



## GENERAL SPECIFICATION - LEVEL 3

### FEATURES

- ❖ Aluminium sliding windows & doors – Inc. locks to standard detail / sizes
- ❖ Humes Brunswick XC 2 door to entry
- ❖ 2.4 level ceilings throughout / 450 Eave
- ❖ R2.5 insulation Batts to living area ceilings only
- ❖ R1 insulation to external walls
- ❖ Steel Wall and 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
- ❖ 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
- ❖ 42 x 11 Splay / Single Bevel FJ Pine architrave (paint finish)
- ❖ 66 x 11 Splay / Single Bevel FJ Pine skirting (paint finish)
- ❖ Finger jointed pine mouldings (Excluding architraves and skirting)
- ❖ Tiling to all wet area including kitchen splashback
- ❖ Single melamine particleboard shelves & chrome hanging rails to robes
- ❖ Four melamine particleboard shelves to linen & pantry
- ❖ Gainsborough Ambassador – Series 500 Lever Set Satin Chrome- External
- ❖ Gainsborough Ambassador – Series 500 Lever Set Satin Chrome - Internal
- ❖ Gainsborough Satin Chrome Flush pulls to sliding doors to Robes

### KITCHEN

- ❖ Cabinets – Standard Melamine Doors / Laminate Tops  
(Kitchen cupboards 2100 high with no Bulkhead over)
- ❖ Sink - Atlas Eco 1½ Bowl Stainless Steel
- ❖ Chloe Sink mixer – chrome
- ❖ Wall oven – Westinghouse s-steel - POP 663

- ❖ Hot Plates – Westinghouse s-steel - PHP 255
- ❖ Rangehood – Westinghouse s-steel - WRJ 600U
- ❖ Tiled splashback above bench top

#### **BATHROOM / ENSUITE / WC**

- ❖ Cabinets – Standard Melamine doors / Laminate Tops
- ❖ Berlin 1700mm Acrylic Bath - white
- ❖ Clear laminated glass shower screens semi framed softline, pivot door 1870 high.
- ❖ Hobless Shower Recess
- ❖ Mirror(s) powder coated Aluminium Frame
- ❖ Taps - Chloe Bath / Basin / Shower mixers - Chrome
- ❖ Bath Spout Helena - Chrome
- ❖ Mini cistern cocks to WC suites
- ❖ Aura 5 Hand held shower on rail 183807 - chrome
- ❖ Jasmine Double 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 Atlas Adele – Vitrious China - White
- ❖ WC suites – Valero Close coupled – white
- ❖ Floor/shower wastes 100mm square chrome Smart tile

#### **LAUNDRY**

- ❖ Cabinets – Standard Melamine doors two (2) off / Laminate Tops
- ❖ Everhard Drop In 45L Stainless Steel Tub
- ❖ Chloe Sink mixer to tub / Chrome
- ❖ Mini- washing machine taps- Chrome
- ❖ Floor tiles
- ❖ 200mm skirting tiles to all walls
- ❖ 400mm splashback to tub
- ❖ Bosch 21E Gas hot water system – Recess box

#### **FLOOR & WALL TILES - PC \$22/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 N2
- ❖ Council / Builders registration fees
- ❖ All risk insurance
- ❖ Six year structural guarantee / government guaranteed
- ❖ Termite protection in accordance with AS 3660-1-200.

