

# Harmony Specification and Schedule of Fittings

## GENERAL

Prices are based on “S” class fully serviced sites and includes 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 stabilisation 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.

## CEILING HEIGHTS

Single-storey - 2440mm ceiling heights.  
Double-storey - 2590mm ceiling heights on ground level and 2440mm ceiling heights on 1st floor.

## STAIRS

Paint / Carpet Grade (MDF) treads, risers and stringers with Paint grade Newell posts and balustrade with Paint grade handrail and 14mm diameter powder coated (Black) steel balusters.

## INSULATION

Glasswool insulation batts to ceiling to meet Energy Rating requirements. Reflective foil wrap to external walls to meet Energy 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 23.5° pitch with 450mm wide eaves.

## WINDOW AND SLIDING DOORS

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

## 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 Harmony 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 - Key-in-lever Entry lock 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 - Choose from Builders standard Lithostone colour range. 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 - MixMaster Sink Mixer (Chrome).

## KITCHEN APPLIANCES

Wall Oven - Omega 60cm Multi-function Oven in Stainless Steel (OBO674X).  
Hotplate - Omega 60cm Ceramic Electric Cooktop in Black (OCC64TCOM).  
Rangehood - Omega 60cm Rangehood in Stainless Steel (ORW6XL).

## BATHROOM & ENSUITE FITTINGS

Bath - Seima Tondo inset 1525 – No overflow in White.  
Shower - Gareth Ashton rail shower to main bathroom and ensuite (SRA04) in Chrome with framed shower screen.  
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).  
Tapware - MixMaster tapware (Chrome).

## W.C. FITTINGS

Toilet Suites - Seima Chios close coupled, soft closing seat in White.  
Toilet Roll Holder - Chrome.  
Floor waste - Chrome round floor wastes.

## LAUNDRY FITTINGS

Cabinet - 45 litre stainless tub and Colorbond® cabinet in White.  
Tapware - MixMaster + washing machine stop cocks (Chrome).

## 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 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 of 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

280L heat pump standard (plan specific secondary hot water system to be 170L heat pump).

## PLUMBING & DRAINAGE

Cold Water - 10 lineal metres allowed to connect from existing water meter to house. Front and rear garden tap included.  
Sewer - 50 lineal metres of sewer drains allowed as standard.  
Stormwater - 50 lineal metres of stormwater 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) TV point for single-storey, and two (2) TV points for two-storey. Automatic circuit breakers with earth leakage safety switches to meter box. Hager Allure accessories throughout in choice of Matte Black or Matte White. Underground connection (80-amp single phase) from main supply point to meter box (allowance of 10lm). Smoke detectors as per government requirements. Ceiling fan with light combination to alfresco.

## NATIONAL BROADBAND NETWORK

NBN pre-wire including one (1) data point and one (1) phone point.

## 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.

IMPORTANT NOTE: Prices exclude the cost of floor coverings, curtains or blinds, light fittings, prints, decorator items, painted feature walls, feature tiling to wet areas, tiling to living areas, patios and front porches, timber balustrades, decorative posts and external bagging/rendering and painting to remainder of homes, fencing, retaining walls, landscaping, watering systems, paving, pergolas, air conditioning, additional telephone or data points, security alarms, water tanks and on-site sewage treatment systems unless specified by way of variation. The Company reserves the right to alter its plans, specifications and prices without notice. QBCC Licence 23846.