

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, self assessable 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. Possible extra costs not allowed for and to be paid by the Owner include but are not limited to the following:- retaining walls, soil stabilisation and retention, rock excavation, tree removal, acoustic requirements, bushfire requirements, A.H.D. requirements and sand/metal pipe bedding.

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:

Termite treatment to AS3660.1 (Section 6) including monolithic slab and physical barrier 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:

Glasswool insulation batts to ceiling to meet 6 Star Energy Rating requirements. Reflective foil wrap and R1.5 glasswool insulation batts (where required) to external walls to meet 6 Star requirements.

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, Classic, Splayed or Bullnose profile (MDF) for painting.

Architraves – 42mm x 12mm Colonial, Classic, Splayed or Bullnose profile (MDF) for painting.

DOORS:

Internal – Corinthian Readicote hardboard.

Front Entry – Corinthian Panelcarve (PPC 4, 9 or 104) 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 – Square door and drawer fronts from Builder's Range with PVC edging and selected door handles. 600mm wide cupboards with laminated benchtops with 180°, 8-8 or 10-10 post-formed edges, white melamine internal linings including one (1) intermediate shelf and a nest of four (4) drawers. Laminated wall oven tower (2100mm high) (where applicable) with a microwave provision, two (2) doors above and one (1) pot drawer below. Laminated pantry unit (2100mm high) (where applicable) with four (4) shelves and overhead cupboards (2100mm high). Plasterboard lined fronts to breakfast bar with laminated ends and a 300mm wide laminated top to raised servery (where applicable). Laminate colours to be selected.

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

Tapware – Stylus Elegance Sink Mixer (Chrome).

KITCHEN APPLIANCES:

Wall Oven – Westinghouse POP663 (white or stainless steel).

Hotplate – Westinghouse PHP255 (white or stainless steel).

Rangehood – Westinghouse WRJ600U recirculating (white or stainless steel).

BATHROOM & ENSUITE FITTINGS:

Bathroom Bath – Dorf Shark 1525mm steel bath (White).

Ensuite Bath (where applicable) – Caroma Starlette 1850mm steel bath (White).

Shower Screens – 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 (White).

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

Towel Rails – Caroma Cosmo (600mm double) (Chrome).

Soap Holders – Ceramic soap dish. Style and colour to be selected at tile selection.

WC FITTINGS:

Toilet Suites – Stylus Majestic Link toilet suite (White).

Toilet Paper Holders – Caroma Cosmo (Chrome).

LAUNDRY FITTINGS:

Trough & Cabinet – 45 litre polymer tub and cabinet (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:

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 (Chrome).

Ensuite Bath Spout (where applicable) – Irwell Retro (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 100 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 meter box. Smoke detectors two (2) wired to main supply. White metal ceiling fan/fanlight to rear patio (where applicable). Exhaust fan to unvented wet areas (where applicable).

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 panel lift door 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.

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, self assessable 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. Possible extra costs not allowed for and to be paid by the Owner include but are not limited to the following:- retaining walls, soil stabilisation and retention, rock excavation, tree removal, acoustic requirements, bushfire requirements, A.H.D. requirements and sand/metal pipe bedding.

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SITE PREPARATION:

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

WHITE ANT TREATMENT:

Termite treatment to AS3660.1 (Section 6) including monolithic slab and physical barrier 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:

Glasswool insulation batts to ceiling to meet 6 Star Energy Rating requirements. Reflective foil wrap and R1.5 glasswool insulation batts (where required) to external walls to meet 6 Star requirements.

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, Classic, Splayed or Bullnose profile (MDF) for painting.

Architraves – 42mm x 12mm Colonial, Classic, Splayed 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 04, 101, 104, 106 or 111 paint grade, glazed clear) and Enviro-Seal entry frame and sidelight.

DOOR FURNITURE:

Internal – Gainsborough Decorator, Porcelain, Contractor, Leverline or Metaline Lever Series 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. Colour to be selected.

KITCHEN FITTINGS:

Cupboards – Square edge door and drawer fronts in Laminex 'Silk' finish (from Builder's Range) with PVC edging and selected handles (from Builder's Range). 600mm wide cupboards with white melamine internal linings including one (1) intermediate shelf and a nest of four (4) drawers. Laminated wall oven/microwave tower to ceiling (where applicable). Laminated pantry (where applicable) with four (4) shelves and overhead cupboards to ceiling. Laminate colours to be selected from Builder's Range.

Bench Tops – 20 mm thick reconstituted stone (from Builder's Range) with arised or pencil round edging. (Waterfall gable ends not included).

Splashback – 6mm low iron toughened glass with standard paint colour backing or Laminex Metaline (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 (Chrome).

KITCHEN APPLIANCES:

Wall Oven – Westinghouse POP667 (white or stainless steel) 2 off.

Hotplate – Westinghouse PHP395U (ceramic glass top).

Rangehood – Westinghouse WRH908I (white or stainless steel).

BATHROOM & ENSUITE FITTINGS:

Bathroom Bath – Dorf Shark 1525mm steel bath (White).

Ensuite Bath (where applicable) – Caroma Starlette 1850mm steel bath (White).

Shower Screen – Semi Frameless aluminium fixed screen with pivot door, coloured frame and clear toughened glass.

Vanity Units – Selected from Builder's Range with gloss vinyl doors (White), three (3) drawers, 20mm thick reconstituted stone tops (selected from Builder's Range) with arised or pencil round edging and a vitreous china inset vanity basin (White).

Mirror – 900mm (H) with coloured aluminium frame.

Towel Rails – Irwell Metro (900mm double) (Chrome).

Soap Holder – Ceramic soap dish. Style and colour to be selected at tile selection.

WC FITTINGS:

Toilet Suites – Caroma Profile 4 close coupled vitreous china toilet suite (White).

Toilet Paper Holder – Irwell Metro (Chrome).

LAUNDRY FITTINGS:

Trough – Clark 8510 45 litre stainless steel drop in tub.

Cabinet – Square edge door fronts (from Builder's Range) with PVC edging and selected door handles. 600mm wide cupboards with laminated benchtop with 180°, 8-8 or 10-10 post-formed edge, white melamine internal linings including one (1) intermediate shelf.

TILING:

Wet area ceramic wall and floor tiles from Builder's Range.

Kitchen – 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 bench top 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:

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 (Chrome).

Shower roses – Irwell Retro (Chrome).

Bath spouts – Irwell Retro (Chrome).

Washing machine taps – Stylus Elegance (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 100 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 meter box. 250mm diameter ceiling mounted exhaust fans to Bathroom and Ensuite. Smoke detectors two (2) wired to main supply. White metal ceiling fan/fanlight to rear patio (where applicable). Exhaust fan to unvented wet areas (where applicable).

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 panel lift door 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).

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