

OUTLINE OF BUILDING SPECIFICATIONS

GENERAL SITEWORKS

STATUTORY REQUIREMENTS	Standard DA & CC fees, inspections, long service levy, HOW and other statutory insurances. All BASIX and energy compliance certificates included.
SITE SETOUT and PREPARATION	Provide peg-out survey and site preparation. Builder to provide temporary driveways, security fencing and relevant site requirements.
FOUNDATIONS	Waffle pod slab to 32mpa. Includes main floor slab, porch and alfresco with a 170mm step down to garage. Piering allowance of up to 60Lm (subject to final design detail).
PLUMBING and SERVICE CONNECTIONS	External plumbing connections from slab to existing services. Colorbond quad-gutters and colorbond or PVC downpipes. Stormwater, sewer, gas and electrical connection (excludes long runs).
SAFETY & TERMITE PROTECTION	Hard wired smoke detectors and earth leakage protection. External perimeter and slab termite treatment.

EXTERNALS

FRAMES & TRUSSES	Timber frame pre-fabricated as per BCA and Australian Standards comprising varying heights, 90mm external wall frames and 70mm internal wall frames.
EXTERNAL BRICKWORK & COMPOSITE MATERIALS	Ground floor to be face brick from the Builder's brick range (i.e. Austral). First floor to be combination of brick and lightweight composite cement (i.e. James Hardie Scyon). Façade features as per plan.
ROOFING & GARAGE DOORS	Bristle or Boral concrete roof tiles to main roof. Colorbond/corrugated iron with appropriate flashings to lower roof or as per plan. Colorbond sectional garage doors with remote opener and 2 handset.
INSULATION	R 2 Insulation bats to all external walls, R3.5 to exposed ceiling areas. Roof to be fully sarked.
HOT WATER SYSTEM	Rheem 24 HWS – gas or similar
WATER TANKS	Slim line water tank as outlined in basix pack
SAFETY & TERMITE PROTECTION	Hard wired smoke detectors and earth leakage protection. External perimeter and slab termite treatment.

SCHEDULE OF FINISHES

INTERNALS

WALL LININGS & CORNICE	10mm plasterboard to internal walls & ceiling with cove cornices. FC sheeting bathroom, patio and alfresco ceilings or JH weatherboards from Builder's range, 9mm villaboard to all wet areas.
SKIRTING & ARCHITRAVE	75mm half splay painted FJP skirtings in full gloss paint 50mm half splay painted FJP architraves gloss to door surrounds in full gloss paint
	Aluminum windows with KEY-locks from Builder's range. Obscure Glass to wet areas.
INTERNAL STAIRS & HANDRAILS	Custom wood treads and risers, bull nosed treads, fully carpeted (where applicable) Gloss painted timber hand rail with decorative wrought iron balusters
FRONT ENTRY, INTERNAL DOORS & HARDWARE	Corinthian doors from Builder's range (or similar) with Gainsborough chrome finish door sets Corinthian feature entry doors from Builder's range (or similar) with Gainsborough deadlock set
ROBES/STORAGE/LINEN	Framed sliding mirrored doors or swing doors with fitout to builder's specification. Linen press includes 4 melamine shelves or as per plan.
PAINTING	Ceiling to be cleaned and apply 2 coats of Flat ceiling paint. All walls to be cleaned and apply 3 coats of Matt Acrylic. Apply 3 coats of gloss to timber. Eaves to receive 2 coats of flat acrylic. External render to receive 2 coats of Arma Wall. All colours from builder's range (Dulux or Bristol paints)
WET AREA TILING	Floor to ceiling tiles to bath & ensuite, tiled wet areas & kitchen splashback from Builder's range. Allowance of \$25.00 per square metre supply.
KITCHEN CABINETRY & APPLIANCES	As per home design range and kitchen plan – in laminate or composite stone from Builder's range. European appliance package including 900mm upright cooker or underbench with 750mm or 900mm cooktop, 900mm stainless steel or glass canopy rangehood and dishwasher. Tiled splashback.

ELECTRICAL

POWER POINTS & SWITCHES	Generous selection of single & double power points throughout – as per electrical diagram.
T.V., PHONE & DATA POINTS	2 x T.V. points, phone and data points to designated positions.
LIGHT FITTINGS	Downlights to ground floor (refer Inclusions List) Decorative ceiling fittings to bedrooms/first floor & hallways (refer Inclusions Package). Florescent lights to garage, 2 sensor lights to front & rear.
AIR-CONDITIONING	Fully ducted system to double storey, split system to single storey homes (specifications to be determined)
SECURITY ALARM SYSTEM	3 PIR & 1 LED alarm system (subject to availability)

PRESTIGE INCLUSIONS PACKAGE

Greenfield Residential Developments together with its associated builders, remains committed to delivering a higher level of specification than what is considered the industry standard. We are proud to state that our home packages are ***the most inclusive in the market today!***

In order to exceed your expectations and ensure that your new home is everything you imagined it could be – *luxury is our standard*. Our attention to interior design is intended to create an individual living environment that is uniquely styled to compliment your own personal taste and lifestyle requirements and our promise is to deliver you a unique building experience and an enduring sense of pride in the years ahead.

MAIN FLOOR TILING

- Fully rectified porcelain tiles to ground floor living areas and kitchen splashback (allowance to \$30.00/m2 supply).

TIMBER FLOORING and CARPETS

- Solid natural bamboo or quality engineered laminate to designated living areas.
- Carpets to all bedrooms, lounge, study and theatre.
Please refer to specific plan detail.

AIR CONDITIONING

- Up to 23 kw (10HP) Temperzone ducted air-conditioning with outlets to all rooms, based on specification detail (as per plan).

DRIVEWAY

- Allowance of 50m2 of stenciled or brushed coloured concrete

WINDOW FURNISHINGS

- Decorative shutters to all street front windows. Sheer Elegance roller blinds, vertical or venetian blinds throughout.
Refer to "décor & furnishings" for specific detail.

WINDOW SCREENS

- Fly screens to all windows and rear sliding door. Security door to front entry is optional

FENCING

- Colorbond or timber fencing + side gate (adjacent boundaries to be shared by owners)

LANDSCAPING

- Advanced, structural landscape as per detail in landscape plan.

SECURITY ALARM and INTERCOM

- Included - specification to be determined

PROVISIONAL ALLOWANCES

- Note that ELITE range of homes includes an additional allowance for 40mm stone "waterfall" edge to the island benchtop subject to design. Floorplans with Butler's Pantry also include stone benchtops.



NOTE 1: A provisional allowance (P.A.) is a sum anticipated for the completion value of the works and may vary at the time of undertaking and completion. Any difference in value will be charged or credited to the client at that time.

NOTE 2: All inclusion items and specifications are subject to availability and are therefore subject to variation by the builder. This enables quality assurances and product warranties to be maintained.

NOTE 3: Items outlined herein are to be used as a guide only and the final schedule of finishes to be provided in formal building quotation.

Disclaimer: Whilst both GRD and the builder commits to the utmost due diligence and care, there may be contingencies that have not been expected or accounted for in the preparation of your formal tender document. The purchaser must therefore ensure that they have adequate reserves to account for such contingencies and neither GRD nor the builder can be held responsible for any omissions or items extraneous to this document that are beyond its influence or control.

IMPORTANT NOTICE TO ALL PURCHASERS

ALLOWANCES HAVE BEEN MADE FOR THE FOLLOWING

- ✓ Homeowners Warranty Insurance
- ✓ Preliminary requirements and engineering details
- ✓ Framework completed to all relevant standards to an N2 (40m/s) wind rating
- ✓ Piers up to 50Lm 400mm in diameter
- ✓ 'M' Class Waffle pod main slab
- ✓ Timber frame to all AS/NZ Standards
- ✓ Insulation to entire home, inclusive of ceiling and external walls
- ✓ Tiled main roof, Colourbond roofing on lower roof, fascia, guttering and downpipes (PVC where required)
- ✓ 2 gas bayonet points owner to position to each unit
- ✓ Driveways and foot paths up to 50m2
- ✓ Electricals connections, Telstra wiring rough-in, cable located on either side of dwelling
- ✓ Electrical mains connection up to 12m each unit
- ✓ Council and statutory authority fees and charges, long service levy

NO ALLOWANCE HAS BEEN MADE FOR THE FOLLOWING

- X Initial clearing of the site including rubbish, debris, trees and undergrowth
- X Rock excavation, break down or disposal
- X To allow for subsoil/surface drains to excavated or filled-in areas as required by council
- X The builder shall take no responsibility for damage caused to existing right of way of adjoining properties by heavy vehicles
- X Deep soil excavation or salinity
- X Extra excavation that may be required at front boundary to council crossing
- X Anything more than an N2 wind rating
- X For the removal of existing fences
- X Drop edge beams more than the building allowances contained within this tender
- X Retaining walls or fencing
- X Any additional inspection costs
- X Any long-run services connections & double-handling (as may be applicable on difficult sites)
- X Removal of spoil in excess of the allowance as contained within this tender (10m3)
- X Gas mains connections (note the owner must contact relevant gas network)
- X Pricing is based on architectural plans as provided by the client

INDICATIVE PROGRESS PAYMENT SCHEDULE (please note these figures are examples only and may vary)

Acceptance Fee	<i>Payable on tender acceptance</i>	<i>Part 1 of 5%</i>	
Building Contract	<i>Payable on signing of building contracts</i>	<i>Part 2 of 5%</i>	
Stage 1 - Concrete Slab	<i>1st progress claim</i>	<i>25%</i>	
Stage 2 – Frame Up	<i>2nd progress claim</i>	<i>25%</i>	
Stage 3 - Brickwork	<i>3rd progress claim</i>	<i>20%</i>	
Stage 4 - Internal	<i>4th progress claim</i>	<i>15%</i>	
Stage 5 - Completion	<i>Final progress claim</i>	<i>10%</i>	
Total tender price		100%	

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