



## PROJECT SPECIFICATION

**Project Address:** Lawfort St, Truganina

**Address:** 6 Cain Avenue, Keilor East Victoria 3033

These specifications form part of the Building Contract. The owner shall, therefore, ensure that that they are fully and accurately completed to suit the design including any special requirements and that all copies agree in every respect.

**Builder:** Pembroke Homes

**Address:** 6 Cain Avenue, Keilor East Victoria 3033

## 1 PRELIMINARY

1.1 These are the specifications to be used in the construction of a building as shown on dimensioned in the accompanying drawings.

1.2 These specifications specify finishes and/or materials to be used in the construction of a building, both parties must initial amendments

1.3 All works shall comply with the Building Regulations, as legislated for and adopted by the State Government, inclusive of any code or other document that is adopted by or specified in the Building Regulations, and any other regulation provided, or administered by a State or local authority having jurisdiction over the building works.

Where in addition to the works referred to in the drawings and specifications any authority having jurisdiction over works requires additional work to enable the issue of a building approval/permit, or directs that additional work be performed, that work, shall be at the owner's expense, in accordance with the conditions of contract.

1.4 **These specifications** shall be taken as being generally applicable to the drawings and other documents forming part of the building agreement or contract

1.5 **Notices.** The builder shall give and receive all notices, except fencing notices.

1.6 **Plant and Labour.** In accordance with the contract the builder shall supply materials tools, scaffolding, plant, and do or have done works in all trades necessary to carry out the work indicated on the drawings and in these specifications

1.7 **Materials.** Unless otherwise specified, agreed to by the owner and approved of by the builder and Local Authority, materials used in the works shall be new, of good quality and in conformity with the drawings and these specifications. Defective materials shall, as soon as practical, be removed from the site.

1.8 **Allotment Identification.** The builder shall display on site, a conspicuous notice indicating the lot, street or identification number of the property and the name of builder.

1.9 **Temporary Water and single-phase Electric Power Supply.** Where the services are available for connection adjacent to the allotment, and unless otherwise specified, the builder shall arrange for water and electricity necessary for the carrying out of the building works, and shall pay all charges / costs associated with the connection and supply thereof. **Where the services are not available, and unless otherwise specified, the owner shall arrange and pay for alternative services (e.g.: generator), which are acceptable to the builder.**

1.10 **Allotment Verification.** The owner shall be responsible for the accuracy and clear delineation of all the allotment boundaries. In addition, the owner shall supply the builder with a current copy of the title of the allotment and if requested by the builder the owner shall further provide a survey plan showing the correct boundaries

of the allotment and its location that can be established from a fixed reference point.

Unless otherwise shown on the drawings, the owner shall be responsible for establishing the point from which the builder will set out the building and this set out will be carried out by the builder using the details set out on the site plan.

1.11 **Access to the site.** Unless otherwise agreed, the owner will be responsible for providing an all-weather access to the building site to enable the delivery of all equipment, materials, and goods necessary for the works.

1.12 **Final completion.** Where such work is within the scope of the contract, the builder will remove all builders equipment and debris from the site, check satisfactory operation of all equipment doors, windows, locks, remove paint spots, clean windows, sweep floors, clean all plumbing fixtures, clean cupboards, clear gutters and downpipes, and leave the building and the site in a clean and tidy condition. The builder will obtain and give to the owner all necessary certificates of final approval from the various authorities.

1.13 **Purchasers Variations.** Requests for any changes/variations to the specification by the purchaser are to be made in writing and will incur a **minimum** \$500 administration fee payable by the purchaser. Any variations will be considered on their merit may be authorised at the discretion of the builder.

#### **CLIENTS PLEASE NOTE THE FOLLOWING IMPORTANT INFORMATION**

The building will be constructed as per the Building Contract, Specifications and Working Drawings. Please ensure you have read these documents carefully and agree with what has been included.

As per Occupational Health & Safety Regulations 2007, owners are NOT permitted to enter the construction site unless they are accompanied by an authorised representative of the Builder.

I/We \_\_\_\_\_ acknowledge and agree that these specifications take precedence over any past conversations and quotes previously supplied or discussed. I/We understand that we must not enter the building site unless they are accompanied by an authorised representative of the Builder.

Signed: \_\_\_\_\_ Dated: \_\_\_\_\_

## Foundations & Concreting

Slab on ground: As per soil test and engineers design up to P Class	x	
Note: Should a situation arise where excess concrete over and above the allowance is required, Pembroke Homes will contact the owner prior to the placement of concrete, and this will be charged at \$300 per cubic meter	x	
Note: Should any revisions to engineering and subsequently to the building permit be required as a result of improving the design and structural integrity, such costs will be paid by the client	x	

## Frame Construction

Conventional stick build or prefabricated wall framing	x	
Prefabricated floor and roof trusses	x	
Compliance with AS 1684-Residential timber framed construction	x	
Compliance with endorsed town planning & working drawings	x	
Compliance with endorsed engineering design/plans	x	

## Windows

Aluminium framed windows in accordance with plans and elevations. Note: Windows and doors will be nearest standard size to the nominated sizes on the architectural plans. Colour: Refer to colour schedule Glass: Refer to plans & energy report	x	
Obscure glass: As indicated on plan	x	

## External Cladding

	Y	N
Face brickwork \$1,000per 1,000allowance	x	
25mm Boral shaftliner system to partiwall	x	
50/75mmthick rendered polystyrene/hebel to areas as nominated on elevations	x	
50/75mmthick rendered polystyrene/hebel with grooves to areas as nominated on elevations		x
Stria cladding with painted finish to areas as nominated on town planning approved elevations		x
Matrix cladding with painted finish to areas as nominated on town planning approved elevations		x
Axon cladding with painted finish to areas as nominated on town planning approved elevations	x	
Colourbond metal cladding to comply with town planning requirements as nominated on elevations		x
Porch/Veranda/Eave Lining: Flush jointed cement sheet lining	x	

## Roof Cover

Concrete roof tiles: Boral tudor profile or similar Colour: Refer to colour schedule		x
Corrugated, colorbond sheet metal roofing Colour: Refer to colour schedule	x	
Kliplock roofing to all flat roof construction (where required) Colour: Refer to colour schedule	x	
Single sided reflective foil to underside of metal roofing or as required by energy rating report	x	
Metal fascia, downpipes, quad gutters, rainheads and box gutters Downpipes: 100x50mm rectangular, colorbond Charged downpipes: 90mm diameter round PVC (where required)	x	

## External Doors

Front Door: Primed solid front door with painted finish as per plan	x	
Front Door: Stained timber solid front door to all units as per plan		x
External Garage Door: Solid core flush panel door to rear of garage Door furniture: Gainsborough governor keyed alike to front door	x	
Door stops: White cushion	x	

## In fills

Brickwork over windows	x	
Garage infill brickwork	x	

## Balconies

	Y	N
Waterproof balconies as per AS3740		X
Floor tiling (Refer to tiling specifications for allowance)		X
Glass balustrading to balconies as per town planning requirements		X
Rendered walls as per town planning requirements		X
Powdered coated fixed louvre screens as per town planning requirements		X

## Insulation

Wall and ceiling insulation as per energy rating report	X	
Acoustic glass wool insulation to Boral Firewall Shaft liner system	X	
Insulation foil to exterior walls	X	
Weather seals to external doors	X	
Caulking to all external expansion joints including wet areas internally	X	

## Plaster

10mm unispan plasterboard to ceiling of each unit (fixed directly to underside of trusses/joists)	X	
10mm RE plasterboard to walls of each unit (excluding wet areas)	X	
10mm aquacheck plasterboard to wet areas	X	
Steel battens to ceiling only where required	X	
Square set ceiling line throughout each unit	X	
75mm scotia cornice throughout each unit		X

## Fixing Material

Builders range chrome internal door handles	X	
Quick-slide flush panel sliding doors (2040mm H) to all built in robes	X	
Quick-slide mirror doors (2040mm H) to all built in robes		X
2040mm high, flush panel, hinged and cavity sliding doors to ground floor and first floor of each unit	X	
67x18mm square dressed (primed MDF) architraves	X	
67x18mm square dressed (primed MDF) skirting boards	X	
Vic Ash staircase with satin finish	X	
Vic Ash handrail with square profile	X	
Plaster lined dwarf walls to stairs and first floor voids where required	X	
Upgrade: glass balustrade		X
Tasmanian oak timber flooring throughout excluding bedrooms and wet areas of each unit - Allowance \$80p/sqm including installation		X
WPC/SPC hybrid flooring throughout excluding wet areas - Allowance \$50p/sqm	X	

## Shelving

	Y	N
Robes: single fixed white melamine shelf with chrome hanging rail to all built in robes	x	
Linen: 4 fixed melamine shelves to linen	x	
Pantry: 4 fixed melamine shelves	x	

## Water Proofing

Waterproof shower enclosures to bathroom and ensuite	x	
Seal floor & wall junctions to bathroom and ensuite	x	
Waterproof all wet areas including floor & walls as per AS3740	x	

## Wall & Floor Tiling

Wall tiling standard, 500mm to bath, 1800mm to shower, 300mm to vanity including 100mm skirting tiles	x	
Wall tiling upgrade: floor to ceiling in bathrooms and ensuites		x
Floor tiling only to laundry and powder rooms of each unit including 100mm high skirting tiles	x	
Wall tiling 600mm to laundry splashback	x	
300mm high skirting tiles in garages where the internal walls are plastered	x	
Front porch/external tiling (if required)	x	
Note: Allowance for supply of tiles is \$25 per m <sup>2</sup>	x	

## Painting

2 coat paint systems as per Pembroke Homes' standard painting specifications	x	
Ceiling: Wattyl, flat ceiling white	x	
Walls: Wattyl, chalk dust	x	
Skirtings, Architraves & Internal Doors: Wattyl, chalk dust matt finish	x	

## Bathroom / Laundry

Laminate vanities as per internal elevations with 20mm thick 'Ambassador Stone' (from builders range) to bathroom, ensuite, and laundry cabinetry	x	
Chrome handles to below bench, 25mm overhang to overheads	x	
Upgrade: Powder coated J scoop handles to below bench, 25mm overhang to overheads		x
Ceramic bench mounted basins as per builders range	x	
Chrome mixer, basin mounted as per builders range	x	
Semi-frameless chrome pivot shower screens to all shower enclosures of each unit	x	
Chrome hand shower with rail to shower as per builders range	x	
Fibreglass shower bases with round waste outlets to all shower enclosures of each unit	x	
Upgrade: Tiled hob shower base with square chrome waste		x

	Y	N
Upgrade: Inlinetiled shower base with square chrome waste		x
Upgrade: tiled shower niche 300mm h x600mmw		x
Polished edge frameless mirrorover vanity units	x	
Buildersrange standard toiletsuites	x	
White acrylic drop in bath with tiled hob		x
Upgrade: White acrylic freestandingbath	x	
Chrome wall mounted spoutand mixerto bath	x	
Accessories fitted to bathroom, laundry, and toilet Note: 600mm towel rails to bathrooms and ensuites. Towel rails may need to be reduced in lengthdue to space constraints	x	
Buildersrange stainlesssteel laundry trough	x	
Chrome mixerbench mounted as per buildersrange	x	

## Kitc h e n

Laminate base and overhead cupboards as per internal elevations with 40mm thick 'Ambassador Stone' or similar(from buildersrange)	x	
Tiledsplashback 600mmabove bench	x	
Chrome handles to below bench, 25mm overhang to overhead joinery	x	
Upgrade: Powder coated J scoop handles to below bench, 25mmoverhang to overheads		x
Easy clean cutlery trays fitted to draws	x	
Stainlesssteel double bowel kitchen sink	x	
Chrome kitchen mixer	x	
600mm stainless steel under bench electric oven (Di Lusso) or similar(2 bedroom townhouses only)	x	
600mm stainlesssteel electric hot plate/cook top (Di Lusso)or similar (2 bedroom townhouses only)	x	
600mm stainless steel rangehood (Di Lusso)or similar (2 bedroom townhouses only)	x	
900mm stainless steel under bench electric oven (Di Lusso) or similar(3 bedroom townhouses only)	x	
900mm stainlesssteel electric hot plate/cook top (Di Lusso)or similar (3 bedroom townhouses only)	x	
900mm stainless steel rangehood (Di Lusso)or similar (3 bedroom townhouses only)	x	
600mm stainless steel dishwasher (Di Lusso) or similar	x	
900mm fridge provision	x	

## G a r a g e D o o r

Standard colorbond panel liftgarage door including motor with 2 remotes	x	
Upgrade: Timberlook colorbond panel liftgarage door including motor with 2 remotes		x



## Electrical

	Y	N
LED downlights (white) throughout	x	
1 x builders range wall light/sto rear of dwelling	x	
Ceiling exhaust to each unit (where required)	x	
Buildersrange white double internal power points as per plan or where required	x	
Buildersrange white switches as per plan or where required	x	
1 x buildersrange external power point or where required	x	
1 x data point	x	
2 x TV points including antenna fitted	x	
Hardwired smoke alarms in accordance with BCA requirements	x	

## Heating & Cooling

1 x Buildersrange inverter split system to living area and each bedroom of all units	x	
Note: The size and capacity of the heating/cooling unit will be determined by the installer prior to installation by calculating the volume of each room. Should an alternative system be required, any changes or cost implications will be discussed on site with the client		x

## Carpet

Carpet on standard underlay to first floor, bedrooms, and robes (excluding wet areas) of each unit – Allowance \$100p/blm inclusive of supply and labour	x	
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## Concrete Paving

Coloured concrete paving to driveway as per plan	x	
Upgrade: Aggregate concrete paving to driveway as per plan		x
New vehicle crossing(s) including associated permits where required	x	
Reinstate/resize/remove existing crossover where required	x	
Reinstate footpath bays if damaged where required	x	

## Hot Water

Solar hot water panel heating and electric boosted storage tank fitted in accordance with 6-star energy rating requirements (where required)	x	
Rainwater tank provided to each unit connected to toilet cisterns in lieu of solar heating system. Size of tanks to comply with the civil design as endorsed by the responsible authority (where required)	x	
Buildersrange continuous flow electric hot water system to each unit	x	

## Miscellaneous Items

	Y	N
Window Furnishing:Single rollerbinds	x	
Landscaping: Hard and softlandscaping including concrete pavers or where required	x	
Fold down clothesline	x	
Timberdecking to rear courtyards as per endorsed landscape deisgn		x
Detailed cleaning insideand outside priorto handover	x	
Garden sheds where required to conform with town planning requirements	x	
Freestanding letterbox	x	
Garden taps at frontand rear	x	
Window shrouds/privacyscreens as per town planning requirement	x	
Frontfence as per endorsed town planning design		x