

THE BIG VALUE SPECIFICATION

Exterior

- Engineer designed concrete slab
- Termite treatment to slab & perimeter
- Strength & durability of double clay brick construction
- Extensive range of brick selections
- Quality aluminium windows, keyed alike
- Flyscreens to all aluminium windows & sliding doors
- Choice of Colorbond roofing or colour through roof tiles (Hacienda or Swiss range)
- 25 degree roof pitch
- Double garage as shown on plan with grey grano hardstand & remote sectional door (x3 remotes)
- Clay brick pavers to porch, path to front door, portico, alfresco, verandah, where applicable, from builder's standard range
- Clay brick pavers to 6 metres, standard double driveway
- Quality entrance set including deadlock to front entry door
- Quality entrance set & deadlock to garage access door
- Solid carve entry door from builder's standard range
- Weather draft seals to entry doors
- 135 litre, 5 star energy efficient gas hot water system
- Two external garden taps
- External light point outside every cavity wall external door

Interior

- Quality metal door furniture to all internal doors
- Metal corner beads to all trafficable corners
- Full painting to ceilings, doors, door frames, fascias, downpipes, woodwork, gables, gutters, fibre cement lining & meterbox (internal walls not included)
- Two hard wired smoke detectors

- Double power points to each room
- Chrome look or standard white plates to power points & light switches throughout
- Two RCD safety switches
- Two hot water anti-scald valves
- R3.0 insulation to house & garage ceiling
- Built in or walk in linen cupboards, as shown on plan
- Choice of postformed, square style, or 32mm square edge fascias to all benchtops
- Gas bayonet heating point
- TV point
- Phone point

Kitchen

- Dishwasher recess including cold plumbing & gpo
- 1 3/4 bowl stainless steel sink with flick mixer tap
- Large choice of handles/knobs to all cupboard doors
- Quality metal rollers to drawers
- Wide range of laminate selections
- Stainless steel gas hotplate
- Electric stainless steel oven
- Pantry cupboard with white melamine shelving
- Light point to walk in pantry (where applicable)
- Microwave provision including gpo where applicable, as shown on plan
- Flumed exhaust fan

Bedrooms

- Robes to all bedrooms, as shown on plan
- Light points in each WIR

Bathroom & Ensuite

- Generous allowance for ceramic wall & floor tiles, \$44m² retail

- Floor & wall tiles to bathroom & ensuite (includes 2000mm high tiling to shower recesses)
- Privacy latches to bathroom & ensuite
- Fixed shower screen with rod & rail
- Tapware with choice of colours
- Full width framed mirrors over vanities
- Vitreous china basins
- Dual flush toilet
- 1500mm bath as shown on plan
- Towel rails & bathroom accessories
- Flumed exhaust fan to bathroom & ensuite

Laundry & WCs

- Generous allowance for ceramic wall & floor tiles, \$44m² retail
- Privacy latch to WCs
- 45 litre stainless steel laundry trough
- Automatic washing machine taps
- Flumed exhaust fan to WCs
- Dual flush toilet

General

- HIA fixed price building contract
- Housing indemnity insurance
- 25 year structural guarantee
- Six months maintenance period
- Full site contour survey & repeg to block
- 10 metre sewer run from last fixture
- Shire & Water Corporation application fees (excluding planning fees and headworks fee, if applicable)
- Engineers soil report
- Full working drawings

Note:

Items may vary depending upon individual design. Please ask your consultant for further information.



Big Homes Bigger Value