

Specification & Schedule of Fittings included in the Hallmark "Deluxe" price

GENERAL:

Prices are based on rectangular 20m x 40m "M" Class fully serviced sites and include the cost of Engineers soil test and structural foundation design, concrete pump, minimum sediment/erosion control, site inspections, contour survey, building certification fees, plumbing and drainage fees, PLSLA levy fee, QBSA Insurance and Contractors All-Risk Insurance. Construction methods to suit N2 wind loading as per Building Code of Australia. The cost of all retaining walls, soil stabilization/retention, rock excavation, tree removal, Aircraft/Traffic Noise Reduction requirements, compliance with any Council energy rating system and sand/metal bedding to service pipes is to be paid by the Owner.

ACCESS:

Accessibility to the building site is the responsibility of the Owner. Any costs incurred by the Builder due to Workplace Health and Safety requirements, difficult site access including crane hire and hand carting of materials to be paid by the Owner.

SITE PREPARATION:

Cut/fill method up to 2000mm sitefall over house area to provide a level building platform.

WHITE ANT TREATMENT:

Chemical-free termite treatment to AS3660.1 (Section 6) including monolithic slab and full Termi-Mesh system to service penetrations and perimeter.

FOUNDATIONS & FLOOR:

Concrete slab system designed for "M" soil classification to AS2870 with brick rebate and exposed perimeter edge beam. No stepdown to Garage floor.

EXTERNAL WALLS:

Single height clay bricks from Builder's range. Natural raked mortar joints.

INTERNAL WALLS:

Timber wall framing lined with Boral 10mm plasterboard. Boral Unispan to 2400mm high ceilings. 90mm cove cornice throughout.

INSULATION:

R2.0 batts to ceilings and reflective foil wall wrap to external walls.

IRONWORK:

Colorbond metal fascia, square or quad gutter and 90mm round P.V.C. downpipes.

HIP ROOF:

Concrete tiles (from Builder's range) fixed unsarked at 25° pitch with 450mm wide vented eaves.

WINDOWS:

Aluminium sliding windows and patio sliding doors with grey toned glass and keyed locks. Colours from Builder's range.

MOULDINGS:

Skirtings — 68mm x 12mm Colonial or Bullnose profile (MDF) for painting.
Architraves — 42mm x 12mm Colonial or Bullnose profile (MDF) for painting.

DOORS:

Internal — Corinthian Impressions — profile to be selected.
Front Entry — Corinthian PCL4G door with PCLSL4G sidelight (paint grade, glazed Ceramica) or Corinthian Madison (PMAD 03, 04, 101, 104, 106, 111 or 114 paint grade, glazed clear) and Enviro-Seal entry frame and sidelight.

DOOR FURNITURE:

Internal — Gainsborough Decorator Classic Porcelain Contractor Series or Gainsborough Leverline or Metaline Lever passage sets with privacy latches to Bedroom 1, Bathroom and W.C. Colour to be selected.
External — Gainsborough Trilock 3 in 1 security lock (lever or knob) entrance set to front entry and garage access doors.

KITCHEN FITTINGS:

Cupboards — Polytech Patterned thermolaminated door and drawer front — Colours and door profiles from Builder's range. 600mm wide bench cupboards with selected door handles, white melamine internal linings, laminated bench tops with 180°, 8-8 or 10-10 post-formed edges, one (1) intermediate shelf and a nest of four (4) drawers. Laminated wall oven tower to ceiling height with microwave provision, two (2) doors above and one (1) pot drawer below. Laminated pantry unit (where applicable) with four (4) shelves and overhead cupboards to ceiling. Laminate colours to be selected.
Sink — Radiant R175 1200mm bowl and three-quarter stainless steel inset sink with provision for dishwasher below drainer.
Tapware — Caroma Acqua Sink Mixer. (Colour chrome).

KITCHEN APPLIANCES:

Wall Oven — Westinghouse PON667 (white or stainless steel).
Hotplate — Westinghouse PHN284U (ceramic glass top).
Rangehood — Westinghouse RRE635 retractable recirculating (white or stainless steel).

BATHROOM & ENSUITE FITTINGS:

Bathroom Bath — Dorf Shark 1525mm steel bath. (Colour white).
Ensuite Bath (where applicable) — Caroma Starlette 1850mm steel bath (Colour white).
Shower Screen — Stegbar Grange series aluminium fixed screen with pivot door, coloured frame and clear laminated glass.
Vanity Units — Selected from Builder's range, with gloss vinyl doors, three (3) drawers and acrylic square bowl tops. (Colour white).
Mirror — 900mm (H) with coloured aluminium frame.
Towel Rails — Irwell Metro (600mm double). (Colour chrome).
Soap Holder — Ceramic soap dish. Style and colour to be chosen with tile selection.

WC FITTINGS:

Toilet Suites — Caroma Profile 4 Close coupled, vitreous china toilet suite. (Colour white).
Toilet Paper Holder — Irwell Metro (Colour chrome).

LAUNDRY FITTINGS:

Trough & Cabinet — 45 litre stainless steel trough with white colorbond cabinet.

TILING:

Wet area ceramic wall and floor tiles from Builder's range.
Kitchen — Up to 600mm over all bench tops. Floor tiling not included.
Bathroom/Ensuite — Up to 2000mm to the shower alcove walls, 500mm over the bath and one skirting row to the remainder. Fully tiled floor.
Laundry — Up to 500mm over the trough and washing machine position and one (1) skirting row to the remainder. Fully tiled floor.
WC — One (1) row of skirting tiles. Fully tiled floor.

WARDROBES:

Stegbar coloured aluminium framed sliding doors with mirrored or coloured vinyl fronts, overhead shelf, hanging rail and a bank of three (3) shelves (600mm wide) to all Bedrooms. Colours to be selected.
Walk-in-robe to Bedroom 1 with Corinthian Impressions door (where applicable), overhead shelf, hanging rail and a bank of three (3) shelves (600mm wide).

LINEN CUPBOARD:

Corinthian Impressions hinged doors, four (4) shelves and separate brooms compartment.

HOT WATER SERVICE:

250 litre heat pump electric mains pressure external unit with hot water tempering system to AS3500.

PLUMBING & DRAINAGE:

Cold Water — Connection from water meter to house. Iplex Polybutylene pipework water service to all internal fittings and outlets. Front and rear garden taps included.
Tapware — Caroma Acqua mixer taps. (Colour chrome).
Shower roses — Irwell Retro. (Colour chrome).
Bath spouts — Irwell Retro. (Colour chrome).
Washing machine taps — Stylus Elegance. (Colour chrome).
Sewer — From all service areas to main connection point.
Stormwater — From all downpipes to main outlet point.

ELECTRICAL:

Ample light and double power points. Compact fluorescent bulbs and batten holder fittings installed to 40 percent of the floor area. Two (2) television points with coaxial cable. Automatic circuit breakers with earth leakage safety switches to meter box. Clipsal 2000 colour co-ordinated accessories throughout. Underground connection (80 amp single phase) from main supply point to meterbox. 250mm diameter ceiling mounted exhaust fans to Bathroom and Ensuite. Smoke detectors two (2) wired to main supply.

PAINTING:

External — Watty Paints Gloss Acrylic to external woodwork, meter box, front entry door and sidelight (from Builder's range).
Internal — Watty Paints Flat Acrylic (white) to ceilings. Sealer coat, then two (2) coats of washable Premium Acrylic to all walls. Gloss Enamel to all internal doors and woodwork. One (1) colour to internal walls allowed as standard (from Builder's range).

GARAGE DOOR:

4800mm CSI Panelmasta with remote control unit and two (2) handsets.

CLEANING:

Builder's house clean (windows included). Building debris only removed from site on completion (excluding excess soil).

IMPORTANT NOTE - Prices exclude the cost of floor coverings, curtains/blinds, light fittings, prints, decorator items, painted feature walls, feature tiling to wet areas, tiling to living areas, patios and front porch, Colorbond roof, timber balustrades, decorative posts and external bagging/rendering and painting, fencing, retaining walls, landscaping, watering systems, paving, pergolas, optional patios, air conditioning, telephone points, security alarms and water tanks to comply with State Government Legislation unless specified by way of a variation. The Company reserves the right to alter its plans, specifications and prices without notice. E&OE