

Terms & Conditions

Specification & Schedule of Finishes For:

Proprietor:

Builder:

Building Specification

The Building: Lowset 1 or 2 bedroom rendered masonry Granny Flat

Address: Anywhere Townsville Region

R.P. Description:

Local Authority: Townsville City Council

Proprietor:

Proprietor's Address:

Phone No:

Builder: Windmill Bricklaying Pty Ltd Lic No. 744565

Office Address: 1 Reward Court, Bohle QLD 4818

Postal Address: 1 Rewrd Court, Bohle QLD 4818

A.B.N. No: 99 083 752 649

Phone No: (07) 744536

Email Address: conor.Kersh@windmillbricklaying.com.au

- Miscellaneous Items:**
- Your building is covered with a twenty six (26) weeks defect period after completion and also by a six (6) year structural guarantee.
 - Construction is in accordance with Queensland edition of The Australian Domestic Standards
 - 1992 and The Timber Research and Development Advisory Council of Queensland
 - Windmill Bricklaying also covers their construction work by the standards set by the Trades Practices Act.
 - This specification & schedule of finishes is to be read in conjunction with plans
 - Fixtures subject to availability at time of construction

Please Note:

Preliminary Works

Floor Area:	Refer to plan
Drawings:	Builder
Specifications:	Builder
Statutory Authority Fees & Permits:	Builder
Portable Long Service Levy:	Builder
Workplace Health & Safety:	Builder
Construction Insurance:	Builder
Site Survey:	Proprietor
Assumed Wind Category:	C
Engineers Foundation Soil Investigation:	Builder
Footing Allowance & Slab Allowance:	Assumed M type slab allowance
Please Note:	If engineers recommend a foundation or slab design which differs from this contract, then this will become a variation to the contract.
Termite Protection:	Termimesh termite system
Demolish Existing Structure & Remove from Site by:	Proprietor
Demolished Material Property of:	Proprietor
Excavator	
Clear Site of Trees and Vegetation by:	Proprietor
Level and Fill Site by:	Proprietor
Building Platform:	Not required
Rock Excavation:	Not included
Surplus Excavated Material:	Spread over site

Concretor

Please Note:

Slab height in this contract is based on a level site with a variance of no more than 200mm fall on site.

All concrete pump hire is included

Height of Floor Slab:

Living - 400mm

Patio - 200mm Above nominal ground level

Garage - 200mm

Concrete Surface Finish:

Internal - Steel trowel

External - Broom finished

Finish - Plain grey finish

Carpenter

Eaves and Soffits:

4.5mm vented hardiflex

Gable Ends:

If Applicable - Refer to plan

Ceiling Linings:

Plasterboard Flush

Ceiling Height:

Ground Floor - 2700mm

Patio Ceiling:

4.5mm Hardiflex

Wall Linings Generally:

10mm Plasterboard

Wet Area Wall Linings:

Wet Area Board

6mm Villaboard

Internal Masonry Walls:

Lined

Internal Walls:

F5 pine frames with studs at 450 centres and 1 row of nogging

Feature Walls:

N/A

Feature Ceilings:

N/A

Flooring

Internal - Reinforced

External -

Wet Areas - Concrete

Door Frames:	External - Steel Internal - Timber Finish - Painted
Timber Mouldings:	Bullnose Generally Timber - Pine Finish - Painted
Cornice:	90mm Plasterboard
Architraves:	42mm x 12mm Finish - Painted
Skirtings:	68mm x 12mm Finish - Painted
Entrance Timber Door: XV20	Type - Humes Vaucluse - XV8 Finish - Painted
Entrance Door Frame:	Galvinised Steel Finish - Painted
Exterior Timber Doors:	Type - Water resistant plywood Hardboard (If applicable – Refer to plan) Finish - Painted
Interior Timber Doors:	Type - Humes Hardboard Finish - Painted
Wardrobe:	Single Shelf Full Length and 3 Shelves One End all in Edge Stripped Pyneboard Finish - Painted Chrome Plated Hanging Rail
Walk In Robe:	Single Shelf Full Length and 3 Shelves One End All in Edge Stripped Pyneboard (If Applicable – Refer to Plan) Finish - Painted Chrome Plated Hanging Rail

Aluminium & Glazing G James Glass

Aluminium Door Type:

Sliding

Aluminium Window Type:

Sliding / Louvres

Timber Louvres:

Type - Effector Cedar

Aluminium Finish:

T.B.A.

White

Glazing Generally:

Clear Glass

Ensuite, Bathroom & W.C. Glazing:

Obscure Glass

Insect Screens:

Not Included

Security Screens:

Included

White/Black Grill & Mesh

Finish - To match windows

Extent - To all aluminium window & aluminium door openings

Hinged Doors

Location - Laundry

Shower Screens:

Type - Sliding

Chrome

Frame - Chrome

Glass - Laminated

Mirrors:

Type - Aluminium Frames

Arrised Edge:

Frame - Chrome

Size - To match length of vanities

Blocklayer

External Finish:

200 series plain face masonry block with 3mm texture coat, one coat sandstone finish.

Internal Finish:

Plasterboard

Hardware & Fittings

Door Hardware:

Gainsborough Generally

Entrance Door Lock:

Tri-Lock 890

Tri-Lock 8401 - Angular

Finish – Satin Chrome

Bright Chrome

Internal Locks:

Gainsborough Alyssia

Marijah – Bright Chrome

Finish – Satin Chrome

Changed to Elena – BC 13/3

Privacy to Bed 1, WC & Bathroom

Passage to balance

Wardrobe:

Gainsborough Alyssia

Marijah – Bright Chrome

Finish – Satin Chrome

Cavity Sliding Door Locks:

Gainsborough Sliding Door

External Door Seals

Front Door RP4

Main Bathroom & W.C. Fittings:

Towel Rails - Double

Type – Investment Range

Length – 750mm

Colour - Chrome

Toilet Paper Holder – Investment Range

Colour - Chrome

Soap Holder - Ceramic Tile

Please Note:

Investment Range is what is available to the builder at time of ordering.

Roofer

Stoddarts

Main Roofing:

Type - Metal Deck

Roof Pitch:

15 degrees

Roof Trusses:

Pine

Metal Deck Roof:

Profile - Corrugated “Custom Orb”

SURFMIST

Finish - Colorbond

Roof Insulation:

Not Included

Ceiling Insulation:	Included
Fascias & Gutters:	Type - Metal Fascia & Quad Gutter Finish - Colorbond
Downpipes:	Type - 90mm round P.V.C. Finish - Painted
Overhang:	600mm generally 300mm to gable ends

Joiner

Kitchen Cupboards & Overhead Cupboards:	Included Design and layout as per owner
Vanity Cupboards:	Included
General Specification:	Design and layout as per plan External Finish - Laminated : Benchtops Doors Kickboards Internal Finish - White MDF Board - One Set of Standard Draws - Two Pot Draws - One Pantry Cabinet - Dishwasher Space - Balance Cupboards & Doors

Tiler/Floor Coverings

Floor Tiling:	Included
Wall Tiling:	Included
Splashbacks:	Included
Floor Wastes:	Standard - Round
Tile Grout Colour:	Walls - White Floors - Grey

Note:	Laying of tiles is included in this contract
Note:	Any variations to the laying of tiles, eg. border, 45 deg. will be a variation
Note:	Waterproofing to all wet areas is included
Note:	Aluminium angle to be used where ceramic floor tiles meet carpet
Note:	If porcelain tiles are selected, this will incur extra costs in labour for laying and preparation of slab.
Note:	If large tiles are selected ie. 600 x 600, this will incur extracosts for preparation of slab.
Special Requirements:	Ceramic Soap Holders All Splashbacks - Kitchen, Laundry & Vanities Shower recess walls tiled to 2.0m high Bath recess walls tiled to 1.2m high Tile skirting allowed for to all wet areas
Carpet & Vinyl:	Included
Area	Finish
Kitchen Floor	Tile
Kitchen Splashbacks	Tile
Living	Tile
Entry Floor	Tile
Front Patio Floor	Tile
Bathroom Floor	Tile
Bathroom Walls	Nil
Bathroom Splashbacks	Tile
Main Shower Base	Tile
Main Shower Walls	Tile
W.C. Floor	Tile

Bedrooms Floor

Carpet

Drainer

Drainage Plan:

Not Available

Drainage:

Complete to Local Authority requirements

Drainage Type:

Sewerage

Stormwater Drainage:

Not Included

Plumber & Sanitary Fixtures

Water Meter Connection:

Included

Water Service Supply:

15mm Copper to walls
20mm Poly to ceilings

Gas Supply Connection:

Not Included

Gas Appliances:

None

Hot Water Service:

Heatpump

Hot Water Unit:

Rheem 125 Litre

Kitchen Sink:

Included
Investment Range

Garbage Disposal Unit:

Not Included

Dishwasher:

Provision only to cold water
Connection allowed

Hose Cocks:

No. - 1
Location - T.B.A.

Shower Heads:

Standard
No. - 1
Single

(Main Bathroom)

Shower Base:

Type - Recessed into slab
Finish - Tiled
Colour - T.B.A.

Vanity Basin: Above Counter Type

Investment Range

W.C. Suite:

Type – Investment Range
Cistern – Acrylic Cistern
Pedestal - Vitreous China
Colour - White
Seat - Acrylic
Colour - White

Tapware:

Location - As stated below

Taps & Spouts:

Kitchen Sink:

Type	Colour of Spouts & Flanges
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Sink Mixer	Chrome
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Dishwasher:

W/M Cock	Chrome
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Main Shower:

Shower Mixer	Chrome
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Main Basin:

Basin Mixer	Chrome
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Main W.C.:

Mini Cistern Cock	Chrome
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Hose Cocks (No. 1)

Standard	Brass
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Note:

Investment Range is what is available to builder at time of ordering.

Electrician

(Please lodge Ergon Energy Form as soon as construction has commenced)

Mains Supply:

Underground

Single Phase Power:

Included

Tarrif:

11/31/33

Connection By:	Builder
Hot Water Connection:	Electric
Meter Box:	To Power Authority requirements Location – Generally garage side of house
Switchboard:	In Meter Box
Earth Leakage: Circuit Breakers	Included
Light Points:	No. - As per below - 1 / 2 x 36 W Fluro - 6 / 32 W Fluro - 2 / 40 W Fluro - 1 Double Spot Light
Light Fittings:	Included Type – Downlights & Fluorescents
Power Outlets:	No. Single – As per electrical plan provided No. Double – As per electrical plan provided
Ceiling Fans:	Supply & Install - Included As per electrical plan provided
Smoke Detectors:	Included Location - As per electrical plan provided
Garbage Disposal Unit:	Not Included
Underbench Oven, Hot Plate:	Included
Rangehood & Dishwasher:	Type – Investment Range
Dishwasher:	Provision only to cold water
Air Conditioning:	Included Supply & install - Split System A/C to Living Areas - Split System to each bedroom Location - As per electrical plan provided
UHF TV Antenna /Points Only	Included 2 Outlets - As per electrical plan provided
Note:	Ready for Telstra connection

Note:

Investment Range is what is available to the builder at time of ordering.

Painting

**External Painting:
SURFMIST – 10/03/14**

Included

**Internal Painting:
SURFMIST**

Included

Colour Allowance

- Ceilings & Cornice - One Colour
- Walls - One Colour
- Doors - One Colour
- Skirtings
- Door Architraves - One Colour
- Window Architraves

General Painting Specification:

External

- Rendered Finish - 1 coat sealer
- 2 coats 100% acrylic

Plain Face

- Masonry Block - 2 coats 100% acrylic

Internal

- Walls & Ceilings - 1 coat sealer
- 2 coats flat to ceiling
- 2 coats low sheen/
semi gloss to walls
- Mouldings - 1 coat sealer
- 1 undercoat
- 1 coat gloss
- Doors - 2 coats 100% acrylic

Landscaping:

By owner

Cleaning

1. Cleaning of Site by Builder
2. Cleaning of Building by Builder

Miscellaneous

(List details of any other item not previously covered)

1. Owners must make all decisions and selections prior to and within two (2) weeks of commencement of work on site and return all such selections to the builder
2. Owners and builder/representative to meet on site at regular intervals at pre- determined times to discuss any decisions that need to be made for the continuity of the project