

Specification of works

VOLOS RANGE 2.1
LOT 292, SIX MILE CREEK ESTATE, COLLINGWOOD PARK

BETWEEN CLIENT

AND

Pre-constructed inclusions

- > Full working drawings including:
 - Site plan
 - Floor plan
 - Elevations
 - Slab detail
 - Bracing detail
 - Electrical layout
- > Sewerage, storm water, water and power connections
- > Council/Certifier Building approval to current legislation standards. Working Drawings may require minor modifications to gain building approval
- > Complete soil tests, engineers footing design and detailed report
- > QBCC insurance and QLeave
- > Energy efficiency compliance to National Construction Code
- > Covenant compliance approval/assessment/lodgement if required

Construction

- > Footings as per engineer detail
- > Concrete slab as per engineers detail
- > External wall as per attached plans

Insulation

- > R 2.5 ceiling batts to all living areas
- > R 2.5 ceilings batts to garage
- > R 2.0 wall batts to all external walls

Site requirements

- > Earthworks to enable level building platform
- > Full on-site insurance as required
- > Department of agriculture and fisheries fire ant check, if required
- > Termite treatment – perimeters and penetrations as per Australia standards

Frame

- > Constructed in accordance with current Building Regulations, National Construction Code and Australian Standards
- > Frame & trusses H2F blue treated pine
- > Frames constructed to achieve 2440mm ceiling height

External

- > Colorbond metal footing as per AS 1562.1-2018
- > Builders range sarking to roof
- > Metal fascia and guttering
- > Colorbond automatic wide garage door with 2 remotes
- > PVC downpipes
- > Roofline features such as gables
 - Where indicated on plan
- > Under roof alfresco
- > Exposed aggregate concrete driveway
- > Exposed aggregate concrete front porch
- > Kerb cut to driveway
- > 2 outside taps
 - Servicing both front and rear yards
- > Wall or fence mounted clothesline

Cladding/Brick

- > Type as specified

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Electrical

- > Provisioning for NBN connection or Opticomm connection
- > Connection to power supply and meter box
- > Return current device (RCD) safety switch
- > Three phase power
- > Double power points to:
 - Dining / living (1 each)
 - Laundry (1)
 - Bathroom (1)
 - Lounge room (1 or as per electrical plan)
 - Kitchen (2)
 - Main bedroom (2 or as per electrical plan)
 - Ensuite (1)
 - Bedrooms (1)
 - Garage (1)
- > Fittings:
 - Ceiling fan and 2x LED downlights to bedrooms
 - Ceiling fan and LED downlights to living areas
 - Ceiling fan to and LED downlights to Alfresco area
 - LED downlight to bathroom and ensuite
 - Excel Life Original Light switches, gloss finish
 - Pendant light/s above kitchen island bench from builders standard range
 - LED 1200mm batten fitting lighting to garage
 - Exhaust and heat lamp to bathroom and ensuite
 - 2x telephone / data points
 - TV Antenna
 - 2x TV points
 - Hardwired smoke detectors to Australian standard
 - European designed and Engineered 200L Ariston Heat Pump Hot Water System
 - 2x split system reverse cycle air conditioners (1x to living and 1x to main bedroom)
 - Remote control sectional garage door

Internal living

- > 10mm plasterboard to ceiling and walls.
- > Painted plasterboard lining to garage
- > 42x12mm paint grade architraves
- > Skirting boards - paint grade
- > Cornices - paint grade

Windows

- > Diamond barrier grille screens on all opening windows
- > Deluxe single blackout roller blinds to all windows excluding bathroom and toilet
- > Kitchen Window to have roller blinds where clear of Cooktop or Oven.

Doors

- > Digital touchpad door lock to front door
- > Provide 1200mm wide hinged front entry door
- > Sliding glass door/hinged weather proof 1/3 glass to laundry entrance as per plan
- > Designer accent panel internal doors with door stops
- > Diamond barrier grille screens on all sliding and hinge doors (excluded front entry door)
- > Privacy locks to WC, bathroom, ensuite and bedrooms

Storage

- > Wardrobes as per plan, fitted with melamine overhead shelf, hanging rail and mirrored sliding doors
- > Walk-in pantry shelving
- > Linen cupboards as per plan fitted with four melamine shelves and hinged / vinyl sliding doors
- > Broom cupboard, if applicable, as per plan fitted with top shelf and hinged door/s

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Paintwork

- > Walls:
 - 3 Coat paint system (1 coat of sealer and 2 coats of low sheen)
- > Internal ceiling:
 - 2 Coats of ceiling white
- > Internal mouldings and doors:
 - 3 Coat paint system (1 coat acrylic sealer and 2 coats acrylic high gloss)
- > External eaves, porch and alfresco ceiling:
 - 2 Coats solashield in a matt finish
- > External walls (fibre cement):
 - 3 Coat external paint system (1 coat prepcoat and 2 coats solashield in a matt finish)
- > External walls (cement render):
 - 3 Coat external paint system (1 coat rendertex and 2 coats solashield in a matt finish)

Tiling and carpet

- > Ensuite and bathroom:
 - 600mm x 600mm ceramic pressed edge tile to floor
 - Skirting tiles to walls
 - Ceramic pressed edge tiles to shower walls
 - Tiled bath fascia
- > Toilets:
 - 600mm x 600mm ceramic pressed edge tile to floor
 - Skirting tiles to walls
- > Bedrooms:
 - Plush carpet (Universe range) with 10mm thick underlay to carpet areas
- > Kitchen:
 - 600mm x 600mm pressed edge ceramic floor tiles to kitchen, hallways, living and dining areas plan specific
- > Media / multi-purpose room, *if applicable*:
 - Plush carpet (Universe range) with 10mm thick underlay to carpet areas
- > Alfresco:
 - 600mm x 600mm ceramic pressed edge tiles

Kitchen

- > Soft close laminate finger pull cabinetry as per client selection, 20mm engineered stone bench tops
- > Designer tiled splashback
- > Double undermount stainless steel sink with blix flexible hose sink mixer
- > Bulkheads to kitchen above cabinets
- > European stainless steel appliances from builders range including:
 - 900mm Haier oven
HWO90S10EX2
 - 900mm Haier Induction Cooktop (Black)
HWO90S10EX2
 - 900mm Haier Undermount Rangehood
HPH90ILX2
 - 600mm Haier Freestanding Dishwasher
HDW13V1S1
- > Chrome ¼ turn tap provided in fridge cavity for fridge ice-maker

Bathroom and ensuite

- > 1525mm Caroma bath with builders range tiled fascia (to bathroom only)
- > Vanity - modern finish finger pull cabinets including soft close with kickboard and 20mm engineered stone benchtops to match the Kitchen
- > Bank of 3 drawers including soft close to bathroom and ensuite vanity
- > Basin Caroma Liano 400mm round (above basin)
- > Caroma Stylus Origin Rimless Back to Wall Toilet
- > Phoenix Vivid Slimline shower Rail
- > Separate shower 2100mm high with aluminum screens with clear glass
- > Mirror to width of vanity and the height of the shower screen
- > Chrome Phoenix branded tapware, towel rails and toilet roll holders
- > 400mm finished height wall to wall shower niche to bathroom and ensuite

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Laundry

- > 20mm engineered stone benchtop with drop-in Phoenix 1000 laundry tub
- > Modern finish finger pull cabinets including soft close with kickboards and overhead cabinetry
- > Bulkheads to laundry above cabinets
- > Designer tiled splashback
- > Phoenix Pina sidelever chrome gooseneck sink mixer

Colour Selection

- > Selection of one stone colour to be used throughout entire house (kitchen, bathrooms and laundry bench)
- > Selection of up two cabinetry colours to be used throughout entire house (kitchen, laundry and bathrooms)
- > Selection of one paint colour for all internal walls
- > Selection of one paint colour skirtings/architraves/doors
- > Selection of one paint colour per external material

Landscaping/Exterior

- > Front garden bed with feature trees & assorted plants with concrete edging for lots up to 800m2
- > Turf/pebble stones as per landscaping plan for lots up to 800m2
- > Builders standard range paling fencing to rear and sides including returns and 1x single gate for lots up to 800m2
- > Letterbox

Post construction

- > Professional photos of each construction stage and final photo brochure
- > Professional internal and external clean prior to handover

Warranties

- > 12 month guarantee on materials and workmanship
- > 50 year termite warranty
- > 6 years, 6 months QBCC New Homes Warranty
- > 25 year structural guarantee

Trusted suppliers

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