

Specification & Schedule of Fittings included in the Hallmark "Premier" 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 Readicote hardboard.

Front Entry — Corinthian Panelcarve (PPC 4, 8 or 9) with grey toned glass to sidelight and Enviro-Seal entry frame.

DOOR FURNITURE:

Internal — Gainsborough Contractor Series or Classic Porcelain knob passage sets with privacy latches to Bedroom 1, Bathroom and W.C. Colour to be selected.

External — Gainsborough Governor 840 entrance set with 850 deadlock and 998 trim. Colour to be selected.

KITCHEN FITTINGS:

Cupboards — 600mm wide bench cupboards finished with Polytech Builder's range doors 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 (2100mm high) with microwave provision, two (2) doors above and one (1) pot drawer below. Overhead cupboards (2100mm high). Ceiling height plasterboard lined pantry cupboard with four (4) shelves and Corinthian Readicote hardboard door. Plasterboard lined fronts and finished ends to breakfast bar and 300mm wide laminated top to raised servery (where applicable).

Sink — Radiant Vital 1180mm double bowl stainless steel inset sink with provision for dishwasher below drainer.

Tapware — Stylus Elegance Sink Mixer (Colour chrome).

KITCHEN APPLIANCES:

Wall Oven — Westinghouse PON663 (white or stainless steel).

Hotplate — Westinghouse PHL255 (white or stainless steel).

Rangehood — Westinghouse WRJ600U 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 Screens — Stegbar Softline aluminium fixed screen with pivot door, coloured frame and clear laminated glass.

Vanity Units — Selected from Builder's range with matt vinyl doors, three (3) drawers and acrylic tops. (Colour white).

Mirrors — 900mm (H) vanity unit width with coloured aluminium frame.

Towel Rails — Caroma Cosmo (600mm double). (Colour chrome).

Soap Holders — Caroma Cosmo. (Colour chrome).

WC FITTINGS:

Toilet Suites — Stylus Symphony Minuet Link toilet suite. (Colour white).

Toilet Paper Holders — Caroma Cosmo. (Colour chrome).

LAUNDRY FITTINGS:

Trough & Cabinet — 45 litre polymer tub and cabinet. (Colour white).

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 (1) 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 door robes with coloured vinyl fronts, overhead shelf and hanging rail to all Bedrooms. Colours to be selected. Walk-in-robe to Bedroom 1 with Corinthian Readicote hardboard door (where applicable), overhead shelf and hanging rail.

LINEN CUPBOARD:

Corinthian Readicote hardboard hinged doors and four (4) shelves.

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 — Stylus Elegance. (Colour chrome).

Ensuite Bath Spout (where applicable) — Irwell Retro. (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. Smoke detectors two (2) wired to main supply.

PAINTING:

External — Wattyl Paints Gloss Acrylic to external woodwork, meter box, front entry door and sidelight (from Builder's range).

Internal — Wattyl 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.