



house construction
building a shared vision

www.gdevelopments.com.au

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Point 4216 Gold Coast

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SPECIFICATIONS

HOUSE ONLY

Effective Date: 1st May 2009

Pre-Construction

- ✓ HIA fixed price contract
- ✓ Plans - Specifications
- ✓ Engineers soil report & slab design
- ✓ Council building application fees (standard applications based on Brisbane City Council excluding town planning, relaxations etc)

Site Works, Foundations & Connections

- ✓ Site scrape and/or balanced cut & fill excavation for up to 1500mm site fall over the building platform
- ✓ 'H' class monolithic concrete slab with bulk concrete piling (up to and including a depth of 600mm) "highly reactive" typical soil description
- ✓ Termite treatment to slab penetrations and physical perimeter barrier
- ✓ Sewer & Storm water connections to existing serviceable connection points for sites up to 700m² in size and with a standard 6 meter set back from front boundary (battle axe, other odd shaped blocks and blocks where service connection exceeds standard allowance may incur extra service costs)
- ✓ Eight (8) meters plan length of electrical mains
- ✓ Water connection from pre-tapped water main up to and including six (6) metre setback to house
- ✓ House constructed for "N2" wind rating conditions (W33)
- ✓ No allowance is made for retaining walls

Energy Efficiency

- ✓ Bulk ceiling insulation rating R2.5 to ceiling area
- ✓ Double sided foil "Wall-wrap" to external stud walls
- ✓ Energy efficient aluminum improved windows and sliding door units with a thermal break.
- ✓ Weather stripping to hinged external doors.
- ✓ DUX 20P Continuous flow gas hot water unit (excluding controller and supply of gas bottles)
- ✓ 500 KPA water pressure limiting device
- ✓ Externally ballasted compact internal fluorescent downlights (CFL's)

Bricks, Windows, Roof Tiles & Garage

- ✓ Select range of Boral clay bricks from the Builders standard range
- ✓ Natural mortar with raked joints
- ✓ Powder coated aluminum windows in the standard Builders range of colours - with clear glass
- ✓ Keyed window locks to all opening sashes and sliding doors
- ✓ Painted timber entry door frame - sidelights if applicable in clear glass
- ✓ Concrete Boral roof tiles in the standard Builders range of colours! profiles
- ✓ Auto Panelift garage door to the front facade of the Garage in the standard Builders range of colours
- ✓ Colorbond fascia & gutter in the standard Builders range of colours

Kitchen Inclusions

- ✓ Laminate finish cupboards with laminate bench tops in the standard Builders range of laminates & door handles
- ✓ Technika V60FSS Stainless Steel 600mm Fan Forced Oven and Technika TB64ESS Stainless Steel 600mm Electric Cooktop With EGO Plates
- ✓ Technika VDW6SS Stainless Steel Dishwasher
- ✓ Technika SL10160I Stainless Steel 600mm Slide Out Rangehood
- ✓ Eco 1080mm 13/4 ith Atlas kitchen sink
- ✓ Gianni chrome sink mixer

Bathroom, Ensuite & Toilets

- ✓ Laminate finish vanities with laminate bench tops in the standard Builders range of laminates & door handles
- ✓ Clear laminated glass shower screens with powdercoated aluminium frames in the standard Builders range of colours
- ✓ Atlas white acrylic bath
- ✓ 900mm high mirrors with powdercoated aluminium frames fitted to the same width as the vanity unit

Bathroom, Ensuite & Toilets Contin ed

- ✓ Eco Atlas chrome mixers
- ✓ Belmore chrome towel rails and toilet roll holders
- ✓ Symphony plastic white toilet pan & cistern
- ✓ Atlas white oval drop in vanity basins

Ceramic Tiling

- ✓ Bathroom & Ensuite - floors - 2000mm high to showers - 500mm above bath - 200mm skirting tile
- ✓ Kitchen - 600mm tiled splash back
- ✓ Toilet & Laundry - floors - 400mm splash back over tub - 200mm skirting tiles
- ✓ No allowance has been made for frieze or decorator tiles
- ✓ No allowance has been made for laying of border tiles, 45 degree patterns or floor feature tile layouts

Electrical

- ✓ Earth leakage safety switch & circuit breakers
- ✓ Single phase underground power connection from existing supply point. Meter box will be installed on the side nearest mains connection point
- ✓ One (1) double power point to each room and as per electrical plan.
- ✓ One (1) 240 volt downlight light point to each room as per electrical plan
- ✓ Two (2) external paraflod light points
- ✓ Two (2) television points (complete with 5 lineal metres of cable and no antenna)
- ✓ Smoke detectors (hard wired with battery back up)
- ✓ Pre-wiring for two (2) Telstra phone points

Standard Internal & External Features

- ✓ 2400mm nominal Ceiling height
- ✓ Corinthian Flair 'FL4' painted external front door
- ✓ Corinthian flush panel paint grade external hinged doors to other external doors if applicable
- ✓ Corinthian paint grade flush panel internal passage doors
- ✓ Corinthian paint grade flush panel internal robe doors OR vinyl sliders (VSD) as nominated on working drawing plans
- ✓ Gainsborough 540 series Terrace Entrance external lock set
- ✓ Gainsborough "Classic Porcelain" internal door knob sets ONwhitehall)
- ✓ 70mm paint grade coved cornice, 41mm paint grade colonial architraves & 67mm paint grade colonial skirting
- ✓ Three (3) coat internal paint system - 2 colours allowed (ie: 1 colour to walls & 1 colour to timber work) to Paint Manufacturers standard specifications
- ✓ Two (2) coats to ceiling to Paint Manufacturers standard specifications
- ✓ Two (2) coat external paint system to external trim and doors to Paint Manufacturers standard specifications
- ✓ Milena 45 litre acrylic Laundry tub
- ✓ Two (2) external garden hose taps
- ✓ AM Rated water saving shower heads/tapware
- ✓ Internal & external builders house clean
- ✓ Site clean after construction

Warranties

- ✓ Six month maintenance period
- ✓ Statutory structural guarantee period

G Developments Pty. Ltd. reserve the right to alter any of the above inclusions due to continuing product development or availability of items

Signature
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Signature

Builders
Signature

Date

"Building a Shared Vision"