



GENERAL SPECIFICATION - LEVEL 2

FEATURES

- ❖ Aluminium sliding windows & doors – Inc. locks to standard detail / sizes
- ❖ Entry Door – Humes Savoy XS 24 pivot clear glazed
- ❖ 2.7 level ceilings throughout / Eave – 600mm
- ❖ R2.5 insulation Batts to living area ceilings only
- ❖ R1 insulation to external walls
- ❖ Steel Wall & Roof Frames
- ❖ Colorbond® Corrugated steel roofing
- ❖ Colorbond® fascia & 150mm quad gutters
- ❖ 90mm PVC downpipes / 100mm stormwater
- ❖ Lined verandahs
- ❖ Roof pitch 25 degrees
- ❖ Steel Verandah posts 100 x 100
- ❖ Humes preprimed flush hardboard honeycomb core internal doors throughout – sliding to robes only
- ❖ Brick veneer exterior walls
- ❖ Bricks – Boral – Horizon Classics & Nuvo Impressions
Austral – Urban 1 and Heritage
- ❖ Sectional Overhead garage doors 2.1 x 4.8 standard with auto pack, and two handsets.
- ❖ Plasterboard ceiling lining with 90mm cove cornice
- ❖ Plasterboard wall linings

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
- ❖ Gainsborough Linier – Series 9613 Lever Set- Satin Chrome with 300mm Linier pull Handle and 755 Mortice lock
- ❖ Gainsborough Linier– Series 9113 Lever Set Satin Chrome
- ❖ Gainsborough Satin Chrome Flush pulls to sliding doors to Robes

KITCHEN

- ❖ Cabinets – Melamine sheen doors / Ceaser Stone Tops (Kitchen cupboards 2300 high with Bulkhead over)
- ❖ Oliveri Ultra Form UF11D Double Bowl Stainless Steel
- ❖ Dan Elle Sink mixer – chrome
- ❖ Wall oven – Smeg SCA 306 X s-steel
- ❖ Hot Plates – Smeg SA 661 X s-steel
- ❖ Rangehood – Omega OA 416 X 60 s-steel
- ❖ Tiled splashback above bench top

BATHROOM / ENSUITE / WC

- ❖ Cabinets – Melamine Sheen doors / Laminate Tops
- ❖ Caroma Shark Bath – 1675mm Porcelain enamel on steel - white
- ❖ Clear laminated glass shower screens semi framed softline, pivot door 2000 high.
- ❖ Hobless Shower Recess
- ❖ Mirror(s) Polished Edge
- ❖ Taps – Dan Elle Bath / Basin /Shower Mixers – Chrome
- ❖ Elle Bath Spout - Chrome
- ❖ Aura 5 Handheld Shower on rail 183807 - Chrome
- ❖ Mini cistern cocks to WC suites
- ❖ Hera towel rail & paper holder – Chrome
- ❖ 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 Arto 7029AB – Vitreous China - White
- ❖ WC suites – Fowler Newport Std close coupled - White
- ❖ Floor/shower wastes – 100mm square chrome plated smart tile

LAUNDRY

- ❖ Cabinets – Melamine Sheen doors / Laminate Tops
- ❖ Caroma 35 Metro Vitreous China Laundry tub - White
- ❖ Chloe Sink mixer to tub - Chrome
- ❖ 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

FLOOR & WALL TILES - PC \$39/M²**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.