

Premier Specification

GENERAL

- Fixed price contract.
- Price based on fully serviced standard building lot up to 800m².
- Contour survey.
- Engineers soil test and concrete foundation design.
- Engineers certification of concrete slab.
- Minimum sediment and erosion control.
- Working drawings and specifications prepared by builder.
- Building certification fees, plumbing and drainage fees including inspections. **{based on Brisbane City Council}**
- QBSA Insurance on Base Price Only. Note: Additional fee over base price as per QBSA insurance premium table.
- PLSLA levy fee, and Contractors All-Risk Insurance.
- Appointment with Colour Consultant.
- Builder's house clean external & internal. Builder's debris only removed from site **{Excluding Excess Soil}**.
- 6 months maintenance period

SITE WORKS

- Cut & Fill up to 500mm site fall **{No spoil removal or importation of fill is included}**
- Slab to suit Class 'S' classification. **{NO Piers}**
- Concrete pump.
- Connection including - sewer, storm water drains, single phase underground power from main supply to meterbox and water from meter to house all same side of road. (up to 6.0M setback)
- N2 wind loading as per Building Code of Australia.

ACCESS

- Access to building site is the responsibility of the owner. Any cost incurred by builder due to difficult site access including crane hire and hand carting of materials is to be paid by the owner.

TERMITE TREATMENT

- Full termite system to penetrations and perimeter to AS3660.1

EXTERNAL

- Brick veneer construction (where applicable) with large range of single height face bricks from builder's range with natural mortar raked joints. (Refer to working drawings)
- Colorbond metal fascia and gutters
- Painted downpipes & meterbox.
- Quality aluminium windows and sliding doors with keyed locks. (Colours from builder's range)
- Colorbond sectional garage door Only. (Style & Colour selected from builder's range)

- Front and rear garden tap. (location by builder)
- Feature front entry door (Corinthian PPC 4, PPC 8, PPC 9, PPC 104) with clear glazed sidelight. (where applicable)
- Quality entrance set with deadlock (Gainsborough Governor 840 with 850 Deadlock).
- Garage internal door (Governor 840).
- Large range of concrete roof tiles from builders range.
- Quality pine wall framing and roof trusses.
- Quality external paint from builders range. (1 colour) (Solver) (excludes brickwork)
- Wall wrap to external walls.

INTERNAL

- Quality pine framing lined with 10mm plasterboard to walls and ceiling with 90mm cove cornice throughout.
- Ceiling Height 2440mm to single storey.
- Ceiling Height 2440mm to lower floor & upper floor of two storey.
- R2.5 glasswool insulation batts to house & garage ceilings only. (Excludes Alfresco & Porch)
- 67mm x 12mm skirting painted finish.
- 42mm x 12mm architrave painted finish.
- Gloss enamel paint to all internal doors and woodwork from builder range. (Solver)
- Velvet sheen paint to all internal walls from builders range. (Solver)
- Flat acrylic paint to all ceilings from builder's range. (Solver)
- One colour Only to walls, arch's, skirt's & doors as standard.
- Corinthian Readicote internal doors.
- Built in wardrobes with aluminium framed sliding doors and coloured vinyl fronts, one melamine shelf and hanging rail to all bedrooms and walk in robe to master bedroom with one melamine shelf and hanging rail were applicable
- Quality internal passage sets with privacy latches to Bedroom 1, Bathroom and WC. (Gainsborough Contractor Porcelain Series Arctic White Knob)
- Built in linen cupboard with four melamine shelves.

KITCHEN

- Laminated bench tops. (Alliance Homes Standard Range)
- 1 ½ bowl stainless steel sink.
- Mixer tap.
- Fully lined white melamine interiors with one intermediate shelf.
- Square PVC edged doors.
- Overhead cupboards. (as shown)
- Space for dishwasher with single power point and tap. (no connection provided)
- Extensive range of decorator laminates. (1 colour standard)

- Decorator door handles. (Builders Range)
- Spacious laminated pantry with four melamine shelves.
- Ceramic wall tiles to splashback up to 600mm over benchtop. (Floor tiles not included.) (Silver Range)

KITCHEN APPLIANCES

- Blanco BSO60X S/S Multifunction Oven
- Blanco BCCK60N Ceran Cooktop (No Frame)
- 900mm Canopy Rangehood. (Stainless Steel) (Recirculated Only)

ELECTRICAL / GAS

- Gas rough-in & fit-off to Cooktop. (Connection to Gas Supply by Owner.)
- Rheem Integrity 24 Litre Gas HWS including recess box, rough-in & fit-off. (Connection to Gas Supply by Owner.)
- Generous light and power points as per electrical plan.
- Smoke detectors direct wired to main supply.
- One (1) television point with coaxial cable in ceiling.
- One (1) pre wired telephone points. (connection by Client)
- Automatic circuit breakers with earth leakage safety switch in single phase meter box.

BATHROOMS / WC's

- Laminated bench tops. (Alliance Homes Standard Range)
- Laminated vanity cabinet. (no drawers)
- Vitreous china drop-in basin to bathroom & ensuite. (Powder room where applicable).
- 1675mm white bath.
- Single Towel Rail & Toilet Paper Holder in Chrome.
- Quality mixer tapware in Chrome.
- Single shower to bathroom & ensuite. (where shown)
- Framed pivot shower screen with clear laminated glass
- Polished edge mirror above vanity.
- Dual flush vitreous china toilet suite
- Ceramic Wall tiles to shower walls, over bath, one tile above vanity and one skirting tile to remainder. (Silver Range)
- Ceramic tiled floor. (Silver Range)

LAUNDRY

- Radiant 'R45P' 45 litre white polymer tub/cabinet with by-pass.
- Quality 3 piece metal tapware in Chrome
- Ceramic Wall tile over trough with one skirting tile to remainder. (Silver Range)
- Ceramic tiled floor.