

Pivot Homes

2010 Residential Builder of the Year

(Master Builders Association)

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ABN : 16 636 473 084. DBN : DB-U 31085

PROJECT SPECIFICATION

for Domestic Works

For :

Tim & Belinda Langler

82 Roslyn Road BELMONT VIC 3216.

Phone : 5243 9496 03 9357 0725

Mobile : 0420 909 044

Email : tim@negrivic.com

These Specifications in Conjunction with the Working Drawings, form part of the Building Contract
dated : _____ day of _____ 201____.

The Owner shall ensure that all Details in this Specification are Accurate and Correct, and notify the Builder
if otherwise prior to signing this Document or the Building Contract.

SIGNATURES

Owner/s : _____

Builder : _____

Witness : _____

Witness : _____

Dated : _____

Dated : _____



Project Specifications Index

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3 SERVICES

3.1.1 Mains Water Supply

- 43-110 Water Connection 15 Im From meter to dwelling 20mm pipe
- 43-170 Water Tapping Standard 20mm Same Side of Street

3.1.2 Rain Water Supply

- 200-531 Plumbing - Rain Water Tank
- Onga SMH55 (5 Star Kit)
- Rain Water Tank Pump & Water Switch (Inc. Cover)
- Color: Bushland
- Qty: 1

Images are indicative only, colours may vary.
 Text has precedence if a discrepancy exists.



- 200-580 Tank Installation Connect Pumps to Tank

- 43-1011 Rain Water Tank - 5,000 Litre
- EGR Water
- 5000 Slimline
- with Automatic Pump & Controller
- Colour: Bushland
- Qty: 1

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	3.1.3 Electricity Supply	
210-161s	Current limiting Device	Single Phase
44-200	Underground Power	Single Phase Connection up to 10m to dwelling
	3.1.4 Gas Supply	
42-110	Gas Connection	To Town Gas Supply
	3.1.5 Telephone	
210-700	Telephone Point(s)	3 Points Included. Cable and fit off only. Locations: Kitchen, Master Bedroom & Study. Phone kit to pantry to hide cabling.
49-101	Telephone Trench (Shared) - up to 10m	1 lm. Up to 10m.
3.3	Stormwater Drains	
	3.3.1 Stormwater Drains	
46-130	Stormwater Drains	90mm PVC 110 lm allowed
46-131	Stormwater Drains	100mm PVC (For Rain Water Tank Sealed System) 20 lm allowed.
	3.3.2 Agricultural Drains	
	Unless otherwise specified, these are the responsibility of the owner.	
	3.3.3 Surface Pits and Grates	
46-139	Pop Ups.	Connected into Stormwater Drains. 90mm PVC with Cap. 3 Allowed. (Locations as shown on Working Drawings)
3.4	Sewerage	
	3.4.1 Sewer External	
200-550	Sewerage / Septic Design	By Plumber
45-100	Overflow Relief Gully	Included
45-140	Sewer Drains	100mm PVC 55 lms allowed
	3.4.2 Sub Floor Drains	
45-110	Sub-Floor Drains (Ground Floor).	100mm PVC 86.4 lm allowed
	4.1.2 Clearing of site	
50-130	Pre Construction Site Scrape.	Remove all Vegetation. (Soil to be Left on Site.) Allowed.
50-151	Post Construction Site Scrape.	Remove Building Debris. 3 Hours Allowed.
5	CONCRETE	
	5.1.1 Slab	
00-110	Concrete Raft Slab - Garage.	100mm Thick (Refer to Engineers Drawings).
00-120	Concrete Raft Slab - Residence.	100mm Thick (Refer to Engineers Drawings).
	5.1.4 Other Concrete, Blinding, Paths & Driveways	
50-1501	Bob Cat	Spread Crushed Rock - Work Site (per hr). Qty: 2 Hours Allowed.
71-4411	Crushed Rock Work Site Cover.	Based upon 100 mm thickness throughout. Qty: 5 m ³ Allowed.
7	METALWORK	
	7.1.1 Structural Steel - As Required (Refer to Engineers Drawings)	
8	CARPENTRY	
	8.1.1 Ceiling Heights	
141-000	Raised Ceilings	Plasterboard Lined. Qty: 57.61 m ² Allowed Refer to Working Drawings for Extent and Location.
141-200	2700 Ceiling height - Residence	
141-201	2790 Ceiling height - Garage	
	8.1.2 Miscellaneous	
144-192	Towel Rail Noggins.	Note : Noggins Required @ 1000mm High to Center Line at Locations Indicated on Drawings. Check Joinery Elevations for any height variation to standard placement.
144-193	Toilet Roll Holder Noggins.	Note : Noggins Required @ 750mm High to Center Line at Locations Indicated on Drawings. 850mm rear wall (cistern mounted) where applicable Check Joinery Elevations for any height variation to standard placement.
from		
144-195	Towel Ring Noggins.	

Note : Noggins Required @ 1000mm High to Center Line at Locations Indicated on Drawings.
 Check Joinery Elevations for any height variation to standard placement.

144-197 Garage Door Noggins.

Note: Noggins Required in Ceiling for Installation of Panel Lift Garage Vehicle Doors.

144-191 Ranghooed Canopy Noggins.

Note : Noggins Required @ 1750mm - 2020mm High to Center Line of Stove.

Shower Shelf - 900mm High to Floor.

Note: Located in Ensuite Shower, per Working Drawing Detail.

8.2.5 Structural Beams - As Required (Refer to Engineers Drawings)

8.3.1 Posts

128-3971 Post - Deck / Pergola

Finger Jointed Treated Pine - 135 x 135 X 3000mm (F7).
 Qty: 11.

240-800 Post Support

Teco 300mm - Center Fix set into Concrete Footing.
 Note: Allow 75mm clearance for Fire Zone Areas.
 Qty: 11

8.3.2 Flooring

130-140 Sheet Flooring

Structafloor - Yellow Tongue - 19 x 900 x 3600 mm

8.3.3 Soffit Lining

240-820 Soffit Lining

Hardiflex - 2400 x 450 x 4.5mm

260-566 Villaboard® Ceiling Lining

To Underside of External Roof Areas.

8.3.4 Pergolas & Shade Structures

2128-511 Rafter - Pergola

Finger Jointed Treated Pine H3 - 230 x 42 (F7). Qty: 37.78 lm.

240-341 Screen Battens

Merbau 70 x 19mm

8.3.5 Decking

121-901 Deck Stump

100 x 100mm Treated Pine. Rough Sawn.

128-1211 Joist - Decking (Ground Floor)

Treated Pine - Rough Sawn 90 x 45 mm (per lm).
 Natural Finish.

128-132 Decking

Merbau 90 x 19mm Reeded

128-1391 Bearer - Decking (Ground Floor)

Treated Pine - Rough Sawn Double 90 x 45mm (per lm)
 Natural Finish.

142-200 External Decking - Ground Floor.

Qty: 56.01 m²

270-999 Nails - Decking

Bostich 50mm Stainless Steel (Ring Shank).

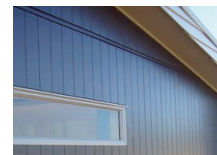
8.3.6 External Cladding

240-922 External Cladding

James Hardie
 Scyon™ Axon™ - 3000mm
 Color: Refer to Paint Section
 Qty: 295.02 m²

Images are indicative only, colours may vary.

Text has precedence if a discrepancy exists.



240-1100 Base Boards

Treated Pine 150 x 25 (per lm).
 Qty: 125 lm.

Rough Sawn.

8.3.7 External Cladding Flashings & Substrates

240-457 Corner / Window to all windows in Hardies Cladding Walls.

Colour: Paint to Match Adjacent Cladding

9 WINDOW FRAMES, SKYLIGHTS, etc.

9.1.1 Windows

160-000 Windows & Sliding Doors Based upon Single Glazed Trend Quotation no. 620/000809.

Aluminium Window and Sliding Door Frame Colour: To Match Colorbond 'Dune'.

9.1.2 Flywire Screens

160-490 Fly Door

Sliding Aluminium Qty: 10

160-510 Flyscreen

To opening sashes as per plan Qty: 15
 Colour: To Match Aluminum Windows

9.1.3 Window Locks

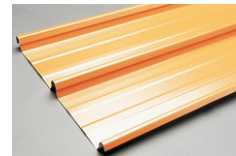
160-3070 Window Lock

To opening sashes as per plan Qty: 20

10 ROOFING

10.1.2 Metal Roofing

170-440 Metal Roof Pitch 1.5° Colorbond Kliplock Profile
 170-440 Metal Roof
 Lysaght Colorbond Klip-Lok® (flat - 0.48mm)
 Color: Colorbond 'Dune'.
 Qty: 362.2 m² (Approx)



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 Text has precedence if a discrepancy exists.

10.1.3 Fascia

170-210 Fascia Colorbond. Colour: Colorbond 'Dune'.

170-211 Apron Flashing - Cliplock. Colorbond. Colour: Colorbond 'Dune'.

10.1.4 Sarking

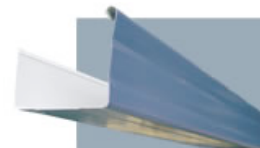
170-470 Metal Roof Sarking / Sisalation
 Double Sided Fire Retardent - Supply & Install

10.2 Spouting/Gutters & Downpipes

10.2.1 Gutters

Roof Section: 1.5° Klip-Lock.

170-860 Gutter
 Roof Plumber
 Colorbond Squareline
 Color: Colorbond 'Dune'.
 Qty: 43.01 lm



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10.2.2 Downpipes

170-190 Downpipes - Single Storey Colorbond 100 x 50mm Rectangular. Qty: 8
 Color: To Match Adjacent Walls.

Location: Sealed System - Rain Water Tank

170-189 Downpipes - Single / Double Storey 100mm Round PVC - Painted Qty: 3
 (For Sealed Rain Water Tank System)

Roof Section: 1.5° Klip-Lock.

170-160 Downpipe Spreaders Colorbond 100 x 50mm Rectangular. Qty: 3
 Color: Colorbond 'Dune'.

11 THERMAL INSULATION

11.1 Insulation &/or Sarking for Walls

11.1.1 Wall Insulation - As Required (Refer to Energy Rating Requirements)

250-133 Insulation - Draught Seal - Ground Floor. Polyester - Door & Window Surrounds.
 Repair Sisalation Punctures.

250-184 Insulation - Walls (External) R2.0 580 x 1170 (8pp) 8.7m squ

250-200 Insulation - Walls (External) Rhino Wall Wrap Breather RP-51B - 60m roll

250-189 Insulation - Walls (Internal) R2.0 Rockwool Soundscreen Batts 75mm

Locations: Refer to Working Drawings.

11.1.2 Ceiling Insulation - As Required (Refer to Energy Rating Requirements)

250-130 Insulation - Ceilings R3.5 Glass Wool Gold Batts 185mm

250-170 Insulation - String Ceilings Raked and Flat Ceilings

11.1.3 Floor Insulation - As Required (Refer to Energy Rating Requirements)

250-167 Insulation - Floor R2.6 - 20mm Foilboards.
 (Fit from above saddled 30mm below Flooring)

12 DOOR FRAMES

12.1.1 External Door Frames

- 160-389 Entry Door Frame Qty: 1
 Timber 1500mm W for Single Door (2340 x 920) + 450mm W Sidelight.
- 160-407 Entry Door Frame Qty: 1
 Timber 2340 x 820w - to suit single door with sill

12.1.2 Other Door Frames

- 160-366 Entry Door Frame - Double (Garage) for (2x) 820mm x 2340] Doors. Timber. Qty: 1
- 160-369 Entry Door Frame (Garage) for 820mm x 2400] Door. Timber. Qty: 1

13 DOORS

13.1.1 External Doors

- 160-3331 Door - External 1. Aluminium Sliding - CD2427-2 - Color: same as windows
- 160-339 Door - External 4. Aluminium Sliding - CD2432-3 - Color: same as windows

- 240-392 Door - External (Laundry)
 Full Glass 2340 x 820mm Windsor WIN21
 Color: Refer to Paint Section.
 Glazing: Clear Qty: 1
 Images are indicative only, colours may vary.
 Text has precedence if a discrepancy exists.



- 240-433 Door - Garage 3 Weatherproof Flush Panel 2340 x 820mm Solid Core.

- 240-998 Door - Entrance - Corinthian
 Madison PMAD101 - 2340 x 920 mm
 Colour: Primed (Refer to Paint Section)
 Glazing : Clear Qty: 1
 Images are indicative only, colours may vary.
 Text has precedence if a discrepancy exists.



13.1.2 External Door Hardware

- 240-131 Flush Bolts - External (Garage Double Doors)
 Gainsborough 6051 (150 x 19mm)
 Color: Satin Chrome Qty: 2
 Images are indicative only, colours may vary.
 Text has precedence if a discrepancy exists.



- 240-535 Entrance Set (Laundry x 1, garage x 2)
 Gainsborough Govenor 840 Entrance Set
 Colour: Stainless Steel
 Qty: 3
 Images are indicative only, colours may vary.
 Text has precedence if a discrepancy exists.



- 240-5361 Entrance Set - Pull Handle - Trilock Omni (Front Door)
 Gainsborough Omni Allure Pull Handle + Trilock Internal
 Colour: Brushed Satin Chrome
 Qty: 1
 Images are indicative only, colours may vary.
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- 240-870 Weather Seal Raven Door Seal RP3 - Floor Strip
- 240-871 Weather Seal Raven Door Seal RP48B - Perimeter Seal
- 270-010 Keying Charge Gainsborough Per Lock. Qty: 4. Included.

13.1.4 Vehicle Doors

- 150-120 Garage Door
 Colorbond - Panelift (2100H x 4800W)
 Profile: Slimline
 Color: Colorbond 'Bushland'.
 Qty: 1
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- 150-220 Remote Control - Panelift TRG 306 - 2 Handsets
- 150-221 Motorised Unit Panelift - CAD P (62702)

13.2 Internal

13.2.1 Internal Room Doors - (Refer to next section for robe doors)

270-602 Door - Internal Corinthian Readicote Flush Pre Hung 2340 x various sizes (refer plan)
Chrome Hinges Qty: 2 (Premium 5mm thick Skin)

13.2.2 Robe/Linen/Broom Doors

270-01 Wardrobe Sliding Doors
Regency MDF (Primed for Paint Finish)
Color: Refer to Paint Section.
Track Colour: Matt Silver
Qty: 5
Note: Refer below for Locations and Sizes.



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Text has precedence if a discrepancy exists.

Linen - Laundry

270-24x21 Door - Robe
1 Regency.
2400 x 2300mm (2 Door) Framed MDF (Primed)
Door Color / Finish: Refer to Paint Section
Track Color: Matt Silver

Linen - Passage

270-24x238 Door - Robe
1 Regency.
2400 x 2600mm (3 Door) Framed MDF (Primed)
Door Color / Finish: Refer to Paint Section
Track Color: Matt Silver

Location: Bedroom 2, 3 & 4

270-24x21 Door - Robe
1 Regency.
2400 x 2100mm (2 Door) Framed MDF (Primed)
Door Color / Finish: Refer to Paint Section
Track Color: Matt Silver

13.2.4 Internal Door Furniture

270-1750H Door Furniture - Internal
Gainsborough Dual Sprung Tubular Latch
480 Series - Rectangular Face & 'D' Strike
Color: Satin Chrome
Qty: 9



270-1750 Door Furniture - Internal (Gold Range)
Gainsborough Contractor 700 Series - Passage Set
Alyssia Lever on Round Rosette
Color: Satin Chrome
Qty: 9



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270-1751 Door Furniture - Internal
Gainsborough Contractor 700 Series - Dummy Set
Alyssia Lever on Round Rosette
Color: Satin Chrome
Qty: 2



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270-1770 Door Stop
Gainsborough
6203 - 75mm
Color: Satin Chrome with White Rubber Buffer
Qty: 10



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Text has precedence if a discrepancy exists.

Location: Bathroom, Ensuite & Powder Room

270-1750p

Door Furniture - Internal (Gold Range)
 Gainsborough Contractor 700 Series - Passage + Privacy Set
 Alyssia Lever on Round Rosette
 Color: Satin Chrome
 Qty: 3

Images are indicative only, colours may vary.

Text has precedence if a discrepancy exists.



14 FIXINGS

14.1.1 Architraves

270-110 Architrave Corinthian PPBVA 67 x 18mm Single Bevelled

14.1.2 Skirtings

270-2470 Skirting Corinthian PPBVA 67 x 18mm Single Bevelled

14.2 Built-in Wardrobes and Cupboards (By Carpenter)

Location: Bedroom 1 (Walk in Robe)

143-190 Shelf & Hanging Rail As per drawings
 143-140 Built-in Shelves 4 Melamine Shelves - Wardrobes. Qty: 5 Nest/s.

Location: Bedroom 2, 3 & 4

143-190 Shelf & Hanging Rail As per drawings
 143-140 Built-in Shelves 4 Melamine Shelves - Wardrobes. Qty: 1 Nest/s.

14.2.2 Coat/Storage Cupboard

143-160 Built-in shelves 4 Melamine shelves - Store

14.2.3 Pantry (Built-in)

143-151 Built-in shelves 5 Melamine Shelves.
 (3x 300mm Deep Lower + 2x 250mm Deep Upper Shelves)

14.2.4 Linen Cupboard

Linen / Store - Laundry

143-1801 Built-in shelves 5 Melamine Shelves as per drawings

Linen / Store - Study

143-1801 Built-in shelves 5 Melamine Shelves as per drawings

14.3 Joinery (By Joiner)

NOTE: Owner has requested Polytec laminate Classic White Gloss to cupboards and drawers with no handles if possible. This is to be discussed and priced at joinery appointment.

14.3.1 Kitchen - Cabinets

0280-234 Kitchen Bench Tops
 Caesar Stone Colour: Ginger 4330
 Qty: 7.5 lm. *Note:*
Make Provision for Bench Mounted Tap & Undermount Sink.

Images are indicative only, colours may vary.

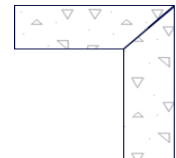
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280-236 Bench Top Edging
 Stone Bench Top
 Apron (40mm Edge Profile)
 Qty: 14 lm.

Images are indicative only, colours may vary.

Text has precedence if a discrepancy exists.



2801001 Stone Bench Top Drainer
 Granite, Caesar Stone, Corian
 Groove Out of Bench Top
 Qty: 1

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Text has precedence if a discrepancy exists.



280-280 Kitchen - Extended Bench Top 250mm Extra Overhang

280-300 Kitchen - Island/ Base Cabinet/O'head Laminated Cupboards / Drawers with Round Edge.
 Color: Polytec Classic White
 Laminated Back & Ends to match Cupboards / Drawers.
 Handles to Builders Range. Model: TBC at appointment
 White Melamine Interior with Adjustable Shelves.
 145mm Laminated Kickboard in Brushed Aluminium Finish.

280-330 Kitchen - Nest of 4 Drawers One with cutlery tray. Qty: 1.
 280-480 Kitchen - Pot Drawers Laminated Qty: 4 Sets.

Location: Walk in Pantry

0280-002 Kitchen Bench Tops
 Edge Profile: 38mm Tightform
 Laminate: Polytec Colour: Rocco Lini Matt
 Qty: 1.4 lm. Images are indicative only, colours may vary.
 Text has precedence if a discrepancy exists.



14.3.2 Laundry Details

0280-002b Pantry Bench Tops
 Edge Profile: 38 mm Tightform
 Laminate: Polytec Colour: Rocco Lini Matt
 Qty: 2.3 lm. Images are indicative only, colours may vary.
 Text has precedence if a discrepancy exists.



270-421 Laundry - O'head/ Base Cupboards 2.3 Lm's Laminated All Doors
 Laminated Round Edge Cupboards / Drawers with ABS Edge.
 Color: Polytec Classic White
 Handles to Builders Range. Model: TBC at appointment
 White Melamine Interior with Adjustable Shelves.
 145mm Laminated Kickboard in Brushed Aluminium Finish.

14.3.3 Vanity Details

Location: Bathroom, Ensuite & Powder

0280-009d Vanity Bench Tops
 Diamond Gloss Laminate Colour: Parchment 202
 Edge Profile: ABS Qty: 1 lm.
Note:
Make Provision for Bench Mounted Tap to Rear RHS of Basin.
 Images are indicative only, colours may vary.
 Text has precedence if a discrepancy exists.



280-730 Vanity Unit
 Diamond Gloss Laminated Cupboards / Drawers with ABS Edge.
 Color: Parchment 202
 Handles to Builders Range. Model: TBC at appointment
 White Melamine Interior with Adjustable Shelves.
 145mm Laminated Kickboard in Brushed Aluminium Finish.

14.3.5 Misc Joinery

Location: Study

280-201 Desk & Drawer Units
 2.7 Lm's Laminated Drawers & Top, Square Formed Edges
 Laminate: Polytec
 Square Edge Doors. Color: Classic White
 Bench Top. Color: Rocco Lini Matt
 Handles to Builders Range. Model: TBC at appointment
 White Melamine Interior with Adjustable Shelves.

15 STAIRS, BALUSTRADES & HANDRAILS

15.1.1 Internal Stairs and Steps

Location: Passageway

130-1711 Steps (To match Flooring)
 Firestreak (Layed on Framed Yellow Tongue). Qty: 3 off.
 Prestige Grade 85 x 14mm (Layed, Sand & Polished)
 Includes Bona Traffic, Commercial Grade Satin Finish.

15.1.2 Internal Balustrading and Handrails

Location: Passageway / Study

290-005 1200mm High Plasterboard Wall.
 Silvertop Cap.
 Colour: Stained and Lacquered to match adjacent floor..
 Qty: 3.4 lm.

15.1.3 External Stairs

129-010 Stair / Step - External
 Tread (Each) Merbau
 Colour: Oiled Qty: 8 Treads.

16 ELECTRICAL

16.1 Electricity Supply

16.1.1 Connection Type

44-200 Underground Power Single Phase Connection.

16.1.2 Underground Mains - Detached Buildings

44-180 Underground Power Underground to Detached Garage Qty: 7.7 lm. Allowed.

16.1.3 Meter Box

210-001 Certificate & Inspection Electrical Safety. Included.

44-480 Meter Box Clipsal

44-480 Internal switchboard Location: Behind laundry door.

16.2.1 Light Points (Internal)

390-170 Fluorescent Light Point 2 Light point/ fittings Single 1200mm with diffuser

390-170 Pendant Light Point Qty: 3. Location: Dining

*19458 40 watt round fluoro
 Make: Energy saver Color: White

Qty: 3. Location: Pantry, WIR & laundry

Images are indicative only, colours may vary.

Text has precedence if a discrepancy exists.

16.2.2 Low Voltage / Down Lights (Internal)

390-129 Downlight (Flat Ceilings)
 Brushed Chrome Fixed Fitting (Inc Transformer)

Color: Brushed Chrome

Qty: 37

Images are indicative only, colours may vary.

Text has precedence if a discrepancy exists.



16.2.3 Light Points (External)

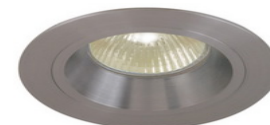
210-461 External Light Fitting
 Stainless Ceiling Mounted - Downlight

Color: Stainless Steel

Qty: 4

Images are indicative only, colours may vary.

Text has precedence if a discrepancy exists.



390-467 External Light Fitting (Wall Mounted)
 Owner supplied. Allow wire and install for standard fittings.

Qty: 5

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Text has precedence if a discrepancy exists.

210-234 Light Sensor - External Qty: 1. Location: Entry.

16.2.4 Flood Lights / LED Lights (External)

210-461d Flood Light Point (Double)
 Electrical fitting (2x) 100W G9 Tungsten Halogen Lamps
 Colour: Silver

Qty: 1

Images are indicative only, colours may vary.

Text has precedence if a discrepancy exists.



16.2.5 Switches (Other than Standard)

210-650 Switch - 2 Way Qty : 11

210-650 Switch - 3 Way Qty : 1

16.2.6 Dimmer Switches

210-440 Light Dimmers Qty: 3

16.2.7 Circuit Breakers

44-129 Circuit Breakers Basic 9 in Switchboard
 44-1601 Circuit Breakers - Safety (RCD) Every 3 Circuits

16.3 Power Outlets as per Electrical Plan

16.3.2 Double General Power Points

210-520 Power Point 29 Double
 210-531 Power Point 1 Double Note: to be mounted in Joinery per Clients Instruction, not in Bench Top.
 210-531 Power Point 1 4-gang
 210-531 Power Point - Saturn White 2 Double to kitchen splashback

16.3.3 External Weatherproof power points

210-750 Weatherproof Point 4 Double Power Point

16.4 Outlets/Wiring Connection to:

16.4.1 Refrigerator

210-539 Refrigerator 1 Double Power Point (GPO)

16.4.2 Oven

210-730 Wall Oven - Electric Single Power Point (GPO)

16.4.3 Hot Plate

210-390 Hot Plate - Gas Single Power Point (GPO)

16.4.4 Rangehood

210-580 Rangehood Power Point Single Power Point (GPO)

16.4.5 Dishwasher

210-210 Dishwasher Circuit up to 15m allowed
 210-500 Dishwasher Single Power Point (GPO).

16.4.6 Microwave

210-737 Microwave Single Power Point (GPO)

16.4.7 Smoke Detectors

210-610 Smoke Detector 240 Volt with battery backup Qty: 2

16.4.8 Heating / Air Conditioning

210-107 Air Conditioner - Split System Weatherproof Isolator
 (Up to 20 amps) Qty: 2
 (Over 25 amps) Qty: 1
 210-360 Heating - Ducted Light and power point in ceiling
 210-360 Gas Fire Place Single Power Point (GPO)
 Provision in wall for future installation.
 Refer to Working Drawings for Location.

16.4.9 TV Point/s

210-720 TV Point + Foxtel. Qty: 3. Coaxial + Foxtel Cable and Fit Off only
 Run to Roof Space.
 Locations: Living Room, Master Bedroom & Family Room.
 Building Owner connects to Building Owner's aerial after completion.

16.4.10 Data Points / Speaker Cables

210-229 Speakers (Speaker Cable). Wire only (Per Set). Qty: 1 Sets.
 Location: Family Room.

210-700 Data Points(s) 2 Points Included. Cable and fit off only.
 Locations: Family Room & Study.

16.4.12 Garage Door

210-538 Power Point 1 Single - Ceiling Mounted

16.4.13 Rain Water Tank Pump

210-739 Rain Water Tank Pump Double Weatherproof Power Point (GPO)

16.4.15 Hot Water Service

210-401 Hot Water Service Power Double Weatherproof Power Point (GPO).

16.5 Ceiling Fans

16.5.1 Ceiling Exhaust Fans / Tastics

Location: Ensuite

210-431

IXL Tastic - 2 Globe
Eco Triumph - 2 x 275 watt Lamps
Colour: White
Qty: 1

Images are indicative only, colours may vary.
Text has precedence if a discrepancy exists.



Location: Bathroom

210-430

IXL Tastic - 4 Globe
Eco Sensation - 4 x 275 watt Lamps
Colour: White
Qty: 1

Images are indicative only, colours may vary.
Text has precedence if a discrepancy exists.



Location: Laundry

210-250

Exhaust Fan
Airflow (Self Sealing)
Color: White
Qty: 2

Images are indicative only, colours may vary.
Text has precedence if a discrepancy exists.



Location: Powder Room

210-251

Exhaust Fan Light
Color: White
Qty: 1

Images are indicative only, colours may vary.
Text has precedence if a discrepancy exists.



16.5.2 Sweep Fans

210-641

Sweep Fan.
Locations: Family & Master Bedroom.
Hunter Pacific Typhoon
Color: Brushed Chrome
Qty: 2

Images are indicative only, colours may vary.
Text has precedence if a discrepancy exists.



18 PLUMBING FITTINGS AND APPLIANCES

Location: Bathroom

306-24101 Basin Mixer - Goose Neck (Gold Range)
Make: Irwell Model: Pin Lever
Colour: Chrome Qty: 1

Note: To be mounted in Bench to Rear Right Hand Side of Basin.

Images are indicative only, colours may vary.

Text has precedence if a discrepancy exists.



306-702 Shower / Bath Mixers (Gold Range)
Make: Irwell Model: Pin Lever
Color: Chrome Qty: 2

Images are indicative only, colours may vary.

Text has precedence if a discrepancy exists.



306-2541 Fixed Shower Outlet ONLY (Option)
Make: Dorf Model: Tiber 200mm
Colour: Chrome Qty: 1

Images are indicative only, colours may vary.

Text has precedence if a discrepancy exists.



306-2207 Bath Spout ONLY (Silver & Gold Range)
Make: Dorf Model: Kemi Cross
Colour: Chrome Qty: 1

Images are indicative only, colours may vary.

Text has precedence if a discrepancy exists.



Location: Ensuite

306-24101 Basin Mixer - Goose Neck (Gold Range)
Make: Irwell Model: Pin Lever
Colour: Chrome Qty: 2

Note: To be mounted in Bench to Rear Right Hand Side of Basins.

Images are indicative only, colours may vary.

Text has precedence if a discrepancy exists.



306-702 Shower Mixer (Gold Range)
Make: Irwell Model: Pin Lever
Color: Chrome Qty: 1

Images are indicative only, colours may vary.

Text has precedence if a discrepancy exists.



306-2541 Fixed Shower Outlet ONLY (Option)
Make: Dorf Model: Tiber 200mm
Colour: Chrome Qty: 1

Images are indicative only, colours may vary.

Text has precedence if a discrepancy exists.



Location: Kitchen

306-24101 Kitchen Mixer - Goose Neck (Gold Range)
Make: Irwell Model: Pin Lever
Colour: Chrome Qty: 1

Images are indicative only, colours may vary.

Text has precedence if a discrepancy exists.



Location: Laundry

306-270 Washing Machine Stops (Gold Range)
Make: Dorf Model: Kemi Cross
Colour: Chrome Qty: 1 Set.
Note: Installed in adjacent Cabinet unless otherwise specified.

Images are indicative only, colours may vary.

Text has precedence if a discrepancy exists.



306-240 Laundry Mixer (Gold Range)
Make: Irwell Model: Pin Lever
Colour: Chrome Qty: 1

Images are indicative only, colours may vary.

Text has precedence if a discrepancy exists.



Location: Powder Room

306-24101 Basin Mixer - Goose Neck (Gold Range)
Make: Irwell Model: Pin Lever
Colour: Chrome Qty: 1

Note: To be mounted in Bench to Rear Right Hand Side of Basin.

Images are indicative only, colours may vary.

Text has precedence if a discrepancy exists.



18.2.2 External Taps

200-190 Cold Water Tap - External

Number & Locations as shown on Working Drawings.

200-191 Cold Water Tap - External (Connected to Rain Water Tank Pump).

Number & Locations as shown on Working Drawings.

18.2.3 Hot Water Service

200-452 Hot Water Service

Plumber Installation of Gas Hot Water System.

Note: Includes all pipe work and commissioning of system.

210-152 Hot Water Service - Temperature Controller Wire & Connect for Infinity 26 Qty: 1

342-151 Rinnai - Continuous Flow
Infinity 26
Qty: 1

Images are indicative only, colours may vary.

Text has precedence if a discrepancy exists.



18.2.4 Other Fittings

Location: Bathroom & Ensuite

270-2801 Towel Rail (Silver Range)
Make: Caroma Model: Cosmo Metal - Double 900mm
Colour: Chrome
Qty: 2

Images are indicative only, colours may vary.

Text has precedence if a discrepancy exists.



270-2808 Towel Rail (Silver Range)
Caroma Cosmo Metal - Hand Towel
Colour: Chrome Qty: 2

Images are indicative only, colours may vary.

Text has precedence if a discrepancy exists.



Location: Ensuite & Powder Room

270-2681 Toilet Roll Holder (Silver Range)
Make: Caroma Model: Cosmo Metal
Colour: Chrome Qty: 2

Images are indicative only, colours may vary.

Text has precedence if a discrepancy exists.



18.3 Sanitary Fixtures

18.3.1 Toilet Suites

Location: Ensuite & Powder Room

307-290 Toilet Suite (Platinum Range)
Make: Caroma Model: Metro Closed Coupled
Color: White Qty: 2

Images are indicative only, colours may vary.

Text has precedence if a discrepancy exists.



18.3.2 Bath

Location: Bathroom

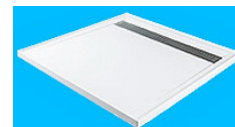
303-199 Bath (Freestanding) Decina Cool Acrylic (1800 x 800)
with Brewers 40mm Pop up Waste (not shown). Waste location
centre of bath length and 210mm in from edge
Color: White Qty: 1
Images are indicative only, colours may vary.
Text has precedence if a discrepancy exists.



18.3.4 Shower Bases

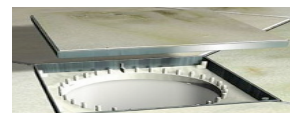
Location: Bathroom

304-170 Shower base
Marbletrend Select 900 x 900mm Rear Outlet Base
Stainless Steel Grate
Color: White Qty: 1
Images are indicative only, colours may vary.
Text has precedence if a discrepancy exists.



Location: Ensuite

200-310 In-Situ Shower Base Size: 1510 x 900mm
200-330 Floor Waste (In Situ Shower)
SmarTile Shower Grate
Qty: 1
Images are indicative only, colours may vary.
Text has precedence if a discrepancy exists.



18.3.5 Basins

Location: Bathroom, Ensuite & Powder Room

Apaiser countertop "Pebble"
Supplied by owner, installed by builder.
Qty: 4



600 mm x 400 mm x 130 mm

18.3.6 Sink

301-195 Sink (2 Bowl Under Mount)
Make: Oliveri Model: Monet MO70U (Under Mount)
Colour: Stainless Steel
Qty: 1
Images are indicative only, colours may vary.
Text has precedence if a discrepancy exists.



18.3.7 Trough

305-101 Laundry Trough Make: Caulfield
Model: 45 Litre single bowl (insert type) with bypass GT630
Color: Stainless Steel
Qty: 1
Images are indicative only, colours may vary.
Text has precedence if a discrepancy exists.



18.4 Appliances

18.4.1 Hot Plate / Upright

341-255 Gas/Electric freestanding Make: Smeg Model: C9GMXA
Colour: Stainless Steel
Qty: 1
Images are indicative only, colours may vary.
Text has precedence if a discrepancy exists.



18.4.3 Rangehood

343-205 Rangehood - Canopy
Make: Robinhood Model: RWB3CF9SS
Colour: Stainless Steel
Qty: 1
Images are indicative only, colours may vary.
Text has precedence if a discrepancy exists.



18.4.4 Dishwasher

344-220 Dishwasher Make: Miele Model: G 1023 U
Colour: Stainless Steel
Qty: 1
Images are indicative only, colours may vary.
Text has precedence if a discrepancy exists.



18.4.5 Other Appliances

200-410 Gas to External Point Only For Future BBQ etc. Piping only

200-410 Gas to Internal Point Only Qty: 1 Points. Location: North Facing Deck
 For Future Fireplace. Piping only
 Qty: 1 Points. Location: Refer to Working Drawings

19 HEATING AND AIR CONDITIONING

19.1.1 Heating

220-222 Gas Ducted Heating Brivis - 5 Star Central Heating - 2 Zones.
 Gas Fire Place Pivot Homes to provide Connections for Future Installation.
 Refer to Working Drawings for Location.

19.1.2 Air Conditioning

230-125 Air Conditioning - Split System Daikin (10.0 KW) FTXS100 Inverter
 Location: Living, Dining & Kitchen Area.
 230-125 Air Conditioning - Split System Daikin (5.0 KW) FTXS50C Inverter
 Location: Bedroom Area.
 230-125 Air Conditioning - Split System Daikin (3.5 KW) FTXS35GVMA Inverter
 Location: Master bedroom.

20 INTERNAL WALL AND CEILING LININGS

20.1.1 Internal Wall Linings

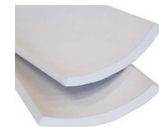
260-141 Plasterboard - FlamechekMR™ To Rear of Cook Tops.
 260-141 Plasterboard - FlamechekMR™ To Glass Splashbacks.
 260-420 Plasterboard Wall Lining To all walls other than Wet Areas.
 260-550 Villaboard® Wall Lining To all Wet Area Walls & Garage Walls.
 260-561 WR Board Wall Lining To rear of Sink and Trough.

20.1.2 Internal Ceiling Linings

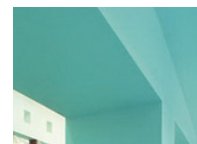
260-300 Plaster Ceilings To all Ceilings.
 260-301 Plaster Ceilings Raked Ceilings.
 Refer to Working Drawings for Extent and Location.

20.1.3 Cornices

260-140 Cornice Profile: Cove
 Size: 55mm Qty: 100 lm
 Locations: Garage, Service Rooms, Wet Areas & Bedrooms 2 - 4.
 Images are indicative only, colours may vary.
 Text has precedence if a discrepancy exists.



260-490 Square Set Ceilings
 Qty: 210 lm
 Locations: All Living Areas, Master Bedroom & Passageways.
 Images are indicative only, colours may vary.
 Text has precedence if a discrepancy exists.



20.1.4 Special Details

260-260 Plaster Hamper Square Set Hampers as shown on drawings
 260-290 Plaster Bulkheads Refer to Working Drawings for Extent and Location.
 Qty: 12.72 lm. (Approx)

Location: Powder Room

260-2901 Plaster Bulkheads Located over Vanity to width of Vanity.
 Qty: 1.5 lm. (Approx)

22 PAINTING

INTERIOR – SOLVER PAINT RANGE :

Painters clean and sand all surfaces. All woodwork is sanded and filled and nail holes and imperfections filled and free of dust. Touch up pots are labeled and left on site. "Touch Up" paint has an approximate life span of twelve (12) months. Two (2) colours (1 colour to Walls and 1 different colour to Woodwork) have been allowed. Feature Walls have not been included.

Extent of Paintwork allowed for :

Window Reveals, Walls. One (1) Coat of Maxi Prep plus Two (2) Coats in Velvetsheen, Acrylic Low Sheen Washable

Ceiling & Cornice. Two (2) Coats in Polyvinyl Flat Finish

Pre-primed Architraves, Skirtings, Internal Doors & Frames, Sliding Cupboard Doors. Two (2) Coats of Enamel Semi-Gloss

All Staircase components. One (1) Coat of Undercoat plus One (1) Coat of Enamel Semi-Gloss or Three (3) Coats of Clear Varnish
All door hinges to be left unpainted.
All raw timber to be primed.
Top & Bottom edges of all doors are to be painted.

330-003	Paint job throughout	To extent of plaster walls (2700mm High Ceilings)
	Up to 2 wall colours allowed	
	Walls.	Colour: Solver 'Talc 6337' (Full Strength).
	Ceilings & Cornices.	Colour: Solver 'Talc 6337' (Half Strength).
	Window Reveals.	Colour: Solver 'Talc 6337' (1 ½ Strength).
	Internal Doors & Frames.	Colour: Solver 'Talc 6337' (1 ½ Strength).
	Paint Architraves & Skirtings.	Colour: Solver 'Talc 6337' (1 ½ Strength).
	Entry Door Threshold.	Colour: Clear.
330-221	Paint Ceiling - Raked Ceiling.	Colour: Solver 'Talc 6337' (Half Strength).
270-24x21	Door - Robe.	Colour: 'Talc 6337' (Full Strength semi gloss).

EXTERIOR - SOLVER PAINT RANGE :

Builder will not accept any liability, nor guarantee against warping, cracking, blistering or fading of any timberwork or door and/or frame painted in dark colours. Builder does not recommend this as a suitable colour finish and advises against this. With the exception of lintels above hinged doors, all lintels will remain "unpainted".

Three (3) colours to exterior have been allowed.

Eaves / Verandah Lining, External Cladding, Meterbox, Entry Door & Frame, Exterior Doors & Frames, Decking Posts & Balustrading Posts, Pergola Posts, Beams & Rafters, Verandah Post, Beams & Rafters. - Two (2) Coats minimum in Duraguard Low Sheen

Decking. - One Coat Decking Oil

All raw timber to be primed.

Top & Bottom edges of all doors are to be painted or cleared.

00-06	1700mm High Merbau Free-Standing Privacy Screen 70 x 19mm with 25mm Gaps	Colour: Decking Oil
160-366	Entry Door Frame - Double (Garage) - Timber	Colour: Colorbond 'Dune'
160-369	Entry Door Frame (Garage) - Timber	Colour: Colorbond 'Dune'
160-389	Entry Door Frame	Colour: Colorbond 'Dune'
160-407	Laundry Door Frame	Colour: Colorbond 'Dune'
170-189	PVC Downpipes - Single / Double Storey	Colour: To Match Adjacent Walls
240-341	Screen Battens - Merbau	Colour: Clear Decking Oil (2 Coats)
240-392	Door - External (Laundry). Full Glass.	Colour: Colorbond 'Dune'
240-433	Door (Double) - Garage	Colour: Colorbond 'Dune'
240-998	Entry Door	Colour: Colorbond 'Dune'
330-120	Paint Decking / Screen Battens	Colour: Apply Sealer / Oil coat
330-151	Axon Cladding.	Colour: Colorbond 'Dune' / 'Woodland Grey' <i>(Refer to Working Drawings for Locations.)</i>
330-330	Paint Pergola.	Colour: Colorbond 'Dune'
330-350	Paint Posts - Pergola / Deck	Colour: Colorbond 'Dune'
330-401	Paint Eaves (Soffit lining).	Colour: Colorbond Surfsmist

23 TILING (CERAMIC/SLATE etc)

Supply allowance for tiles is Prime Cost \$35.00 m² for 400 x 400mm Ceramic Floor and Wall Tiles.

Standard laying allowance for 400 x 400mm Ceramic Floor and Wall Tiles laid on the 'square'. All other tiles will attract additional laying costs.

This allowance does not include Border / Listello / Pencil / Mosaic Tiles or Decor / Solo / Feature Tiles.

23.1 Details

23.1.1 Wall Tiles

Location: Bathroom

310-160

Porcelain Tiles

Extent: 200mm above vanity
2000mm high around bath
2000mm high in shower

Location: Ensuite

310-170

Porcelain Tiles

Extent: Full Height Throughout, including Reveals to South Window.

Location: Powder Room

310-210

Porcelain Tiles

Extent: 200mm above vanity / wall basin

Location: Laundry

Extent: 400mm above vanity / wall basin

23.1.2 Floor Tiles

All wet areas waterproofed to Australian Standards.
Skirting Tiles in wet areas to extend 100mm up walls.
Chrome edge trim to tiled/carpet areas.

Aluminum strip to edge of tiles (Optional to Walls only) – Client to advise

Location: Bathroom, Ensuite, Powder

310-120

Floor Tiler (Porcelain)

Laying Pattern: Square

Extent: Wall to wall or as noted on plan

310-125

Floor Tiler Lay Skirting Tiles

Extent: Wall to wall or as noted on plan

Location: Laundry

310-120

Floor Tiler (Ceramic)

Laying Pattern: Square

Extent: Wall to wall or as noted on plan

310-125

Floor Tiler Lay Skirting Tiles

Extent: Wall to wall or as noted on plan

23.1.3 Tile Edging, Hardware & Special Details

310-100

Aluminium Edging

Between Tiles & Carpet / Timber

23.1.4 Waterproof Membranes

Location: Bathroom

310-232

Waterproof Membrane to Skirting.

Extent: Wet Area Floor Tiling.

310-231

Waterproof Membrane to Shower

Extent: Shower Base & Walls

Location: Ensuite

310-231

Waterproof Membrane to Shower

Extent: Shower Base & Walls

310-232

Waterproof Membrane to Skirting.

Extent: Wet Area Floor Tiling.

310-232

Waterproof Membrane to Floor.

Extent: Wet Area Floor Tiling.

Location: Laundry & Powder room

310-232

Waterproof Membrane to Skirting.

Extent: Wet Area Floor Tiling.

24 FLOOR COVERING (OTHER THAN CERAMIC TILES)

24.1.1 Timber

The Builder does not recommend a Stained finish to Timber Strip Flooring. The Builder will not accept any liability for Seepage or uneven finish to joints due to the expansion and contraction of the timber.

Location: Entry, Passage (ground floor) & Study

130-1711

Strip Flooring

Firestreak (Layed on Concrete). Qty: 34.70 m² (Approx)

Prestige Grade 85 x 14mm (Layed, Sand & Polished)

Includes Bona Traffic, Commercial Grade Satin Finish.

Location: Family Room, Kitchen & Meals/Dining

130-1711 Strip Flooring Firestreak (Layed on Timber). Qty: 81.27 m² (Approx)
 Prestige Grade 85 x 14mm (Layed, Sand & Polished)
 Includes Bona Traffic, Commercial Grade Satin Finish.

24.1.4 Carpet

400-110 Carpet (Based upon \$45 per m²) Supplied and Layed
 Total Qty: 96.83 m² (Approx) Manufacturer: Emmeline.
 Range: SDN
 Color: Mocha Mousse
 Underlay: Gold Airstep Rubber

Location: Bedroom 1 / Walk in Robe, Bedrooms 2,3 &4, Living room

400-110 Carpet (Based upon \$45 per m²) Qty: 96.84m²

25 GLAZING

25.1.2 Shower Screens

Location: Bathroom

371-100371-100 Shower Screen - Semi Frameless Aqua Pivot
 2000mm High (900 x 900mm Base)
 Front & Side - Pivot Door
 Colour: Polished Silver Frame & Clear Laminated Glass
 Qty: 1
 Images are indicative only, colours may vary.
 Text has precedence if a discrepancy exists.



Location: Ensuite

371-212 Shower Screen
 Clear Safety Glass 8mm
 Frameless
 Size: 1800mm (h) x 0.8 m (w)
 Images are indicative only, colours may vary.
 Text has precedence if a discrepancy exists.



25.1.3 Mirrors

Location: Bathroom, Ensuite & Powder room

373-131 Mirror Frameless with Flat Polished Edges
 Height to top of Architrave or Shower screen where applicable x Vanity Width.

25.1.5 Glass Splashbacks

375-001 Glass Splashback - per lm (600mm high)
 Low Iron 6mm Toughened Glass
 Color: Standard. Snow White
 Qty: 3.8 lm (600mm high)
 Images are indicative only, colours may vary.
 Text has precedence if a discrepancy exists.



375-003 Glass Splashback - Power Point Cutouts Qty: 2 Allowed.
 375-004 Glass Splashback - Check Site Measure Allowed.

26 FENCING AND EXTERNAL PROPERTY REQUIREMENTS

26.1.1 Privacy Screens

Ref: 47120.
CONSTRUCTION ISSUE

Owner: Tim & Belinda Langler.
Project: Lot 271 () St Georges Way, TORQUAY.

00-06

1700mm High Merbau Free-Standing Privacy Screen
70 x 19mm with 25mm Gaps
Includes Posts.
Colour: Decking Oil Finish
Qty: 14 lm.
Location: Between Garage & Residence.

Images are indicative only, colours may vary.
Text has precedence if a discrepancy exists.



00-05

1700mm High Merbau Privacy Screen
70 x 19mm with 25mm Gaps
Colour: Decking Oil Finish
Qty: 5.5 lm.
Location: East Face of Decks.

Images are indicative only, colours may vary.
Text has precedence if a discrepancy exists.



430-1302

Privacy Screen Gate

Hinged Gate with Latch
Colour: To Match Screen.

Qty: 1.

26.1.2 Fencing / Mailbox - By Owner