

STANDARD SPECIFICATION AND SCHEDULE OF INCLUSIONS

➤ **SITWORKS**

- Based on a site with a fall not exceeding 400mm over the building area
- Construction to Terrain Category **N3** (W41)
- Structural engineer certification
- Soil test & engineer designed footing to Class "A", "S" or "M"
- Site works (Provisional sum allowance \$440)
- Standard set-back 6.0m from front boundary
- Full site clean and removal of builders debris
- 3-tread stair set for entrance onto balcony

➤ **FEES**

- Council application fees (Provisional Sum allowance of \$1000)
- Construction Insurance
- 6 x sets of architectural plans & specifications for submission to council
- Twenty-five metres of sewer
- Six month maintenance period
- Six year structural warranty

➤ **FRAME & FLOORING**

- Structural bearers, floor joists & columns including sub-floor bracing
- Pine frames to AS1684 specification
- 22mm structural particleboard flooring
- 19mm hardwood shot-edge decking to balconies

➤ **TERMITE PROTECTION**

- Certified termite treatment to AS3660.1 (Generally provided by a physical barrier)

➤ **ELECTRICAL**

- Electrical Earth leakage system
- Overhead or u/ground power to six metres setback
- Two external lights
- One light point per room or as per plan
- One double power point per room with two extra to the kitchen / family room or as per plan
- TV points and cable (2)
- Phone points (1) (One from Telstra)
- Smoke detectors (as per Australia Standards)

➤ **DOORS & WINDOWS**

- Front door – Hume Camden XC2 or equivalent with Gainsborough Governor Lockset (If required)
- Internal Doors – Humes Readicoat or equivalent
- Horizontal sliding powder coated aluminium windows (frames std colour selection)
- Gainsborough, Whitehall or Lockwood porcelain series door furniture to builders selection

➤ **CLADDINGS**

- Generally 6mm Hardi-flex with PVC joiner with sarking under (reflective foil)
- 4.5mm Hardi-flex to soffits
- 10mm plasterboard to walls and ceilings
- FC sheeting to wet areas
- 90mm cornice to ceilings and 55mm to robes and cupboards
- 42mm architraves and 68mm skirtings colonial profile or similar



ABN: 37 571 717 674

Ezy Homes (Australia) Pty Ltd

A/T/F: Ezy Homes Unit Trust

Ref.: STD_Completion_Inclusions

➤ **INTERNAL STAIRS**

- Cover grade pine treads, ladies waist handrails & square edge balusters (if required)

➤ **BALCONY HANDRAILS**

- Powder coated aluminum handrail with vertical balusters.

➤ **PAINT**

- All external painting
- Internal Paint, 2 coat system to manufacturers specification
- Walls & Skirtings – one colour throughout
- Ceilings – one colour throughout
- Doors & Architraves – one colour throughout (Gloss)

➤ **ROOF**

- Colorbond custom-orb roof sheeting, barge capping, gutters & stop-ends
- Sarking (reflective foil) as per Australian Standard
- Bulk insulation to comply with 3 ½ star energy rating

➤ **KITCHEN**

- Laminated bench Tops with 180° post formed edges
- Laminated doors with white melamine shelves to cupboards
- Pantry as shown on plan
- Laminated overhead cupboards as per plan
- “D” shaped cupboard handles
- Stainless steel 1 ½ bowl sink with chrome plated mixer tap
- Under bench Oven & Cook top: Westinghouse Combo Stainless Steel fan forced PPL775 or equivalent.
- Pantry by builder (whiteboard internally melamine)

➤ **ROBES**

- Linen cupboard or Built in robes as per plan.
- Mesh shelving

➤ **TILES**

- Ceramic tiles – PC \$25 per square metre (to all wet areas)

➤ **BATHROOM/ENSUITE (if required)**

- Vanities – polymarble tops, 1 tap hole, single bowl white.
- Shower screens with pivot doors, clear laminated glass in standard colours
- Powder coated aluminium framed vanity mirrors
- Caroma slim line toilet suites
- 1525mm acrylic bath – white (if required)
- Gas H.W.S. (as per energy efficiency requirements 1st March 2006)
- Tasman tap ware (chrome or equivalent to builders selection)
- Two external hose cocks
- AAA rated shower roses

➤ **LAUNDRY**

- 45 litre white acrylic tub & cabinet (or builders selection)

➤ **CAR-ACCOMODATION SLAB**

- 43.2m² sub-floor car accommodation with 100mm paving concrete slab

➤ **WATER TANK**

- 5000 litre water tank plumbed to house.