

# Trend Specification and Schedule of Fittings



## General:

Prices are based on "M" class fully serviced sites (20 x 30m with max. 6m front setback) and include the cost of Engineers soil test and structural foundation design, concrete pump, minimum sediment/erosion control, site inspections, contour survey, 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 (over the included 23lm allowance), 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 waffle slab and physical barrier system to service penetrations and perimeter.

## Foundations & Floor:

Concrete slab system designed by QLD Soil Testing for "M" soil classification to AS2870 with brick rebate and exposed perimeter edge beam. No stepdown to Garage floor. 23lm allowance for slab/footing piers.

## External Walls:

Double height clay bricks from Builder's Range. Natural ironed mortar joints. Feature front façade with render and/or cladding included.

## 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 windows and patio sliding/stacker doors (as applicable). Colours from Builder's 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.
Front Entry	Corinthian 1020mm wide paint grade hinged door and frame clear glazed from Builder's Range.

## Door Furniture:

Internal	Lever passage sets with privacy latches to Bedroom 1, Bathroom and W.C., from Builder's Range.
External Garage Access Door	Lever handle with Deadlock from Builder's Range.

## Kitchen Fittings:

Cupboards	Square edge door and drawer fronts with PVC Edging and selected door handles (from Builder's Range). 600mm wide cupboards. White melamine internal linings including one (1) intermediate shelf and a bank of four (4) drawers. A microwave provision. Laminated Pantry unit (2100mm high) with four (4) shelves, and overhead cupboards (complete with painted bulkheads to ceiling). Laminate colours to be selected from Builder's Range.
Benchtops	20mm thick reconstituted stone (from Builder's Range) with arrised edging. Waterfall ends NOT included.

Sink	Abey PQ200 Double Bowl overmount stainless steel sink with provision for dishwasher.
Tapware	Abey MalibuQ square sink mixer OR MalibuP gooseneck Sink mixer (Chrome).

## Kitchen Appliances (optional packages available)

Wall Oven	Omega "Panther Pack" OO60B 60cm Matt Black Oven,
Hotplate	OCI64B 60cm Matt Black Induction Cook Top, Omega
Rangehood	ORU50XL 50cm Undermount Rangehood, OR

Wall Oven	Ilve ILO60DCX 60cm Stainless Steel Oven,
Hotplate	INB64B 60cm Black Induction Cook Top,
Rangehood	IVUM 60cm Undermount Rangehood, OR

Wall Oven	Ilve ILO60DCBV 60cm Black Glass Oven,
Hotplate	INB64B 60cm Black Induction Cook Top,
Rangehood	IVUM 60cm Undermount Rangehood, OR

Wall Oven	Ilve ILO60DCWV 60cm White Glass Oven,
Hotplate	INB64B 60cm Black Induction Cook Top,
Rangehood	IVUM 60cm Undermount Rangehood, OR

Wall Oven	Ilve ILO60DCGV 60cm Grigio Lusso Grey Glass Oven,
Hotplate	INB64B 60cm Black Induction Cook Top,
Rangehood	IVUM 60cm Undermount Rangehood.

## Bathroom & Ensuite Fittings:

Bathroom Bath	1525mm acrylic bath (White)
Shower Screen	Aluminium fixed screen with pivot door and clear laminated glass.
Vanity Units	'SASS' laminated doors with bank of three (3) drawers, 20mm thick reconstituted stone benchtop (selected from Builder's Range), "Tina inset" insert basin/s (White only), and soft close doors and drawers (handles from Builder's Range).
Vanity mirror	900mm High x Nominal vanity width micro-framed mirror.
Towel Rails	760mm double Abey Poco (Black).
Soap Holder	Abey Lucia metal soap dish (Black).

## W.C. Fittings:

Toilet Suites	6/3 dual flush cistern, concealed china pan and soft close seat (White).
Toilet Roll Holder	Abey Poco (Black).

## Laundry Fittings:

Cabinet	45 litre drop in stainless steel tub in laminated cabinet (1500mm) with square edge door fronts with PVC edging and door handles with 20mm thick reconstituted stone (from Builder's Range) with Under-bench washing machine space. White melamine internal linings including one (1) intermediate shelf.
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## Tiling:

Wet Area	Ceramic wall and floor tiles from Builder's Range, with 'Bermuda' floor wastes.
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 laminated benchtop and one (1) skirting row to the remainder. Fully tiled floor.
W.C.	Nominal 200mm high skirting tile. Fully tiled floor.

## Wardrobes:

Aluminium framed sliding doors with coloured vinyl fronts, overhead melamine shelf (White) and hanging rail to all Bedrooms (colours from Builder's Range). Walk-in robe to Bed 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 Builder's Range) and four (4) melamine shelves (White).
Hot Water Service:

Heat pump (170 litre to 3 Bed homes and 280 litre to 4 Bed homes).

## Plumbing & Drainage:

Cold Water	From existing water meter to house. PVC piping to all internal fittings and outlets. Front and rear garden tap included.
Tapware	Abey Park Avenue mixer tapware to Bathroom and Ensuite with rail showers (Black). Abey Mixmaster mixer tapware to Laundry tub (Chrome). Washing machine cocks (Located inside cupboard – Chrome).
Sewer and Stormwater	Included.

## Electrical:

Ample light points and double power points throughout. Compact fluorescent bulbs and batten holder fittings installed to 100% of the floor area. Two (2) television points. 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. Smoke detectors. Telecommunications pre-wire of home.
Painting:

External	Gloss acrylic to external woodwork, cladding, meter box and downpipes. Low sheen acrylic to render. One (1) paint colour to render allowed as standard.
Internal	Flat Acrylic (White) to ceilings. Sealer coat, then two (2) coats of washable Premium Acrylic Taubman's Endure to all walls. Gloss Acrylic to all internal doors and woodwork. One (1) colour to internal walls allowed as standard.

## Garage Door:

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

## Cleaning:

Builder's house clean (windows included). Building debris only removed from site on completion. Excess soil removed on small lots where necessary to allow adequate site access.