

Australian Classic Homes - Luxury Gold Specifications

PLEASE READ THIS SPECIFICATION CAREFULLY WHEN COMPARING TO OTHER BUILDERS TO COMPARE APPLES WITH APPLES. NOTE - THE FEATURES OF THIS SPECIFICATION HAVE BEEN UPGRADED SUBSTANTIALLY TO PROVIDE A BETTER LEVEL OF FINISH.

Site Works

- Includes scraping of site & 100mm rubble compacted base under slab - other Site Cut / Fill to be charged separately.

Footings

- Grillage Raft Footing based on M class (not standard S class) footings subject to Engineers Report.
- No allowance for Piers, 125mm slab or Removal of Soil

Termite Treatment

- Termiseal to plumbing penetrations per AS 3660.1. including 10 Year Warranty per Manufacturer Specifications (Note: No chemicals)

Brickwork

- Choice of Face Brick from builders standard range, grey mortar with Raked Joints.
- Rendered finish houses include Modular Concrete bricks with Acrylic Coating which provides a much more durable finish than cement render.

Internal Walls

- Ceiling Heights 2700mm high to Ground & First Floors lined with Plasterboard including R1.5 Insulation Batts to outside walls.

Ceilings

- Fibre Reinforced Supaceil Plasterboard (or similar) with 55mm Standard Cove Cornice.

Insulation

- Insulation Batts to ceilings under main roof R3.0 Batts.

Roof Covering

- Choice of Cement Tiles from builders Standard range or Colorbond sheeting where applicable with Colorbond fascias and choice of gutters.

Windows

- Timber Awning Sash or Semi-Commercial Aluminium to Front Elevation & Aluminium Powder coated Awning Sash to balance including window locks and flyscreens with aluminium mesh.

Doors

- Front Door Solid Core from Humes Vaucluse Range including Premier Range (not including Glass Doors).
- Rear / Side Flush Panel Paint Grade Solid Core.
- Internal - Humes Sorrento Range or 2340mm Flush Panel
- Garage - Colorbond Panellift Doors with Automatic Controllers.

Hardware

- External – Gainsborough Trilock with choice of style.
- Internal – Gainsborough Lever Sets with Privacy Sets where applicable from Builder's Range.
- Includes Door Seals to all external doors and Cushion Stops to internal doors.

Moulding

- Skirtings 90 x 18 Pre-Primed MDF with choice of profile.
- Architraves 66 x 18 Pre-Primed MDF with choice of profile.

Staircase

- By Stairlock Australia MDF Treads & Stringers with choice of Painted Balustrading.

Joinery

- Kitchen Cupboards - Vinyl Sheen Doors (Similar to 2 Pak but more durable).
- Kitchen Benchtops - Select from Builder's Standard Range of Caesar Stone Benchtops
- Kitchen as detailed on plans 600mm deep with Corner Units , Pot Drawers & Bank of 4 drawers with Cutlery Tray & Overheads above hotplate & fridge included.
- Vanity Units – Vinyl Sheen Doors including 1 set of Drawers
- Laundry - Bench cupboards with Melamine Doors & Laminated Tops including Inset Trough
- W.I.R. – Includes top shelf & rail, plus 50% additional double hanging.
- Linen Press included where shown on plan.

Electrical

- Service to house including phone wiring provision (in the same trench) up to 12 metres.
- Safety Switch & Hard Wired Smoke Detectors linked together included.
- Clipsal 2000 Series light and power points (min 2 double power points per living area), Exhaust Fans to Bathrooms, TV Point to Family room, 1 Telephone Point.
- Downlights to Kitchen
- 3-in-1 Fan/Light/Heaters to Bathroom's



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Appliances

- Smeg Stainless Steel Appliance Package comprising of Oven, Hotplate, Rangehood & Dishwasher

Hot Water Service

- Rinnai Continuous Flow Unit recessed in wall with 3 controls.

Sanitaryware

- Sink - Stainless Steel Radiant R127 1¼ bowl inset style with Basket Waste.
- Trough – Stainless Steel Radiant R45T 45L Inset Trough with Rinse By-Pass Kit.
- W.C. Suites – Choice of Caroma Opal 2000 Wall Face Suite, Fowler Regent with Soft Close Seat or Caroma Profile Deluxe Suite
- Bath – Choice of Careeba or Maxton 1675mm long bath
- Vanity Basin – Fowler Regent Vitreous China – Inset or Semi-Recessed as shown on plans.
- Sewer allowance up to 50 metres.

Tapware

- Choice of Caroma Metro Taps or Dorf Flickmixers.
- Kitchen & Laundry - Dorf Flickmixers.

Fittings

- Choice of accessories matching tapware.
- Stegbar 'Grange' Semi-frameless Cubicles to Shower with Pivot Door & Clear Safety Glass.
- Mirrors included Full Width of Vanity.

Tiling

- Select from Builder's Gold Range
- Bathrooms 2000mm all round.
- Kitchen up to 600mm over benches.
- Laundry up to 450mm over trough and washing machine.
- Tiled Front Porch or Verandah where shown.

Painting

- External 2 coats of Solver Duraguard to woodwork & 2 coats of flat acrylic to eaves.
- Internal 3 coat system with Maxiwash Flat Acrylic to walls & flat acrylic to ceilings
- Satin Enamel finish to woodwork & internal doors.
- Includes up to 3 different wall colours throughout to inside.

Rainwater Tank

- The Law now states that all houses are required to be connected to a rainwater tank.
- There are a number of ways this can be achieved and your consultant will speak to you in regards to the options.
- We have included in our price a 1000 Litre tank with an Automatic Rainbank Pump system connected to a toilet.

Fees

- Council Planning and Building application fee, SA Water standard pre-laid water and sewer connection are all included.

Plans

- Included in the price is the cost of the planning and working drawings, soil report & engineer's footing design and wind category determination.
- Feasibility plans, concept sketches and individual designs are charged separately to the above planning and working drawings.
- The cost of contour plans for sloping sites will be additional.
- Sliding Robes are shown on plans for illustration purposes only, and can be Quoted on an individual basis (Note: WIR Shelving is included as previously noted).

Terrain

- Pricing allows for building to a maximum design wind speed of 33m/second.

Energy Efficiency

- All of our homes have included in the price the current minimum requirements for Energy Efficiency in accordance with the Building Code of Australia i.e. 5 STAR RATING.

Maintenance

- In addition to a 13 week liability period, your home is covered by a Home Owners Warranty Policy which provides a guarantee against structural defects for a period of 5 years.

DUE TO TECHNICAL DIFFERENCES BETWEEN THE STYLE OF HOMES SOME SPECIFIED ITEMS MAY VARY SLIGHTLY.

CURRENT FROM 1st DECEMBER 2009.



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