

BUILDING SPECIFICATION

FOR

Lot 14, 19 SnowGums Drive, Goulburn 2580

BETWEEN

Krystal Lynette & Kimberley Rachel Meindl
(the Homeowner)

&

D.A. Constructions Pty Ltd
trading as G.J. Gardner Homes
(the Builder)

BUILDERS LICENCE NO 317838C

KL
KRM



HOME OWNER : Krystal Lynette & Kimberley Rachel Meindl

SITE ADDRESS : Lot 14, 19 SnowGums Drive, Goulburn 2580

COUNCIL : Goulburn Mulwaree Council (LA)

PLEASE READ CAREFULLY BEFORE SIGNING THE SPECIFICATION

GENERAL TERMS AND CONDITIONS

1) INTERPRETATION AND USE OF SPECIFICATION

- a) This specification is to be used in the construction of a building as shown and dimensioned in the accompanying drawings.
- b) This specification forms part of the contract for the construction work when signed and initiated by both parties including any alterations agreed to during the signing process.
- c) These specifications may specify finishes and/ or materials to be used in construction. Amendments may occur as part of the colour selection process and will be documented on the Colours and Variation Form. Any variation made may be subject to approval including BASIX or Building Authority Approval.
- d) Any items not clearly defined in the plans, this specification and the standard inclusions are to be selected within the range as determined by The Builder as allowable for this style of building.
- e) The HomeOwner acknowledges that The Builder is the independent owner and operator of a G.J. Gardner Homes franchise and agrees this building contract is exclusively between the HomeOwner and The Builder.
- f) It is acknowledged that there may be clauses in this specification that may not be specifically relevant to the HomeOwner's property or new construction but are included as part of the specification as part of The Builder's general terms and conditions.
- g) It is acknowledged that, where there is a conflict between the Builder's general terms and conditions and subsequent items, the subsequent items will supersede those listed in the general terms and conditions.
- h) The Home Owner acknowledges that they have not relied upon any representations made by The Builder, its agents, employees or workmen in entering into this contract other than those representations as are included in and form part of this contract.

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2) GENERAL

- a) Unless otherwise specified, the works shall be constructed in accordance with The Building Code of Australia and Australian Standards which are a national set of technical requirements for the design, construction, and performance of buildings, plumbing and drainage systems.
- b) Unless otherwise specified, the works shall be constructed in accordance with any other relevant Local, State and Federal Authorities, and other statutory body's requirements.
- c) Where required the works shall be constructed or fitted with items complying with the National Construction Code (NCC), WaterMark, and CodeMark Certification Schemes.
- d) Unless otherwise specified, the HomeOwner is responsible to provide a house site clear of any obstructions to building including removal of long grass, shrubs and trees where necessary.

3) CONTRACTUAL MATTERS

- a) The Home Owner and The Builder hereby agree that any extension of time claimed for practical completion due to wet or inclement weather shall be based on notification pursuant the Contract and shall be claimed as per the logged days by the nearest post office or weather bureau.
- b) Should this Contract not proceed for any reason whatsoever all moneys expended by The Builder on Local Authority fees, obtaining soil reports and footing and slab designs, engineers fees, drafting and an administration fee of \$250.00 for the costs of preparation of contracts and plans shall be deducted forthwith from any deposit paid by the HomeOwner. If the deposit paid by the HomeOwner is insufficient to cover such costs then the Home Owner shall pay such extra costs to The Builder within fourteen days after receiving notification that the same are due and payable.
- c) The Builder reserves the right to charge a \$1000.00 fee for each variation requested by the HomeOwner subsequent to signing of the contract. ~~Variations are deemed to be changes, additions, deletions and alterations to contract, colour selection, allowances or prior variation.~~ Each variation will add one week to the contract time.
- d) Any valuations required by the lending body (other than final inspection) are to be the responsibility of the HomeOwner to organize.

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- e) Provisional costs or allowances in this contract are non- transferrable and will be adjusted with The Builder's standard margin as per the building contract. Provisional Allowances will be adjusted on receipt of final invoice and credited off the final progress claim. Allowances for flooring and tile purchase are indicative only and subject to final selection and quotation. Tile and flooring allowances are non-transferable.
- f) Items to be supplied as part of this specification may be substituted without notice for an equivalent item due to availability at the time of construction.
- g) It is acknowledged by the HomeOwner that it is their responsibility to notify the builder within thirteen (13) weeks from the date of handover any defects. This notice is to be in writing to The Builder. Defects are items that do not comply with the Australian Standards and do not cover wear, tear and damage that has occurred after handover. If the HomeOwner does not provide notification within the thirteen (13) week window, The Builder has the right to refuse any defect list. The HomeOwner can only give The Builder one (1) defect list.

4) ALLOTMENT IDENTIFICATION AND VERIFICATION

- a) The Builder shall display on site, a conspicuous notice indicating the lot, street or identification number of the property and the name of the builder as per building regulations.
- b) The owner shall be responsible for the accuracy and clear delineation of all the allotment boundaries. In addition, the owner shall supply to the builder a current copy of the title of the allotment and if requested by the builder, the owner shall further provide a survey plan showing the correct boundaries of the allotment and its location that can be established from a fixed reference point.
- c) The Builder will not reasonably be held responsible for any errors relating to the boundary or boundary fence positions unless the Builder has agreed to have the boundary peg out done by a qualified surveyor prior to work commencing.
- d) Unless otherwise shown on the drawings, the owner shall be responsible for establishing the point from which the builder will set out the building and such set out will be carried out by the builder based on having the building peg out completed by a qualified surveyor prior to work commencing. It is the Owners Responsibility to verify that the house position is in the correct location prior to work commencing.

5) DIMENSIONS

- a) Figured dimensions as shown on drawings shall be given preference to scaled dimensions which should only be used where figured dimensions are not indicated.

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- b) Unless otherwise stated, internal dimensions shall be taken between wall plates or brick work as the case may be. External dimensions shall be taken over;
- i) Wall plates if the external walls are of clad frame construction eg weatherboards, cement fibre sheet or similar materials fixed to the supporting framework or
 - ii) The outside face of brickwork or blockwork if the external walls are of masonry or masonry veneer
 - iii) Ceiling heights shall be taken between the finished floor level and the underside of the structural ceiling level whichever is the case as specified in the Building Code of Australia.

6) FENCING

- a) Where fencing is required, and unless otherwise agreed, the builder shall include the full cost of all fencing in his tender and state the cost per metre run that is allowed for the supply and erection of fencing to adjoining properties together with the full cost and rate per metre run for other fencing.

IT IS THE OWNER'S RESPONSIBILITY TO SERVE THE REQUIRED FENCING NOTICES ON THE ADJOINING PROPERTY OWNERS and the builder shall not proceed with fencing works until the owner has furnished to the builder confirmation of approval from the adjoining owner together with written instructions for the builder to proceed with the fencing works.

Such approval and instructions shall be provided so as to not cause any Demolition Services delay to the building work. Any adjustments to the extent of fencing actually erected shall be made at the rate for the metre run stated by the builder in the project requirements.

- b) The Builder will install the fence(s) as per the contract at The Builder's discretion.

7) ACCESS TO SITE

- a) Unless otherwise agreed in writing the owner shall be responsible for provision of an all weather access to the building site to enable delivery of all equipment, materials and goods necessary for the works.
- b) The HomeOwner acknowledges that once The Builder has taken possession of the property for the purposes of construction, that access to the property is now restricted and must be arranged through The Builder until possession is returned to the HomeOwner at handover.

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- c) Should the HomeOwner, a trade they have engaged or agents of the HomeOwners lending body wish to inspect or access the construction site they will need to arrange access with The Builder. The property is deemed a construction site and only authorised persons are allowed to enter the property and then only with supervision of The Builder or their agents.

8) SERVICES AND UTILITIES

- a)
- b) Where the services are available for connection adjacent to th allotment, and unless otherwise specified, the builder shall arrange for water and electricity necessary for the carrying out of the works, and the owner shall pay all charges or reimburse the builder all charges and costs associated with the connection and supply thereof. Where services are not so available, and unless otherwise specified, the owner shall arrange and pay for alternative services which are acceptable t the builder.
- c) Unless otherwise specified, the contract price allows that town water supply will be available from an existing main of the Local Authority prior to commencement of construction. Where no such water or supply exists, the HomeOwner is to arrange at their expense, a temporary fresh water supply for building purposes by means satisfactory to Builder, and to be available prior to commencement of construction.
- d) Unless otherwise specified, the contract price allows that town gas supply will be available from an existing gas main of the Local Authority prior to competition of construction. Where no such gas supply exists, the HomeOwner is to arrange at their expense, approved gas tank/s prior to competition of construction where gas appliances or fittings are installed as part of this specification.
- e) Unless otherwise specified, this contract allows for 240 Volt single phase power being available prior to and during the construction of the dwelling.
- f) Duplex and Multi Dwelling - The Home Owner acknowledges that it is their responsibility to coordinate and pay for the costs associated with Subdivision Costs which includes but not limited to preparations of Linen Plans, Legal Costs, Surveying Costs, Lands Title Costs and Local Council Costs.
- g) Duplex and Multi Dwelling - The Home Owner acknowledges that it is their responsibility to ensure that each dwelling has access to separate Water, GAS, NBN, Sewerage and Electricity.

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9) LOCAL AUTHORITY

- a) Structural design of the home is as per the Local, State or other Authority, or Statutory body's requirements.
- b) Unless otherwise specified or agreed to in writing, all building application fees relating directly to the applications for Development Application and Construction Certificate Application or Complying Development Application are paid for by the Builder.
- c) It is the responsibility of the HomeOwner to pay and obtain refunds from the Local Building Authority for any Bonds called for by the Local Building Authority.
- d) It is the responsibility of the HomeOwner to pay any Contributions or Additional Development Application and Construction Certificate Application or Complying Development Application fees relating to Sheds or other Structures, Swimming Pools, Solid Fuel Heaters or other applications required in addition to the applications necessary to build the proposed home unless otherwise previously agreed to in writing by the Builder. These fees will be advised by The Builder as a Variation to the agreed contract price.
- e) It is the responsibility of the HomeOwner to obtain any necessary building consents from relevant developers or land corporations where a covenant applies.
- f) It is the responsibility of the HomeOwner to pay for any additional costs relating to reports requested by the Local Building Authority including but not limited to; where BushFire Attack Level (BAL), Terrestrial Biodiversity or Flora and Fauna Reports or Heritage Reports, Dwelling Entitlement or Noise Studies are required to obtain Building Consent unless agreed to by The Builder in writing.
- g) Complying with statutory obligations and any notices and obtaining relevant approvals is the responsibility of The Builder.
- h) An Engineer's soil report, footing and slab designs if required are to be provided by the Builder.
- i) Where due to soil conditions, Local, State or Other Authority requirements, pump out tanks, submersible pumps and irrigation systems are required over and above the normal septic system, the HomeOwner agrees to bear the costs thereof and proceed by way of variation pursuant to the Contract.
- j) The Builder and the HomeOwner acknowledge that notwithstanding proper requests by The Builder, the Local Authority does not on all occasions carry out final inspections in relation to the works.

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- k) The Home Owner further acknowledges and irrevocable agrees that they will not make any objection to the lack of provision of a final inspection report subsequent to practical completion and further will not withhold or cause to be withheld any progress payments due to The Builder, either directly or through their financier that are due to be paid to The Builder on practical completion of the works.
- l) The HomeOwner acknowledges and agrees that should their financier refuse to advance all or any funds until the provision of a final inspection report from the Local, State or other Authority which may not be available, The Builder will, at the HomeOwners cost obtain a final inspection report suitable to the financier from a qualified Engineer or a licensed Builder or Building Inspector.
- m) Please refer to the Termite Disclaimer at the end of this Document for information regarding The Builder's standard termite protection.

10) DOCUMENT DEPENDENCIES

- a) The Owner is aware that the Final Tender, Building Specifications, Contract Inclusions and Architectural Plans at the time of Contract Signing are the foundation as agreed to by The Owner and The Builder. Any subsequent changes to items listed in these documents will be subject to approval and further variations.

11) COLOUR SELECTION

- a) The colour selection MUST be completed before construction can commence. The colour selection should be completed before local authority, city, or finance approval has been received to enable the HomeOwner's home to be built within the construction period stated in this contract.
- b) The colour selection does not form part of the agreed contract and any item at a cost above standard allowance will be charged as an extra.
- c) The Colour Selection and Variations forms part of the contract for the proposed work when signed and initiated by both parties including any alterations agreed to during the signing process at which time it supersedes any items listed in this specification.
- d) The Builder takes no responsibility for any colour variation in the roof tile, brick, ceramic wall and floor tile, stucco, paint, between those shown in displays or brochures to those delivered by the manufacturer. These products may vary slightly in colour from time to time and any discrepancy is the responsibility of the manufacturer.

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- e) The Builder will install Australian Standard Complaint Fixtures and Fittings that meet or exceed the minimum requirements for BASIX. Where The Owner elects to supply their own appliances, components or plumbing Fixtures and Fittings, these items MUST be accompanied with FULL installation Instructions, meet relevant Australian Standards for that items (have an approved Australian Standards Sticker or Plate) and meet Minimum BASIX efficiency requirements as listed in the BASIX certificate supplied to Council.
- f) Any Appliances, Components, Fixtures or Fittings supplied by The Owner will need to be Documented in the Colours and Variations Document otherwise The Builder's Standard Items will be installed and any costs associated with the supply and installation will be the responsibility of The Owner.
- g) Where the HomeOwner has nominated to supply appliances, components or Fixtures and Fittings for the home, need to be delivered to site in a timely manner to avoid delays or additional costs relating to installation. The Builder accepts no responsibility to warranty items not supplied by The Builder under these specifications. The Builder will accept responsibility for the labour and materials used in the installation only.
- h) The Builder includes costs to lay Cushion Edge tiles in the 300mm by 300mm and 300mm by 600 size range. Additional costs will apply to lay Small Tiles under 300mm by 300mm, Mosaic Tiles and tiles larger than the allowance of 300mm by 600mm. Where tiles are selected is classified as a rectified tile then additional lay costs will apply.
- i) Due to material supply issues The Builder reserves the right to replace materials at short notice, with equivalent product or materials. The Builder will notify the HomeOwner in writing of any changes.

12) EXCAVATION

- a) The HomeOwner acknowledges that after breaking the surface of the ground, if variations are required by Local, State or Other Authority, Engineers or due to the nature of site access or due to extra excavations or footings required if rock or other obstacles are encountered, then the Builder will notify the HomeOwner as provided for in the contract and the cost of such variation together with a reasonable allowance for overheads and profits shall be adjusted against the contract sum.

13) FINAL COMPLETION

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- a) Where such work is within the scope of the contract, the Builder shall remove all builder's equipment, check satisfactory operation of installed equipment, doors, windows, locks, water and temporary single phase electrical power supply, and the owner shall pay or reimburse the builder all charges associated with the connection and supply thereof. The builder is to leave the building reasonably clean and tidy ready for the home owner to perform a move in ready clean ready for occupation. The builder shall obtain and give the owner all necessary trade or item certificates.

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AGREED BUILD SPECIFIC TERMS AND CONDITIONS**14) DESIGN INFORMATION**

- a) The design being build is a G.J. Gardner Homes Design
- b) The Name of the Design is Inglewood 253
- c) The Facade is Classic
- d) Garage to be attached to the main dwelling

15) VARIATIONS TO GENERAL TERMS

The following items represent changes to the general terms listed previously as agreed between the HomeOwner and The Builder.

- a) Further to the clause above it is agreed that The Builder will arrange for all Building Approvals on the HomeOwners behalf and in the HomeOwners name as part of the terms of this contract and will be responsible for paying all standard application fees and charges associated with applying for the development application and construction certificate application.
- b) Further to the clause above, it is agreed that the Boundary Peg Out will be completed by a qualified surveyor arranged and paid for by The Builder.

16) HEADING-GENERAL CONSTRUCTION

The following are the specifications for General Construction.

17) SERVICES

Where any of the services referred to in this clause are available adjacent to the allotment, the

builder shall arrange for their permanent connection to the works.

The owner is to make all necessary applications to any supply authority upon such request

from the builder.

- a) The water supply is to be Reticulated water supply available from the front of the allotment
- b) The Electricity Supply is to be Single Phase Electricity Connection arranged by the home owner
- c) NOTE: If electricity is not available adjacent to the allotment, but is required, the Owner shall arrange with the electricity supply authority for the extension of the authority's assets to a point of supply nominated by the supply authority and shall pay the costs of this extension as required by the authority.
- d) THE OWNER (CONSUMER) SHALL BE LIABLE FOR ALL ELECTRICITY AUTHORITY CONNECTION CHARGES FOR PERMANENT SUPPLY UNLESS STATED ELSEWHERE IN THE PROJECT BUILDING SPECIFICATION.
- e) The gas supply to be supply and connection to gas mains arranged by the Builder on the Home Owner's behalf.
- f) Connection of telephony or internet to the home is the responsibility of the home owner and not included in the scope of works

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- g) Interna provisioning for telephony and internet is included with 2 x telephone outlets

18) ENERGY RATING REQUIREMENTS

- a) External Wall Insulation to be R 2.5
- b) Ceiling Insulation to be R 6.0
- c) Garage ceiling and wall Insulation is NOT included.
- d) Floor Insulation to be R 4.0
- e) Door seals are to be Raven RP3 Door Seals to all External Hinged Doors
- f) R2.0 Wall Insulation to Internal walls of Laundry, Bathroom, WC and Ensuite

19) SITE WORKS

- a) Site clearing will be the responsibility of the home owner before construction has commenced including any spoil or maintaining growth such as grasses on site.
- b) Clearing work of the site must be done in accordance with planning controls. Please refer to the building authority for guidelines on what clearing can be performed without building approval.
- c) It is the responsibility of the builder to perform and grading and levelling work prior to construction
- d) The Builder The Builder has allowed for up to an Equal 500mm Cut & Fill with 1M Fall Over the house footprint ONLY
- e) The Foundation and Slab design allowed for is dependent on a P class site Classification.
- f) Excess soil from excavation to be stock piled on site & removed from site by homeowner after handover, or at the request of the builder.
- g) If Extra Fill Is Required On Site To Build The House Area Up The Owner Will Pay All Costs.
- h) All trees and plant material, to be removed from site by home owner at home owners expense.
- i) Retaining walls are NOT applicable.
- j) Concrete pump is included for Slab & Piers only.
- k) Site clean up and removal of all construction debris is the responsibility of the builder.
- l) House clean is to be completed by the builder at lock up and prior to handover.
- m) If the builder finds rock during any excavation work the owner agrees to pay all extra costs to remove the rock. (approximate cost is \$200 per meter + GST + 25% builders margin with NO variation fee).

20) TIMBER SUB FLOOR

- a) The Floor Bearers are to be as per engeneering and BCA requirements.
- b) The Floor joist are to be as per engeneering and BCA requirements.
- c) The Floor sheeting is to be 19 mm yellow tongue partical board and Sycon 19mm to wetareas
- d) Subfloor access is not included.

21) SLAB

Concrete Floor Slab construction in accordance with one of the following methods in the B.C.A.

- a) Slab on ground concrete will be As per the Enginner's Requirements
- b) Slab steel is as per engineering requirements.

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- c) Slab thickness is as per engineering requirements
- d) The builder has an allowance of 60 L/Metres of Concrete Piers, if Piering exceeds 60 L/Metres the home owner will pay \$174.98 per metre inc. Builders Margin and GST for each extra metre of Piering to the Builder at slab stage.
- e) Wet Area Step Downs of 40mm are Included for all Bathrooms, Ensuites, WC's, Powder Rooms and Laundry as per the Architectural Plans
- f) The Garage Floor and External Step Downs will be 75mm to concrete areas as per the Architectural Plans.
- g) External Doors that do not open to landing will be backfilled against the slab for building approval compliance.

22) TERMITE PROTECTION

Termite protection is included against subterranean termites consisting of a physical system/ soil treatment system as appropriate.

23) FRAMING

- a) The frame is to be a either Timber or Steel frame based on availability as per the architectural plans
- b) Ceiling heights unless otherwise shown on the plans are about 2.570 metres.
- c) External wall frames are prefabricated 90mm Pine and shall comply with the BCA or AS 1684.
- d) Internal wall frames are prefabricated 90mm Pine and shall comply with the BCA or AS 1684.
- e) Roof Framing is Factory prefabricated timber trusses engineered Pine and shall comply with the BCA or AS 1684.
- f) Front Porch To have 350mm X 350mm Brick Piers Posts.
- g) The Alfresco is to have 135mm X 135mm Painted Primed Pine Posts.
- h) Note: Framing materials may be changed due to ongoing supply issues. You will be notified if this occurs.
- i) Wall bracing to be Sheet bracing (plywood, hardboard, other)

24) SCAFFOLD

- a) Scaffolding is included.

25) DRAINER SEWER & STORMWATER

The builder is NOT responsible for raising or lowering of any Sewer or Stormwater pits if there is any in or around the home owners property.

~~If any type of pit needs raising or lowering the home owner needs to make an application to council and the home owner will pay all costs.~~

- a) It is the Property Owner's responsibility to arrange for connections for Sewer, Stormwater to the boundary of the property prior to Construction Commencing.
- b) Sewer to be Town Sewer Connection
- c) Sewer line to be a pipe 100mm connected to main sewer junction, up to a 1000 meter square site with up to 50 L/M of sewer pipe.
- d) Stormwater to be discharged to town stormwater system
- e) Stormwater connection to be a pipe 100mm to be connected to rain water tank with over flow to street or stormwater main (6 Metre Set Back) with up to 70 L/M of stormwater pipe.

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- f) If your property is not on Water Mains Supply, you will need to supply potable water for Construction Purposes as well as to fill the tank when it is installed. This should be arranged with your local water carrier.
- g) A Rainwater Garden is required and will be installed by the Builder.
- h) The surface area of the Rainwater Garden will be an area of 10 metres square.
- i) Supply and install of surface drainage is not included and will be installed by the Home Owner if required.
- j) The down pipes around the home are 90mm PVC as per the plans, painted as per the colour selections.
- k) All downpipes will be connected to a single run 100mm PVC pipe for Home with Roof Under 300m² (Floor Area x 1,225(22.5 Pitch) 1 Downpipe per 40m²

26) RAIN WATER TANK

- a) Rain Water Tank is a 22,960 Ltr colorbond round tank RD-3550-2320 3550mmD x 2320mmH as per the plans.
- b) The Tank Comes Fitted with a EVOLUTION MKIV Submersible Pump
- c) Rainwater tank to be installed on Concrete Slab.
- d) Water catchment will be from the House Roof Only
- e) Rain water tank to have a single inlet 100mm PVC pipe for Home with Roof Under 300m² (Floor Area x 1,225(22.5 Pitch)
- f) The Tank Will Be for Toilet and Garden Use Only
- g) Vermin Protection is included.
- h) A Manufacturer's Tank Level Gauge is not included.

27) HEADING- EXTERNAL CONCRETE AND LANDSCAPING

The following are the specifications for External Concreting and Landscaping including Fencing, Decking and Pools/ Spas if included in your tender.

28) EXTERNAL CONCRETE

- a) Porch is to be plain concrete broom or timber cove float finish.
- b) Alfresco to be timber treated pine decking 90mm x 22mm.
- c) Driveway and cross over is NOT included and to be completed by the home owner after handover.
- d) Paths NOT included and to be completed by the home owner after handover.
- e) Please Note: Concrete may require expansion joints subject to manufacturers installation instructions.

29) LANDSCAPING

- a) Turf is NOT included & will be supplied and laid by the home owner after handover.
- b) Landscaping is NOT included & will be supplied and installed by the home owner after handover.

30) FENCING

- a) Fencing is NOT included & will be completed by the home owner after handover.
- b) Fence Gates are NOT included & will be supplied and installed by the home owner after handover.

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- c) Front Fence is NOT included & will be supplied and installed by the home owner after handover.

31) TIMBER DECKING

- a) Alfresco Timber decking to be 90 X 22mm Treated pine screwed down to timber battens fixed to a concrete slab.
b) The timber decking is to be Oiled as per the colour selection.

32) HEADING- EXTERNAL FINISHES

The following are items relating to the external finishes of the home.

33) ROOFING

All roof cladding is to comply with the relevant structural performance and weathering requirements of the National Construction Code of Australia and installed as per the manufacturer's recommendations.

The gutters are designed to over flow during excessive heavy rain fall the home owner understands this is Normal, the gutters are working in the correct manner if this occurs.

- a) Roof Finish May be subject to BASIX requirements. Please refer to your BASIX certificate or Architectural Plans.
b) The Roofing covering is to be Colorbond Sheet with 55mm Anticon Blanket installed in accordance with the manufacturer's recommendations.
c) The Roof pitch is 22.5 degrees as per the plans.
d) The Fascia is to be Colorbond metal, fascia shall be installed in accordance with manufacturer's recommendations and shall meet the requirements of AS 1684.
e) The Gutters are 115mm colorbond high front quad and shall be installed in accordance with the National Construction Code of Australia.
f) Skylights are NOT included.
g) Roof vents are to be two (2) CSR Windmaster Whirlybird Vent as per the plans.
h) Roof cavity access to be via a manhole located in the garage

34) BRICKWORK

- a) The external Wall Brickwork to be to be face brick veneer from the Builder's Standard Range with Off White mortar with a Flush Joint. Clay bricks are a natural kiln fired product and as such their individual size may vary.
b) The Mortar to be Off White Flush Joint
c) Damp Proof Course is include.
d) Rendered walls is not included.

35) OTHER EXTERNAL FINISHES

May be subject to BASIX requirements. Please refer to your BASIX certificate or Architectural Plans.

- a) The External ceilings are to be 4.5mm fibro cement sheeting with PVC joiners as per plan
b) The Soffits are to be 4.5mm fibro cement sheeting with PVC joiners as per plan
c) The External wall cladding is Weathertex primelok BAL 19 rated from builder's standard range to Front of Lounge and Right of Porch ONLY.
d) In walls that are Cladded, architraves are included to W1.

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- e) Alfresco Railing to be powder coated aluminum hand rail. MNF Gelcon Style D with 6mm Safety Glass

36) EXTERNAL DOORS

- a) The Front entrance door is a Hume Newington XN5 door 2040 x 920 x 40mm Solid HMR MDF Core painted.
- b) The Glass in the front door is to be Translucent.
- c) The External door frames are timber Meranti Painted.
- d) The Front door lock is a Gainsborough Tri-Lock Contemporary.
- e) The Garage Door is a Steel Line Sectional Door 2200 x 4800mm with 2 remote controls as Per Plan.

37) WINDOWS & ALUMINIUM DOORS

All Aluminium Doors and Windows will be supplied in accordance with BASIX requirements.

- a) The Window frames are aluminium sliding or Awning with primed pine timber reveals and are manufactured and installed in accordance with AS 2047.
- b) The External Aluminium Sliding doors are installed with primed pine timber reveals and are manufactured and installed in accordance with AS 2047.
- c) The Windows and external sliding door glass is clear double glazed Low E Argon Filled and shall comply with the National Construction Code of Australia.
- d) There is Obscure glass to bathroom, toilet and ensuite windows.
- e) The Insect Screens are included to all standard windows and standard external sliding doors.
- f) Security screens are not included.

38) EXTERNAL PAINTING

- a) The Painting of the External walls as per the colour selection.
- b) The Eaves, Alfresco & Porch lining to be painted as per the colour selection.
- c) The Front Door to be Painted as per the colour selection.
- d) The Timber decking to be Oiled as per the colour selection.

39) MISCELLANEOUS EXTERNAL ITEMS

- a) Letter box is NOT included & will be supplied & installed by the home owner after handover.
- b) Clothes line is NOT included & will be supplied & installed by the home owner after handover.

40) HEADING- INTERNAL FINISHES

The Following are items relating to the internal finishes of the home.

41) INTERNAL LININGS

- a) The Internal walls are 10mm plaster board to stud walls with villerboard to all bathrooms & ensuite.
- b) The Internal wall finish is painted.
- c) The Cornices are to be 90mm Plaster Coved with 55mm coved to all built in robes.
- d) The Internal ceilings are 10mm Unispan Plaster Board paint Finish.

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- e) The Garage internal walls to be 10mm plaster board paint finish to timber stud frame only.

42) INTERNAL TRIM

- a) All skirtings will be affixed to the walls.
- b) Skirtings to be 68mm x 18mm F/J Pine Painted (Half Splay)
- c) The Skirtings Will Be Affixed at the level of the Slab Floor where the Owner is Supplying their Own Flooring. This may result in the Flooring Company needing to add a Scotia to the Skirting.
- d) Door architraves to be 68mm x 18mm F/J Pine Painted (Half Splay).
- e) Window architraves to be 68mm x 18mm F/J Pine Painted (Half Splay).

43) DOORS INTERNAL

- a) The Internal Hinged or Cavity Sliding Doors are Pre-Hung Hume Moulded Panel from builders range - painted.
- b) Internal Doors will be 2040mm x 720mm x 35mm or 2040mm x 870mm x 35mm Honeycomb/ Hollow Core Construction as indicated on plans unless otherwise documented in this specification..
- c) The Internal door frames are Pre Hinged Painted F/J Pine Painted.
- d) The Internal Hinged Passage Door handles are to be Gainsborough Contractor G4 Series Lever Range.
- e) Privacy Lock Sets are supplied and installed to main Bedroom, Bathroom & WC.
- f) the Passage Cavity slider door handles to be Finger pulls.
- g) The Privacy Cavity slider door handles to PWD & Ensuite to be rectangular cavity door lock.
- h) The Internal door between garage and house is to Pre-Hung Hume Moulded Panel from builders range -2040mm x 870mm x 35mm Honeycomb/ Hollow Core Construction unless- painted.
- i) Fitting of a lock to the internal Garage Door is included and will be Gainsborough G4 Privacy Lock.
- j) There are Door Stops fitted to all swinging doors which open on to wall, the door stop type is to be Cushion EMRO 75mm White Door Stops.
- k) The Linen Hinged Doors are Pre-Hung Hume Moulded Panel from builders range - painted.
- l) The Robe Doors will be Honeycomb/ Hollow Core Construction and sized as per plans.
- m) The Robe Hinged Door Handles are to be Gainsborough Contractor G4 Series Lever Range.
- n) The Smart Robe Sliding Door System is included for all sliding robe doors using Hume Moulded Panel Doors Honeycomb/ Hollow Core Construction and sized as per plans.

44) CUPBOARDS & ROBES FIT OUT

- a) Linen cupboards as per the plan, four (4) x 16mm white Melamine shelves.
- b) Bedrooms built in robes as per the plan, one (1) x 16mm white melamine shelf and hanging rail.
- c) Walk in robe(s) to be installed as per plan, one (1) x 16mm white Melamine shelf & hanging rail.

45) INTERNAL PAINTING

Purchaser(s) Initials: km ml

Builder Initials: W

- a) The Interior walls to be painted with Watty Low Sheen three coat system as per the colour selection.
- b) The Internal Ceilings including wet area ceilings to be painted with Watty flat ceiling white three coat system as per the colour selection.
- c) Cornices to be painted as per the Colour Selections and Variation Form.
- d) The Interior timber work is to be painted as per the colour selection as per the colour selection.
- e) The Internal doors to be painted as per the colour selection.
- f) The Bathroom and Ensuite Walls to be painted with Watty Low Sheen three coat system as per the colour selection.
- g) WC and / Or Powder Room Walls to be painted with Watty Low Sheen three coat system as per the colour selection.
- h) The Feature walls painting is not included.

46) INTERNAL FLOOR COVERINGS

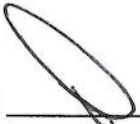
- a) Carpet to be Builder's Range Godfrey Hirst Highbury Place Carpet to all bedrooms, activity, lounge & stairs
- b) Carpet Supply and Install Allowance up to \$40 per sqm inc. GST.
- c) Vinyl flooring to Entry, Hall, Kitchen, Butlers, Family, Activity, Dining and Staircase floor.
- d) Vinyl Supply and Install Allowance is Carpet Court Harmony Plank S Mountain Spotted Gum HP 808 1219mm x 183mm x 2.0mm
- e) Please Note: Flooring may require expansion joints subject to flooring selected and manufacturers installation instructions.

47) INTERNAL WET AREA TILING

Including Kitchen/ Pantry/ Laundry Splashbacks, Bathroom, Ensuite, WC/Powder Room Floor and Wall tiles.

- a) The Splash back to the kitchen is Cushion Edge Wall Tiles from the builders range from the bench top up to the under side of the top cupboards (max 600mm high).
- b) The Butler's Pantry Splashback Cushion Edge Wall Tiles from the builders range from the bench top up to the under side of the top cupboards (max 600mm high).
- c) Tiles to the Main Bathroom Floor and Walls to be Cushion Edge Floor & Walls from the builders range 2.1m high in the shower areas and 1.2m high around the rest of the room.
- d) Tiles to the Ensuite Floor and Walls to be Cushion Edge Floor & Walls from the builders range 2.1m high in the shower areas and 1.2m high around the rest of the room.
- e) Tiles to the WC Floor and Walls to be Cushion Edge Floor & Wall from the builders range Skirting Tile around 300mm plus to 900mm behind WC to Width of Cistern
- f) Tiles to the Powder Room Floor and Walls to be Cushion Edge Floor & Wall from the builders range Skirting Tile around 300mm plus 300mm Above Vanity Top and to 900mm behind WC to Width of Cistern
- g) Feature tiles may be available and to be as per the colour selection.
- h) Tiles to the Laundry Floor and Walls to be Cushion Edge Floor & Wall from the builders range as a single row 300mm skirting tile to the rest of the room.

Purchaser(s) Initials: Ku W

Builder Initials: 

- i) The Laundry Splash Back Tiles are Cushion Edge Wall Tiles from the builders range from the bench top up to the under side of the top cupboards (max 600mm high).
- j) Window Reveals in Kitchen and Butlers to be tiled
- k) Builders Range Tiles are Cushion Edge Tiles sized between 300mm and 600mm. Tiles smaller than 300mm or larger than 600mm may incur installation surcharge. Rectified or Mosaic tiles are not included and may incur installation surcharge.
- l) Tile purchase allowance is up to \$30 per sqm inc. GST Cushion Edge Tile from Beaumont Tiles.

48) INTERNAL STAIRS & RAILS

- a) Internal Stairs are to be painted pine stringers with MDF treads & risers.
- b) Internal stair rail is not included.
- c) Application of Non Slip P3 rating to Internal Stairs is included

49) HEADING- JOINERY AND FIT OUT

The following are the specifications for your Joinery and Fit Out for your Kitchen, Bathrooms and Laundry.

50) KITCHEN ONE CABINETS

- a) The Kitchen Floor Cabinets are included as per plans, to be fully laminated flat panel.
- b) The Kitchen overhead cupboards and bulkhead are included as per plans, to be fully laminated flat panel.
- c) Kitchen bench tops to be 20mm Caesarstone from the Builder's Standard Range
- d) Waterfall ends are not included.
- e) The Kitchen has one set of four draws included as per the standard plans.
- f) The Kitchen cupboard door handles are from the builders range.
- g) The Kitchen door style is to be laminated with durable 2mm PVC edge.
- h) The Oven wall tower is not included.
- i) The Pot draws are not included.
- j) A Microwave Cupboard is not included
- k) The Kitchen tidy bin is not included.

51) KITCHEN ONE FIXTURES AND APPLIANCES

- a) Range Hood is to be the Smeg SHW910X1 90cm Wallmount Canopy Rangehood Stainless Steel.
- b) Freestanding Oven is to be Smeg FS0010XS1 90cm Freestanding Cooker w/ 7 Functions, Gas C/top Stainless Steel
- c) Dishwasher is not included.
- d) Microwave is not included.
- e) For built in microwave, the trim kit is not included
- f) Garbage disposal unit is not included.
- g) A water filter is not included.
- h) Cold Water Point For Fridge as per DA/CC plans.

52) BUTLERS PANTRY CABINETS

- a) Butlers Pantry Floor Cupboards to be fully laminated flat panel.
- b) Butlers Pantry Overhead Cupboards to be fully laminated flat panel.

Purchaser(s) Initials:

Builder Initials:

- c) Butlers Pantry Bench Top 20mm Caesarstone from the Builders Standard Range
- d) Butlers Pantry Cupboard Handles from builders range.
- e) Butlers Pantry Cupboard Door Style laminated durable 2mm PVC edge.
- f) Butlers Pantry Shelving as per the plan with four (4) white Melamine shelves.

53) BUTLERS PANTY FIXTURES AND APPLIANCES

- a) Butler's Pantry Sink is to be a Posh Solus MK3 Kitchen Sink S/S 1 1/3 - 1 TAP HOLE 1050mm 9508643
- b) Butler's Pantry Tap is to be a Posh Solus Mk2 Goose Neck Sink Mixer 4 Star. #9502640
- c) The Dishwasher Is not included and will be supplied by owner after handover.
- d) Garbage Disposal is not included and supplied by the owner after the build

54) MAIN BATHROOM FIXTURES

- a) Bath tub to be a Base Freestanding Bath 1560 x 750x 560 White Acrylic #9504428
- b) Bath taps to be standard Chrome Posh Solus Mk3 Shower Mixer 9508809.
- c) Bath Spout is a Posh Solus Bath Outlet 220mm Chrome #9505446.
- d) Bath Plug & Waste to be Mizu Drift Dn40 Pullout Pop Up Plug & Waste Chrome #2263447
- e) Vanity to be a Posh Domaine Vanity Unit 1dr 2drw 900mm Wall Hung Ceramic Top #2350543
- f) Vanity taps to be a single standard Chrome Posh Solus Mk3 Basin Mixer 4 Stars 9508807.
- g) Vanity Plug & Waste to be included with the Posh Domaine Vanity
- h) Mirror to be Polished edge 800mm high by full length of vanity.
- i) Shower base is to be tiled.
- j) Shower screen is to be Semi-Frameless with a pivot door & clear laminated glass.
- k) Shower Taps to be standard Chrome Posh Solus Mk3 Shower Mixer 9508809.
- l) Shower Rose is the Posh Domaine Single Rail Shower 3 Functions with Wall Water Inlet Chrome (4 Star) Product code: 2213359
- m) Shower waste is a Plastec S/S Tile Kit-Square 100mm chrome waste with tile insert. #203544
- n) Soap holder is to shower only on the shower rail.
- ~~o) Supply & install tiled shower niche as 600mm (w) by 400mm (h) tiled niche to Shower.~~
- p) Towel rail is to be Posh Solus Mk2 Double Towel Rail 750mm CP. #9506585
- q) Exhaust fan/light is a BH2DWE Bathroom heater 3-in-1 ducted - 2 lamps 840W 180m3/h 205x395mm cut-out white LED centre light
- r) Floor waste is a Plastec S/S Tile Kit-Square 100mm chrome waste with tile insert. #203544

55) ENSUITE ONE FIXTURES

- a) Vanity to be a Posh Domaine Vanity Unit 1dr 2drw 900mm Single Bowl Wall Hung Ceramic Top #2350543.
- b) Vanity Tap to be standard Chrome Posh Solus Mk3 4 Star Basin Mixer #9508807.

Purchaser(s) Initials:

Builder Initials:

- c) Vanity Plug & Waste is included with the vanity
- d) Mirror to be polished edge 800mm high by full length of vanity.
- e) Shower base is to be tiled.
- f) Shower screen is to be Semi-Frameless with pivot door & clear laminated glass.
- g) Shower Taps to be standard Chrome Posh Solus Mk3 Shower Mixer 9508809.
- h) Shower Rose is the standard Posh Domaine Single Rail Shower 3 Functions with Wall Water Inlet Chrome (4 Star) Product code: 2213359
- i) Shower Waste is a Plastec S/S Tile Kit-Square 100mm chrome waste with tile insert. #203544
- j) Soap holder is to shower only on the shower rail.
- k) Supply & Install tiled shower niche as 600mm (w) by 400mm (h) tiled niche.
- l) Toilet is a Posh Domaine CC Back to Wall Toilet Suite 4 Star #9509218
- m) Toilet Roll Holder to be Posh Solus Mk2 Toilet Roll Holder Chrome. #9506580
- n) Towel Rail is to be Posh Solus Double Towel Rail 750mm CP. #9506585
- o) Exhaust Fan/Light is a BH2DWE Bathroom heater 3-in-1 ducted - 2 lamps 840W 180m3/h 205x395mm cut-out white LED centre light
- p) Floor waste is a Plastec S/S Tile Kit-Square 100mm chrome waste with tile insert.#203544

56) WC ONE FIXTURES

- a) Toilet is a Posh Domaine CC Back to Wall Toilet Suite #9509218
- b) Toilet roll holder to be Posh Solus Mk2 Toilet Roll Holder Chrome. #9506580

57) POWDER ROOM ONE FIXTURES

- a) Toilet is a Posh Domaine CC Back to Wall Toilet Suite 4 Star #9509218
- b) Toilet Roll Holder to be Posh Solus Mk2 Toilet Roll Holder Chrome.# 9506580
- c) Vanity to be a Posh Domaine Vanity Unit 2dr 600mm Ceramic Top #2350519.
- d) The tap is to be standard Chrome Posh Solus Mk3 4 Star Basin Mixer .#9508807
- e) The plug & waste included with Vanity
- f) Mirror to be Polished edge 800mm high full length of vanity.
- g) Towel Ring is to be Posh Solus Mk2 Guest Towel Holder CP. #9506582
- h) Exhaust fan/light is included as a separate Ceiling exhaust fan - 40W - round - white finish - 330m3/hour 372mm fascia and Separate Light Fixture

58) LAUNDRY CABINETS

- a) Laundry floor cabinets to be fully laminated flat panel.
- b) Bench Top to be laminate rolled edge.
- c) Laundry overhead cabinets to be fully laminated flat panel.
- d) Door style to be laminate.
- e) Handles to be from builders range.

59) LAUNDRY FIXTURES

- a) Laundry tub is a Posh Solus Flat Rim Trough 45 Litres 1 Taphole with Bypass Stainless Steel Product code: 2000365
- b) Laundry tub tap is to be a Posh Solus Mk3 Std Sink Mixer 4 Star #9508811

Purchaser(s) Initials:



Builder Initials:



- c) Washing Machine Taps are Posh Bristol W/Machine Stops Chrome
2205260

60) HEADING- PLUMBING AND ELECTRICAL

The following are the specifications for general plumbing and electrical inclusions for your home.

61) GENERAL PLUMBING AND GAS

Notes relating to items not previously listed in relation to plumbing for your home.

- a) connection to mains water is not included and will be arranged by the Home Owner if required.
- b) Provide Water Service Connection for up to a 6 Metre Set Back (up to 10 Lin. Metres)
- c) The Hot and cold water piping is to be Auspex pipes.
- d) External garden taps two are included, one at front and one at rear.
- e) Gas point to hot plate and hot water unit included.
- f) Gas heater points are not included.
- g) Hot water system is to be aThermann 6* 26L C/Flow (Set 50c) Natural Gas Instantaneous gas hot water unit. #9505078

62) ELECTRICAL

Notes relating to items not previously listed in relation to electrical fixtures for your home.

- a) The connection of the Electricity to the Home is arranged by The Builder in the Home Owner's Name.
- b) Main Power supply to be Single Phase Underground Power Connection With An 6 Metre Setback (Upto 10 L/M).
- c) The Meter Box to be Metal
- d) Switchboard to be Circuit Breakers
- e) A solar system is Not Included
- f) Light points to be supplied by the builder as 20 x HPM Tri-Colour 7W LED Flush Mounted Dimmable Downlight with Integrated Driver White 90mmas per the electrical plan
- g) Two way light circuits are not included as per the electrical plan
- h) Dimmer switches are not included.
- i) General light switched to be as per the builder's standard range
- j) The number of double power points 23 x Excel Life - Dedicated plate - Horizontal double power point 2 gang 10A 240V a.c. white 1 per room, 2 to main bedroom, 2 to lounge room and 3 to kitchen
- ~~k) Single power points are 4 x Excel Life - Dedicated plate - Horizontal single powerpoint 1 gang 10A 240V a.c. white To Dish Washer Provision, Range Hood and Fridge Space~~
- l) External lighting is supplied to the porch and alfresco as HPM Tri-Colour 7W LED Flush Mounted Dimmable Downlight with Integrated Driver White 90mmas per the electrical plan
- m) External wall lights to be installed by the builder are not included.
- n) Flood Lights are not included.
- o) Security lighting is NOT included.
- p) External weatherproof power outlets, two AQUA Life 10A IP53 Weatherproof Surface Mount Double Powerpoint Limestone Grey are included one for Hot water unit and one for water tank.

Purchaser(s) Initials: Vn MM

Builder Initials: 

- q) Additional weather proof outlets 1 x AQUA Life 10A IP53 Weatherproof Surface Mount Double Powerpoint Limestone Grey to Alfresco
- r) Television antenna prewiring is included. Antenna not included
- s) TV points, two are included as per electrical plan
- t) Telephony and Internet prewiring is included in the home. It is the home owners responsibility to arrange connection of services to the home.
- u) Phone Points are not included.
- v) Legrand - Smoke alarms 240V a.c. 50Hz - photoelectric white surface mount Smoke detectors allowed for and installed in accordance with AS 3786 as indicated on the plans and in accordance with the National Construction Code of Australia.
- w) Alarm system is NOT included.
- x) NBN plastic box is not included.

63) HEADING- HEATING AND COOLING

The following are the specifications for heating and cooling your home.

64) AIR CONDITIONING

- a) Air Conditioning is a Daikin 16kW Inverter, Reverse Cycle R32 Ducted, 1 Phase FDYQN160 - up to 10 outlets,4 zones
- b) The Airconditioning unit is zoned Any Two Zones Running At One Time/ Maximum
- c) Zone 1 Rooms Dining and Kitchen
- d) Zone 2 Rooms Bedrooms Down Stairs
- e) Zone 3 Rooms Master Bedroom and Lounge
- f) Zone 4 Rooms Spare
- g) Air Conditioning Outlets are to the following rooms Family, Dining, Lounge, All Bedrooms
- h) AC to be supplied with a 32 amp Weather Proof Isolator Switch to the Right off the AC Unit and 1 Metre off the AC Slab Height.

65) FIREPLACE

- a) Fireplace is NOT included.

66) OWNER SUPPLIED ITEMS

- a) It is the responsibility of the Home Owner to supply the Builder With a List of Owner Supplied Items where these items are installed during the build.
- b) All Owner Supplied Items MUST BE fit for purpose and have Australian Standards Approvals. Plumbing items MUST Have Watermark accreditation.

Purchaser(s) Initials: Ken JM

Builder Initials: [Signature]

TERMITE DISCLAIMER
Special Condition

The Builder discloses and the Proprietor acknowledges that the termite management system that forms part of the contract is in accordance with AS3660 Part 1. The termite treatment engaged by the builder is the SmartFilm Termite Treatment system allowed to the external perimeter and service penetrations.

The Proprietor agrees that should the SmartFilm system be either unavailable or unlawful at the time when either Part A or Part B treatments are due to be carried out, The Builder will nominate an alternate method of termite protection which complies with the relevant Australian Standard.

The Proprietor further acknowledges that:

- (a) if it is necessary to use an alternate method of termite protection it will most likely result in the actual costs of the termite treatment exceeding the amount allowed as per the contract.
- (b) the Proprietor will be liable for the additional costs as the contract sum will be adjusted in accordance with the General Conditions of the contract.

The Proprietor further acknowledges that they will sign all warranty documents etc with the SmartFilm supplier on completion of home and adhere to all recommendations made by this company.

Specifications Acceptance:

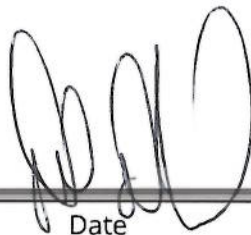
APPROVED AND AGREED:



Krystal Lynette & Kimberley Rachel Meindl

Date

30/4/24



Date

30/4/24

Builder

(All owners to sign, please)

Purchaser(s) Initials:



Builder Initials:

