

Luma Specification and Schedule of Fittings

GENERAL

Prices are based on "S" class fully serviced sites and include the cost of Engineers soil test and structural foundation design, concrete pump, minimum sediment/erosion control, site inspections, contour survey, \$2000 allowance for standard building certification, plumbing and drainage fees, waste levy, PLSLA levy fee, QBCC Insurance and Contractors All-Risk Insurance. Construction methods to suit N2 wind loading as per Building Code of Australia. Allowance included for up to 1m cut and 1m fill. Possible extra costs not allowed for and to be paid by the Owner include, but are not limited to, the following: additional Council requirements, slab/footing piers, retaining walls, soil stabilization and retention, rock excavation, tree removal, acoustic requirements, bushfire requirements, A.H.D. requirements, and sand/metal pipe bedding (if required by local authority).

ACCESS

Accessibility to the building site is the responsibility of the owner. Any costs incurred by the Builder due to difficult site access, including crane hire and hand carting of materials, to be paid by the owner.

TERMITE TREATMENT

Termite treatment to AS3660.1 (Section 6) including monolithic slab and physical barrier system to service penetrations and perimeter.

FOUNDATIONS & FLOOR

Concrete slab system designed for "S" class soil classification to AS2870 with brick rebate and exposed perimeter edge beam. No stepdown to garage floor. No allowance for slab/footing piers.

EXTERNAL WALLS

Single height clay bricks from Builders Range. Natural ironed mortar joints.

INTERNAL WALLS

H2 classification treated pine wall frames and trusses. Timber walls and ceiling framing lined with 10mm plasterboard. Cove cornice throughout. 2400mm high ceilings.

INSULATION

Glasswool insulation batts to ceiling to meet 6 Star Energy Rating requirements. Reflective foil wrap to external walls to meet 6 Star Rating requirements.

FASCIA & GUTTER

Colorbond® metal fascia, quad gutter and 90mm round PVC downpipes.

HIP ROOF

Colorbond® steel roof from Builders Range with roof sarking at 23.5o pitch with 450mm wide eaves.

WINDOWS

Aluminium clear glazed sliding windows and patio sliding/stacker doors (as applicable). Colours from Builders Range. Locks to all opening windows.

MOULDINGS

Skirtings	68mm x 12mm Splayed, Classic, Pencil Round or Double Pencil Round profile (MDF) for painting.
Architraves	42mm x 12mm Splayed, Classic, Pencil Round or Double Pencil Round profile (MDF) for painting.

DOORS

Internal	Corinthian Flush Primed doors.
External	Corinthian 820mm wide glazed paint grade front entry door from Luma Range.

DOOR FURNITURE

Internal	Lever passage sets with privacy latches to Bedroom 1, Bathroom and W.C., from Builders Range.
External	Lever Entrance set from Builders Range.
Garage	Access Door Lever Entrance set from Builders Range.

KITCHEN FITTINGS

Cupboards	Square edge door and drawer fronts with PVC Edging and selected door handles (from Builders Range). 600mm wide cupboards. White melamine internal linings including one (1) intermediate shelf and a bank four (4) drawers. A microwave space provision. Pantry unit with White melamine shelves OR Walk-In Pantry with four (4) White melamine shelves (plan specific). Laminate colours to be selected from Builders Range.
Benchtops	20mm thick reconstituted stone from Builders Range with arised edging. Waterfall ends NOT included.
Sink	1 & 3/4 bowl stainless-steel inset sink with provision for dishwasher below drainer.
Tapware	Sink mixer (Chrome).

KITCHEN APPLIANCES

Wall Oven	Omega 60cm Multi-function Oven in Stainless Steel (Model: OBO674X).
Hotplate	Omega 60cm Ceramic Electric Cooktop in Black (Model: OCC64TCOM).
Rangehood	Omega 60cm Canopy Rangehood in Stainless Steel (Model: ORW6XA).

BATHROOM & ENSUITE FITTINGS

Bath	1510mm acrylic bath in White.
Shower	Aluminium fixed screen with pivot door and clear laminated glass.
Vanity Units	'Novo' vanity unit, two (2) doors and bank of two (2) drawers in White 2 Pac gloss, soft close doors and drawers with reverse bevel finger pull doors and drawers. White acrylic square bowl top.
Vanity Mirror	900mm high x (nominal) vanity width framed mirror.
Towel Rails	Double (Chrome).

W.C. FITTINGS

Toilet Suites	6/3 dual flush cistern, concealed china pan and soft close seat in White.
Toilet Roll Holder	Chrome.

LAUNDRY FITTINGS

Cabinet	45 litre stainless tub and Colorbond cabinet in White.
---------	--

TILING

Wet area	Ceramic wall and floor tiles from Builders Range.
Kitchen	Up to 710mm above all benchtops. Floor tiles NOT included.
Bathroom/Ensuite	Nominal 2000mm to the shower alcove walls. 500mm over the bath and one (1) skirting row to the remainder. Fully tiled floor.
Laundry	Up to 600mm over the tub and washing machine position and one (1) skirting tile to remainder. Fully tiled floor.
W.C.	Nominal 200mm high skirting tiles. Fully tiled floor.

WARDROBES

Aluminium framed sliding doors with coloured vinyl fronts, overhead melamine shelf (White) and hanging rail to all bedrooms (colours from Builders Range). Walk-in robe to Bedroom 1 with Corinthian flush primed door (where applicable), overhead melamine shelf (White) and hanging rail.

LINEN CUPBOARD

Aluminium framed sliding doors with coloured vinyl fronts (colours from Builders Range) and four (4) melamine shelves in White (where applicable).

HOT WATER SERVICE

Heat pump (280 litre).

PLUMBING & DRAINAGE

Cold Water	10 lineal metres allowed to connect from existing water meter to house. Front and rear garden tap included.
Tapware	Mixer tapware to bathroom, ensuite and laundry tub, rail Shower with soap dish and washing machine cocks (Located inside cupboard) (Chrome).
Sewer	50 lineal metres of drains allowed as standard.
Stormwater	50 lineal metres of drains allowed as standard.

ELECTRICAL

Ample light points and double power points throughout. Compact fluorescent bulbs and batten holder fittings installed to 100% of the floor area. One (1) television point. Automatic circuit breakers with earth leakage safety switches to meter box. Slimline accessories throughout in choice of Matt White or Matt Black. Underground connection (80-amp single phase) from main supply point to meter box (allowance of 10lm). Smoke detectors.

PAINTING

External	Gloss acrylic to external woodwork, meter box and downpipes.
Internal	Flat acrylic in White to ceilings. One (1) sealer coat, two (2) coats of washable premium acrylic Taubmans Endure to all walls. One (1) colour to internal walls as standard. Gloss acrylic to all internal doors and woodwork.

GARAGE DOOR

Sectional overhead door with remote control unit and two (2) handsets from Builders Range.

CLEANING

Builder's house clean (windows included). Building debris only removed from site on completion.