



## GENERAL SPECIFICATION - LEVEL 1

### FEATURES

- ❖ Aluminium sliding windows & doors - purpose made - Clear glass. Inc. locks
- ❖ Entry Door – Purpose made 2100 x 1400 Aluminium Frame with aluminium hinged door –Clear Glass
- ❖ 3.0M level ceilings R2.5 insulation Batts to living area ceilings only
- ❖ R1 insulation to external walls
- ❖ Steel Wall & Roof Frames
- ❖ Eaves - 160 mm, 600 mm level / 900mm unlined awnings
- ❖ Colorbond® Corrugated steel roofing
- ❖ Colorbond® fascia with 150 / 175mm Hi front gutters
- ❖ 100mm PVC downpipes / 100mm stormwater
- ❖ Verandahs lined with – Hardigroove FC Sheeting
- ❖ Roof pitch 20 degrees / Verandahs 15 degrees
- ❖ Steel Verandah posts 100 x 100
- ❖ Humes preprimed flush hardboard honeycomb core internal doors 2340 high
- ❖ Sliding to robes only - 2340 high Stegbar frameless white painted green tinge
- ❖ Rendered and painted external brick walls / Hardies primeline chamferboards
- ❖ Sectional Overhead garage doors 2.4 x 4.8 standard with auto pack
- ❖ Plasterboard ceiling lining with P50 mm Two Step Cornice
- ❖ Plasterboard wall linings throughout
- ❖ Staircase – Lower – open steel spine / upper closed / with timber treads
- ❖ Balustrade – Frameless glass with stainless steel handrails to stairs.  
Stainless steel handrails only to bridge

### FINISHES

- ❖ Dulux paint specification throughout
- ❖ 66 x 18 Splay /Single Bevel FJ Pine architrave (paint finish)
- ❖ 92 x 18 Splay /Single Bevel FJ Pine skirting (paint finish)
- ❖ Finger jointed pine mouldings (Excluding architrave and skirting)
- ❖ Tiling to all wet area including kitchen splashback
- ❖ Single white melamine particleboard shelves & chrome hanging rails to robes
- ❖ Four white melamine particleboard shelves to linen & pantry
- ❖ Entry door furniture – Milton lever lockset - Black
- ❖ Internal door furniture -Gainsborough Sofia Series 700 Lever Sets - SC
- ❖ Stegbar Bright Chrome finger grips to sliding doors to Robes

### KITCHEN

- ❖ Cabinets - Doors Italian Liri Cream Flash Laminate / Soft Close  
Tops - Caesarstone
- ❖ Sink – Abbey Q200U Daintree double bowl undermount Stainless steel
- ❖ Arto H-2CB sink mixer – stainless steel
- ❖ Wall oven – Smeg SA 710X
- ❖ Hot Plates – Smeg SA 756X
- ❖ Rangehood – Smeg P70/2 Tiled splashback above bench top

**BATHROOM / ENSUITE / WC / POWDER**

- ❖ Cabinets – Doors - Laminex Oyster Linier Laminate / Soft Close  
Tops - 10mm Starfire Glass
- ❖ Caroma Shark Bath - 1675mm Porcelian enamel on steel - White
- ❖ Design Quad 215 Bath spout
- ❖ Clear laminated glass shower screen semi framed softline, pivot door  
2000 high to Bathroom only
- ❖ Hobless Shower Recess to Bathroom & Ensuite
- ❖ Mirror(s) Polished Edge
- ❖ Taps – Vantis pin quad mixers – Chrome
- ❖ Rere IF Handshower / rail
- ❖ Mini cistern cocks to WC suites
- ❖ Wall tiles to 2.0m in shower recess
  - \* 1.2m to bath
  - \* 400mm above vanities
  - \* 200mm skirting tile to walls
- ❖ Floor tiles to wet areas only
- ❖ Vanity basins Managua vitreous china – White with argent bottle traps & pop  
up wastes
- ❖ Design Quad 215 Basin spouts
- ❖ WC suites – SE1DO C/C – white
- ❖ Laure'n Double towel rail – Chrome
- ❖ Laure'n Toilet roll holder – Chrome
- ❖ Laure'n Towel ring - Chrome
- ❖ Floor wastes -100mm square chrome smart tile / Shower wastes 68mm  
stainless steel channel

**LAUNDRY**

- ❖ Cabinets –Doors Italian Liri Cream Flash Cream Laminate  
Tops Post Formed Laminate
- ❖ Tub – Caroma metro - vitreous china
- ❖ Hansapolo sink mixer
- ❖ Mini- washing machine taps- Chrome
- ❖ Floor tiles
- ❖ 200mm skirting tiles to all walls
- ❖ 400mm splashback to tub
- ❖ Bosch 26E Gas hot water system – Recess box [One 1 only]

**FLOOR & WALL TILES - PC \$44/M<sup>2</sup>****GENERAL**

**Note: Prices based on level stable “M” soil sites,**  
With all services available and a maximum setback of 10m

- ❖ Metropolitan area Brisbane
- ❖ All plans, specifications & Engineers certificates
- ❖ Design wind speed N3
- ❖ Council / Builders registration fees
- ❖ All risk insurance
- ❖ Six year structural guarantee / government guaranteed Termite protection in  
accordance with AS 3660-1-200.