Builder [Mojo Enterprises (Tas) Pty Ltd the Builder].

1. GENERAL

- a) Unless otherwise specified, the works shall be constructed in accordance with the Australian Building Code (as amended), and all other relevant Local, State and Federal Authorities, and other statutory body's requirements.
- b) Unless otherwise specified, the Home Owner is responsible to provide a house site clear of any obstructions to building including removal of long grass, shrubs and trees where necessary.
- c) It is acknowledged by the Home Owner that it is their sole responsibility to peg the four corners of the dwelling before and after site works commence. The Builder takes no responsibility whatsoever for the wrong positioning of the dwelling on the block.
- d) The Home Owner acknowledges that it is their responsibility to provide all weather access suitable to allow vehicles and machinery, as normally used in the building industry, to drive in and out of the property.
- e) Unless otherwise specified, the contract price allows that town water supply will be available from an existing main of the Local Authority prior to commencement of construction. Where no such water or supply exists, the Home Owner is to arrange at their expense, a temporary fresh water supply for building purposes by means satisfactory to Builder, and to be available prior to commencement of construction.
- f) Unless otherwise specified, the contract price allows that town gas supply will be available from an existing main of the Local Authority prior to competition of construction. Where no such gas supply exists, the Home Owner is to arrange at their expense, approved gas tank/s prior to completion of construction.

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- g) This contract allows for 240 Volt single phase power being available prior to and during the construction of the dwelling. Where no such power is available the Home Owner is to arrange temporary power to the satisfaction of Builder at the Home Owner's expense.

2. LOCAL AUTHORITY

- a) Structural design of the home is as per the Local, State or other Authority, or Statutory body's requirements.
- b) Complying with statutory obligations and any notices and obtaining relevant approvals is the responsibility of Builder.
- c) The Builder and the Home Owner acknowledge that notwithstanding proper requests by the Builder the Local Authority does not on all occasions carry out final inspections in relation to the works. The Home Owner further acknowledges and irrevocable agrees that they will not make any objection to the lack of provision of a final inspection report subsequent to practical completion and further will not withhold or cause to be withheld any progress payments due to the Builder, either directly or through their financier that are due to be paid to the Builder on practical completion of the works.
The Home Owner acknowledges and agrees that should their financier refuse to advance all or any funds until the provision of a final inspection report from the Local, State or other Authority which may not be available, the Builder will at the Home Owners cost obtain a final inspection report suitable to the financier from a qualified Engineer or a licensed Builder.
- d) Unless otherwise specified, all building fees are paid for by the Builder. Any Bonds called for or development application fees requested by any Local or Other Authority or statutory body are to be arranged and paid for by the Home Owner.
- e) It is the responsibility of the Home Owner to obtain any necessary building consents from relevant developer or land corporation where a covenant applies.
- f) An Engineer's soil report, footing and slab designs if required are to be provided by the Builder.
- g) Should this Contract not proceed for any reason whatsoever all moneys expended by the Builder on Local Authority fees, obtaining soil reports and footing and slab designs, engineers fees, drafting and an administration fee of \$250.00 for the costs of preparation of contracts and plans shall be deducted forthwith from any deposit paid by the Home Owner. If the deposit paid by the Home Owner is insufficient to cover such costs then the Home Owner shall pay such extra costs to the Builder within fourteen days after receiving notification that the same are due and payable.
- h) The colour selection must be completed before construction can commence. The colour selection should be completed before local authority, city, or finance approval has been received to enable the Home Owner's home to be built within the construction period stated in this contract. This colour selection does not form part of this contract and any item at a cost above standard allowance will be charged as an extra.
- i) Any valuations required by the lending body (other than final inspection) are to be the responsibility of the Home Owner to organize.
- j) The Builder takes no responsibility for any colour variation in the roof tile, brick, ceramic wall and floor tile, stucco, paint, between those shown in displays or brochures to those delivered by the manufacturer. These products may vary slightly

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in colour from time to time and any discrepancy is the responsibility of the manufacturer.

- k) The electrical plan is to be completed and returned to this office within seven days from the date the Home Owner signs the contract, failing which the standard electrical plan will apply.
- l) The Home Owner and the Builder hereby agree that any extension of time claimed for practical completion due to wet or inclement weather shall be based on notification pursuant the Contract and shall be claimed as per the logged days by the nearest post office or weather bureau.
- m) The Home Owner acknowledges that it is their responsibility to pay a deposit to the gas and or electrical authority to connect power and/or gas. Any delay by the electrical and or gas authority in connecting power shall not on its own delay practical completion or final payment to the Builder.
- n) Where due to soil conditions, Local, State or Other Authority requirements, pump out tanks, submersible pumps and irrigation systems are required over and above the normal septic system, the Home Owner agrees to bear the costs thereof and proceed by way of variation pursuant to the Contract.
- o) The Builder reserves the right to charge a \$250.00 fee for each variation requested by the Home Owner subsequent to signing of the contract. Variations are deemed to be changes, additions, deletions and alterations to contract, color selection, allowances or prior variation. Each variation will add one week to the contract time.
- p) The Builder accepts no responsibility to contact the owners of adjoining properties in relation to fencing. It is the Home Owners responsibility to contact the adjoining neighbors to arrange rebates. Should the Home Owner not arrange rebates, the Builder will install the fence(s) as per the contract at the Builder's discretion.
- q) The Home Owner acknowledges that they have not relied upon any representations made by the Builder, its agents, employees or workmen in entering into this contract other than those representations as are included in and form part of this contract.
- r) This contract has no allowance for termite treatment and any deviation from this will be at the Home Owners cost.
- s) Provisional cost, prime sum, to the value of items, or allowances in this contract will be adjusted with a margin of 20% for recovery of profit and administration as per the building contract. Adjustments will be made on receipt of final invoice and credited off the final progress claim. These allowances are non-transferable and will be subject to a 5% retention if deleted.

3. EXCAVATION

- a) The Home Owner acknowledges that after breaking the surface of the ground, if variations are required by Local, State or Other Authority, Engineers or due to the nature of site access or due to extra excavations or footings required if rock or other obstacles are encountered, then the Builder will notify the Home Owner as provided for in the contract and the cost of such variation together with a reasonable allowance for overheads and profits shall be adjusted against the contract sum.

4. SITE WORKS

- a) Site Works builder has allowed for a equal cut and fill with compaction.

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- b) Demolition of Existing Structure is not applicable.
- c) Excess soil from excavation to be removed from site by builder.
- d) All trees and plant material removal is not required for this site. Grass to be mown to a acceptable height prior to site start.
- e) Foundation and Slab design allowed for is dependent on a "H" class site.
- f) Site clean up and removal of all construction debris including the stock piled soil is the responsibility of the Builder.
- g) House Clean a builders clean is to be completed by the Builder prior to handover.

5. SLAB

- a) Main Slab Concrete is as per engineering requirements. Alfresco/Porch slabs may be poured as a separate slab to suit the Builder.
- b) Main Slab steel is as per engineering requirements.
- c) Main Slab thickness is as per engineering requirements.

6. FRAMING

- a) Ceiling heights unless otherwise shown on the plans are 2.4 meters ceilings.
- b) External wall framing is factory prefabricated 90 x 35 pine framing MPG10.
- c) Internal wall framing is factory prefabricated 90 x 35 mm Pine Framing MPG10.
- d) Roof framing is factory prefabricated timber trusses.

7. ROOFING

- a) Roofing is colourbond steel.
- b) Roof pitch is 22.5 degrees
- c) Gutters are 150 mm colourbond quad.
- d) Down Pipes are 90mm PVC.

8. WINDOWS & DOORS

- a) Window and door frames are powder coated aluminium.
- b) Windows and external sliding door glass is clear glass, double glazed with awning windows.
- c) Obscure Glass to bathroom, toilet and ensuite windows.
- d) Insect Screens are included to all opening windows and external sliding doors.
- e) Security Screens are not included.

9. EXTERNAL FINISHES

- a) External walls are to be face brick from the Express range of bricks.
- b) External ceilings are to be 4.5 mm cement sheeted with joining strips or similar.
- c) Soffits are to be Hardies 4.5 mm cement sheeting.
- d) Stacked Stone is not included.
- e) Render Finish is not included.

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10. INTERNAL LININGS

- a) Internal walls are to be lined with 10 mm plaster board.
- b) Internal Wall Finish is to be 10mm plaster board to level 4 finish.
- c) Cornice is to be 75mm coved.
- d) Internal ceilings are to be 10mm plaster board to level 4 finish.
- e) Garage walls and ceilings are to be 10 mm plaster board to level 4 finish.

11. DOORS EXTERNAL

- a) Front entrance door is to be a Corinthian Madison PMAD 101 translucent glass.
- b) Front door lock set is a Lane Touch Plus Westminster entrance lockset.
- c) Laundry door is to be a sliding glass door.
- d) Garage Door is to be a Corinthian Solicore door.
- e) Other external door locks are Lane Touch plus Westminster entrance lockset.
- f) External Door Frames are to be powder coated aluminium with timber to roll-a-door jambs.
- g) Garage Roll-a-Door is a 2.1x 4.8 auto opening Pinch Free sectional panel lift.

12. DOORS INTERNAL

- a) Internal doors are to be Corinthian hollow core flush panel.
- b) Internal door frames are to be pre hung finger jointed pine.
- c) Internal door handles are to be Lane Westminster, privacy locks to toilets, bathroom and ensuite.
- d) Robe door handles are to be Lane robe knobs.
- e) Internal door between garage and house is to match other internal doors.
- f) The door between the garage and the living area is fitted with a passage set.

13. INTERIOR TRIM

- a) Skirting's to be 67x18mm painted pencil round MDF.
- b) Door architraves to be 67x18mm painted pencil round MDF.
- c) Window architrave to be 67x18mm painted pencil round MDF.

14. CUPBOARDS & ROBES

- a) Walk in robe/s as shown on the plan, melamine shelf & hanging rail with 2 x shelving tower.
- b) Bedroom robes as per the plan, swing doors, including 445mm wide shelf, hanging rail & 1 x shelving tower.
- c) Linen cupboard/s as per the plan with swing door/s and four 445mm wide melamine shelves.
- d) Broom Cupboard is part of linen cupboard.

15. MAIN BATHROOM CABINETS

- a) Main bathroom cabinets are included as per the plan.
- b) Tops are to be Formica High Gloss.

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- c) Door style to be Formica Velour Finish.
- d) Handles "C" pull chrome from selected range.
- e) Drawers one set of three is included.

16. MAIN BATHROOM FIXTURES

- a) Bath tub is to be Base acrylic bath 1650mm long.
- b) Bath Taps are to be Mizu Bliss Mixer & Mizu Drift bath outlet.
- c) Vanity Basin/s to be Kado Arc drop-in vanity basin.
- d) Basin Taps are to be Mizu Bliss basin mixer.
- e) Shower Base is to be a 900 x 900 tiled shower base.
- f) Shower taps are to be Mizu Bliss shower mixer & Base shower rose.
- g) Shower Screen to be aluminium framed with a pivot door with clear glass.
- h) Mirror to be polished edge 900mm high full length of vanity.
- i) Towel rail to be Mizu Drift 700mm in chrome.
- j) Soap holder/s are Mizu Drift chrome shower shelf.
- k) Tiles to shower enclosure walls to 2.0 m high, floor, skirting, vanity splashback to 200mm high x width of vanity, bath front, top and bath splashback to 400mm high
- l) Skirting is to be a split tile to 100mm high.
- m) Tile purchase allowance is from the Express range of tiles.
- n) Exhaust fan is to be 4 Heat/Light/Fan

17. ENSUITE CABINETS

- a) Ensuite cabinets are included as per the Plan.
- b) Ensuite Tops to be Formica High Gloss.
- c) Door Style to be Formica Velour Finish.
- d) Door handles to be "C" pull chrome from selected range.
- e) Drawers one set of three is included.

18. ENSUITE FIXTURES

- a) Vanity basin/s to be Kado Arc drop-in vanity basin.
- b) Basin taps are to be Mizu Bliss basin mixer.
- c) Shower base is to be 1500 x 900 tiled shower base.
- d) Shower taps are to be Mizu Bliss shower mixer & Nickles shower rail.
- e) Shower Screen is to be aluminium frame with pivot door and clear glass.
- f) Toilet a Posh Dominique close coupled toilet suite.
- g) Toilet roll holder to be Mizu Drift roll holder.
- h) Mirrors to be polished edge 900 high x full length of vanity.
- i) Towel rail to be Mizu Drift 700mm in chrome.
- j) Soap holder to be Mizu Drift chrome shower shelf to shower.
- k) Tiles to shower enclosure walls to 2.0 m high, ensuite floor, skirting and vanity splashback to 200mm high x width of vanity.
- l) Tile purchase allowance is from the Express range of tiles

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- m) Skirting is to be a split tile to 100mm high.
- n) Exhaust fan is to be 2/Heat/Light/Fan

19. WATER CLOSET

- a) Toilet to be Posh Dominique close coupled toilet suite.
- b) Toilet Roll Holder to be Mizu Drift roll holder.
- c) Tiles to floor and skirt tile only.
- d) Skirting is to be split tile to 100mm high.
- e) Tile purchase allowance is from the Express range of tiles.
- f) Exhaust Fan to be a LED light/fan

20. LAUNDRY CABINETS

- a) Laundry cabinets are not included.
- b) Tops are to be Formica High Gloss.
- c) Door Style to be Formica Velour Finish.
- d) Handles "C" pull chrome from selected range.

21. LAUNDRY FIXTURES

- a) Laundry tub to be a 45 liter Posh Solus drop in trough.
- b) Laundry taps are to be Base sink mixer with Dura Arco RA washing machine stop taps.
- c) Tiles to floor, skirting and splashback to 400mm high x width of cabinet.
- d) Skirting is to be split tile to 100mm high.
- e) Tile purchase allowance is from the Express range of tiles.
- f) Exhaust fan is not included.

22. KITCHEN CABINETS

- a) Kitchen cabinets are included as per plan finished in Formica Velour Finish.
- b) Kitchen overhead cupboards are included as per plan finished in Formica Velour Finish.
- c) Kitchen tops are to be Formica High Gloss.
- d) Kitchen door style is to be Formica Velour Finish.
- e) Door hinges are non soft close.
- f) Kitchen cupboard door handles "C" chrome pull from selected range.
- g) Kitchen one set of four drawers is included.
- h) Drawer closing is non soft close
- i) Pantry Cabinets are not included.
- j) Pantry Overheads are not included.
- k) Pantry Tops are not included.
- l) Pantry shelves are to be 4 fixed shelves.
- m) Pot drawers are not included.
- n) Fridge overhead cupboard is not included

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- o) Oven tower is not included.
- p) Kitchen in cupboard rubbish bin is not included.
- q) Wine rack over fridge space is not included
- r) Under bench microwave shelf is not included
- s) Kitchen splashbacks are to be tiled to 600mm high to width of bench top.

23. KITCHEN APPLIANCES

- a) Kitchen sink to be Blanco Dinas 1 & 3/4 bowl stainless steel 1050mm.
- b) Kitchen tap to be Posh Solus MK11 Mixer.
- c) Cooktop to be Westinghouse WHC644BA 60cm Electric Cooktop.
- d) Oven to be Westinghouse WVE615S 60cm Electric Oven.
- e) Range hood Westinghouse WRH605IS 60cm Slide Out Rangehood.
- f) Microwave is not included.
- g) Dishwasher to be a Dishlex DSF6106X F/Standing Dishwasher Rotary program selector 12 Place Setting.

24. PLUMBING

- a) Hot and cold water piping to be Rehau pipes or P.B pipes.
- b) Exterior Garden Taps two brass tap are included, one front and one rear.
- c) Water heater is to be Rinnai Hotflo 250 liter hot water cylinder.
- d) Sewer/ Stormwater Connection is allowed to local authority connection points provided on block only.

25. ELECTRICAL

- a) Mains are allowed from lead-in conduit connected to power turret to switchboard only.
- b) Phone/ NBN conduit it is the Home Owners responsibility for installation of in-ground conduit and of connection to phone service provider.
- c) The number of power points allowed for is two double power point per bed/living rooms & three to kitchen, one each to ancillary rooms and passages.
- d) Number of Internal lights included is, one batten fixture per room.
- e) External Lights included is one batten fixture to front porch, one batten fixture to alfresco and two external batten fixtures.
- f) LED Down lights 5 are included to kitchen.
- g) Security lighting is not included.
- h) Smoke detectors allowed for as per plan.
- i) External weatherproof power outlets are not included.
- j) TV points included is two.
- k) Phone/Data points included is one.
- l) TV Antenna is to be a standard digital.
- m) Alarm system is not included.

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- a) Heating/Cooling is to be a Daikin 10kw Reverse Cycle Heatpump, with back to back installation.

27. INSULATION

- a) External Wall Insulation is R-2.0.
- b) Ceiling Insulation is R-4.0.
- c) Garage Insulation is not included.
- d) Sound Control Batts are not included.

28. PAINTING

- a) Interior walls are to be painted with one colour through out in low sheen wall paint, three coat system.
- b) Ceilings are to be painted with flat white ceiling paint, three coat system.
- c) Interior trim is to be one colour through out, finished in acrylic semi gloss.
- d) Internal doors to be one colour through out, finished in acrylic semi gloss.
- e) External walls painting is not applicable.
- f) Exterior trim to be painted with acrylic exterior paint.
- g) Front door is to be painted with acrylic exterior paint, in a light colour.
- h) External Doors to be painted with acrylic exterior paint, in a light colour.

29. FLOOR COVERINGS

- a) Carpet is included to all Bedrooms, WIR, Living, Sitting & Hallways.
- b) Carpet supply is from the Avenza range of carpet.
- c) Floor Tiling to main floor areas is not included.
- d) Timber overlay is not included.
- e) Vinyl Plank Flooring is to Kitchen, Dining & Pantry floors.
- f) Vinyl Plank supply is from the Genero Design range of vinyl plank.

30. EXTERNAL CONCRETE

- a) Porch Surface is to be troweled/stipple finished concrete.
- b) Alfresco Surface is to be troweled/stipple finished concrete with cut/jointed expansion joints if required.
- c) Driveway is to be broom/stipple finished concrete with cut/jointed expansion joints if required.
- d) Driveway Size is as per site plan up to 35 m2.
- e) Paths to be Broom/stipple finished concrete.
- f) Path Area is as per site plan up to 9 m2.

31. NON STANDARD ITEMS

- a) Window Coverings are included, using roller blinds and panel glides in vibrate fabric to all windows and sliding doors excluding wet areas.
- b) Clothes Line is to be a Hills wall mount dual fold to bed 4 wall

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- c) Letter Box is to be metal freestanding barn style.
- d) Fencing is to be 1800 high colourbond to side and rear boundaries only..
- e) Fence Gates are not included.
- f) Front Door Chime is not included.

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Signed by Builder :..... Dated :...../...../.....

Signed by :..... Dated :...../...../.....
 Purchaser

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