

# BUILDING SCHEDULE

## INDEPENDENT LIVING UNIT

TYPE D1/E1

"Summer FACADE"

Proprietor:

Mr. Pat Belperio

Development Address:

Lot 52 Reservoir Road  
PARADISE S.A.

## BUILDING SCHEDULE

of work to be executed and materials to be used in the construction of:

SINGLE STOREY INDEPENDENT LIVING UNIT TYPE D1/E1

at:

Lot 52 Reservoir Road

PARADISE S.A.

for:

Mr. Pat Belperio

This SCHEDULE as attached to the MBA GENERAL SPECIFICATION indicates specific materials and work requirements relative to the above Project. The SCHEDULE forms part of the Contract Documents and must be read in conjunction with all specific documents listed in "PRELIMINARIES"

Any specific instructions contained in this SCHEDULE shall take precedence over the MBA GENERAL SPECIFICATION.

## FOOTING AND CONSTRUCTION RECOMMENDATIONS

Reference: 090512

Prepared by: Lelio Bibbo Consulting Engineers

## ENGINEERING DRAWINGS

Reference: 090512

Prepared by: Lelio Bibbo Consulting Engineers

## BUILDING CONTRACT

All of which is titled in the same manner and should be attached. If any are missing from the set, new ones should be obtained, as all are necessary for the full and proper completion of the works.

DESIGNER: ASPEX BUILDING DESIGNERS

Ref. No.: BEL 1353

The following shall refer to person or persons referred to within this document: -

THE PROPRIETOR / OWNER: THORNDON PARK ESTATE PTM LTD  
33 Silkes Road, PARADISE

The person / persons or their agent authorised to act on behalf of Principal of said site.

THE BUILDER: TBA

The person / business / company or same acting as the principal contractor.

#### SURVEYOR'S CERTIFICATE

A Surveyor's Certificate shall be obtained as soon as practicable by:

~~THE OWNER~~ THE BUILDER SHALL BE RESPONSIBLE FOR SETTING OUT THE WORKS

~~If no Surveyor's Certificate is to be obtained, as at the time of set out, the Proprietor warrants that the positions of pegs and/or fences on or adjacent to the Site are correct.~~

~~The Proprietor shall provide any Surveyor's Certificate otherwise required for any reason during the course of the works.~~

#### SITE DETAILS

Design Wind Speed: N1  
~~N3~~ - refer to engineer's report  
Bushfire Prone Area: N/A  
Corrosive Environment: N/A

#### DEMOLITION

Details of any demolition:

~~DEMOLISH EXISTING SHED AND ASSOCIATED STRUCTURE BY BUILDER~~

#### SITE WORKS

Suitable all weather access from a public road to all places on the Site where the works are to be carried out shall be provided by:

~~THE OWNER~~ THE BUILDER (REFER TO SITE ACCESS PLAN)

Removal of trees, stumps and roots and the clearance of any other obstruction on the Site are the responsibility of:

THE BUILDER

Any additional mechanical equipment required to be used by the Builder and specially obtained for this purpose, and which would not normally be required or which is over the minimum required, shall be the responsibility of:

THE BUILDER, IE (ROCK)

Adjustment to natural ground level shall be the responsibility of:

THE BUILDER

Details of any adjustment to natural ground level:

AS PER ENGINEERS SITE LEVEL PLAN

Removal of all surplus soil shall be the responsibility of:

BUILDER AS PER PREVIOUS CLAUSE

#### TERMITE CONTROL

Builder must provide underfloor treatment for Termite control in accordance with the appropriate and current standard AS.3660.1

##### A. Cap and strip shields

**Projection:** Install so no edge is less than 55 mm from the vertical face of the wall or pier.  
(Installation and Inspection required)

**Material:** Galvanised steel.

**B. Stainless steel mesh barriers** (Single Installation) <sup>TERM-MESH</sup> ~~ALTERN~~ TO PIPE PENETRATIONS  
AND PERIMETER

**C. Graded stone barriers** (Single Installation) N/A

**D. Chemical soil barriers - spray application** (Retreatable and Serviced) N/A

**E. Chemical soil barriers - reticulation systems** N/A

**Chemical:** Testing of installation to AS.3660.1

#### TERMITE BARRIER SCHEDULE

Barrier Types

Location A B C D E "B"

Slab penetrations BY BUILDER (TERM-MESH)

Slab control joints and footings/slab joints BY BUILDER

Under slab BY BUILDER

Building perimeter BY BUILDER (TERM-MESH)

Under suspended floors N/A

Timber poles and posts BY BUILDER

## CONCRETE FOOTINGS

See the Engineer's Footing and Construction recommendations.

Lelio Bibbo Consulting Engineers

Reference: 090512

Builder shall allow for Engineer's inspections as denoted in report in contract costs.

Where no Engineer's Footing Construction Report has been obtained and provided to the Builder prior to the date of the Contract, the following nominal specifications of footings shall be allowed for in the contract price.

Work and materials required for footings in excess of those allowed for above following Engineer's inspection shall be charged as a variation to the Contract.

## EXCAVATION AND / OR BUILDUP

Removal of spoil from footings is the responsibility of:

BUILDER

Details of build-up:

SUBJECT TO ENGINEERS SITE LEVELS

## OTHER WORK

CONCRETE SLEEPER RETINING WALLS TO BOUNDARIES AS PER ENGINEER'S SITE PLAN.

## TIMBER FRAMING

### WALL FRAMING

Frame Material: BY THE BUILDER

Minimum floor to ceiling heights: 2700 mm

Posts: REFER TO TIMBER FRAMING LAYOUT

### ROOF FRAMING

Frame Material: PINUS STRUCTURAL TIMBER

Main Covering: COLORBOND ROOF LINING

Pitch: 22.5° degrees

Fascias: COLORBOND

Barges: TIMBER

Finials: N/A

Eaves Width: 300 mm

Eaves Material: HARDIFLEX

Verge Width: 450 mm

Verge Material: HARDIFLEX



## MASONRY

### WALLS

Construction: Brick Veneer / Cavity Brickwork BRICK VENEER

Minimum floor to ceiling heights: 2700 mm

### EXTERNAL MASONRY

Masonry type 1: SANDSTONE VENEER ON STANDARD BRICKS TO FRONT ELEVATION

'SAND DUNE' (OR SIMILAR APPROVED) LAYED IN RANDOM ASHLAR

PATTERN WITH FLUSH POINTING

Masonry type 2: FACE BRICKS TO REMAINING ELEVATIONS – RED

Mortar Joints: ROUND

Mortar Colour: BRIGHTONLITE

*\* FLEXIBLE BRICK TIES REQUIRED \*MASTIC CAULKING TO CONTROL JOINTS*

### QUOINS

Type: RENDERED QUOINS AND WINDOW BANDS TO FRONT ELEVATION

### RETAINING WALLS

Retaining walls to Engineer's details shall be the responsibility of:

THE BUILDER

### INTERNAL MASONRY

Masonry Type: N/A

### INTERNAL FACE MASONRY

Masonry Type: N/A

### DAMP PROOF MEMBRANE

At footing level and must be exposed.

Type: VISCOURSE

### LINTELS & ARCHES

Lintels: GALINTEL OR MILD STEEL

Arches: N/A

### WINDOW SILLS

Type: BRICK ON EDGE

Material type: CLAY BRICKS (RENDERED BRICK TO FRONT ONLY)

Mortar Joints: ROUND Mortar Colour: BRIGHTONLITE

# FIREPLACE & CHIMNEY OR HEATING APPLIANCES

Location: N/A

## INSULATION & SARKING

### INSULATION

Ceiling: INCLUDING GARAGE  
 Type: FLETCHER INSULATION OR SIMILAR Rating: R6.0  
 External Walls: FLETCHER INSULATION OR SIMILAR Rating: R2.5 HIGH DENSITY WALL BATT'S  
 Internal Walls: FLETCHER INSULATION OR SIMILAR  
 Type: \_\_\_\_\_ Rating: R1.5

### SARKING

Walls: FLETCHER INSULATION  
 Type: TITANTUFF REFLECTIVE FOIL SARKING  
 Roof: FLETCHER INSULATION  
 Type: SISALATION 453 ANTI-GLAZE FOIL SARKING

## ROOFING

### ROOF

Design Wind Speed: N1  
~~N3~~ - refer to engineer's design for details  
 Bushfire Prone Area: N/A  
 Corrosive Environment: N/A  
 Main Covering: COLORBOND ROOF LINING  
 Profile: CORRUGATED  
 Colour: 'LOFT'  
 Pitch: 22.5° degrees Scribed: NOT SCRIBED  
 Sarking: N/A  
 Fascias: Timber / Steel / "STEEL"  
 Colour: CLASSIC CREAM  
 Barges: Timber / Steel / TIMBER  
 Colour: 'ALMOND SAND' FROM HAYMES PAINTS  
 Barge Caps: N/A  
 Colour: N/A  
 Valleys: COLOURBOND  
 Colour: 'LOFT'  
 Gutters: COLORBOND  
 Colour: SHALE GREY  
 Downpipes: 75 x 50 COLORBOND  
 Colour: SHALE GREY  
 Other Details: \_\_\_\_\_

## CLADDING

External Cladding: STANDARD SIZE BRICKWORK – RED  
Thickness: 110 mm  
Wall Sarking: ~~NIL~~ FLETCHER 'TITAN TUFF' REFLECTIVE FOIL SARKING

## LININGS

### WALL LININGS

Type: GYPROCK  
Thickness: 10 mm  
Reveals: MDF  
Other Details: N/A  
Wet Areas:  
Type: VILLA BOARD  
Thickness: 6 mm

### CEILING LININGS

Type: GYPROCK SUPACEIL  
Thickness: 10 mm  
Location: Flat: N/A

## CORNICES

Generally: PLASTERBOARD CORNICES - 90mm  
Ceiling roses: N/A

## DOORS & WINDOWS

### EXTERNAL DOOR FRAMES

Timber Location: FRONT ENTRANCE DOOR  
Timber Species: \_\_\_\_\_  
Aluminium Location: N/A  
Colour: DOUBLE STRENGTH ALMOND SAND (HAYMES PAINTS)  
Reveals: MDF TIMBER THREE SIDED REVEALS

### INTERNAL DOOR FRAMES

Type: MDF  
Thickness: 19 mm

### TIMBER WINDOWS

Location: N/A



**ALUMINIUM WINDOWS**

Location: ALL ROOMS  
Finish: POWDERCOATED ALUMINIUM Colour: CREAM  
Reveals: MDF TIMBER FOUR SIDED REVEALS  
Window Type: AS PER PLANS Locks: YES

All window locks shall be keyed alike.

**FLYSCREENS**

Frame Type: ALUMINIUM  
Screen Material: FIBREGLASS MESH

**SKYLIGHTS ETC**

Location: DINING ROOM / BATHROOM / ENSUITE  
Type: SOLATUBE 160 DS, w/ 250mm dia. TUBE AND CLASSIC VISION ACRYLIC DIFFUSER

**GLAZING**

Windows/Doors (Clear): "WINDOWS" - CLEAR (OBSCURE GLAZING TO ENSUITE, FREESTANDING UNIT ONLY)

**EXTERNAL DOORS**

Front: HUME BRUNSWICK RANGE XBB Solidcore ENTRANCE DOOR 2040x920x40mm  
Rear: PLAIN-SOLID CORE WITH FIXED GLASS INSERT, PAINT FINISH 920 W x 2040 HT  
Side: PLAIN-SOLID CORE WITH FIXED GLASS INSERT, PAINT FINISH 920 W x 2040 HT  
French Doors: N/A  
Flyscreen Doors: AL WITH FIBREGLASS MESH  
Type: ALUMINIUM POWDERCOATED Colour: CLASSIC CREAM  
Garage: Front: PANEL LIFT DOOR  
Controls: AUTO (2x REMOTES & 1x WALK CONTROL) Colour: SURF MIST  
Rear: N/A

**INTERNAL DOORS**

Generally: HUME DOORS 2040x35mm MOULDED PANEL RANGE ASC w/ SMOOTH FINISH (REFER TO PLAN OR SCHEDULE FOR WIDTHS)  
Double: AS ABOVE  
Door clearance for floor coverings: 10 mm.

**DOOR FURNITURE GAINSBOROUGH PRESIDENT OR SIMILAR**

Front Door: PRESIDENT LEVER ON EXTERIOR PLATE  
Colour: ~~BRASS~~ SATIN CHROME  
Rear Door: AS ABOVE  
Colour: \_\_\_\_\_  
Side Doors: AS ABOVE  
Colour: \_\_\_\_\_  
Deadlocks: GAINSBOROUGH 1500 SERIES COMBINATION MORTICE LOCKS (OR  
SIMILAR APPROVED) TO ALL EXTERNAL DOORS  
Colour: ~~BRASS~~ SATIN CHROME  
All door locks shall be keyed alike.

Internal Doors:  
Sliding Doors N/A  
Colour: \_\_\_\_\_  
Passage Doors: \_\_\_\_\_  
Colour: REFER TO INTERNAL SELECTION SCHEDULE  
Bathroom Doors: \_\_\_\_\_  
Colour: REFER TO INTERNAL SELECTION SCHEDULE  
Cushion Doorstops: FITTED BY BUILDER  
Colour: BEIGE  
Barrel Bolts: N/A

**SKIRTINGS**

Timber: MDF  
Profile: BEVELLED Size: ~~90~~ 67 mm  
Other details: \_\_\_\_\_

**ARCHITRAVES**

Timber: MDF  
Profile: BEVELLED Size: ~~70~~ 67 mm  
Other details: \_\_\_\_\_

**WINDOW NOSINGS**

Timber: N/A

**STAIRCASE**

Type: N/A

**BALUSTRADE**Type: N/A**JOINERY****KITCHEN CUPBOARDS**Generally: *Refer to Working Drawings and confirm on site*Benchtops: CEASARSTONE - REFER TO INTERNAL SELECTION SCHEDULEDoors & Faces: LAMINATE PLAIN / SQUARE EDGE - REFER TO INTERNAL SELECTION SCHEDULE (WITH IMPACT PVC EDGE STRIPS)Colour: TBAHandles: REFER TO INTERNAL SELECTION SCHEDULEDrawers: AS ABOVE Pot Drawers: N/ABin: N/A Cornice Mould: N/APantry: TO MATCH KITCHEN WITH SHELVING INTERNALLY**LINEN (PASSAGE) / Broom (LAUNDRY)**Generally: *Refer to Working Drawings and confirm on site*Laundry: REFER TO ARCHITECTURAL DRAWINGS FOR DETAILSOther: ~~PROVIDE DROP-DOWN IRONING BOARD UNIT IN LAUNDRY.~~**ROBES SLIDING DOOR**Location: BED 1, 2Finish: Other: PACKERS OR SIMILAR SLIDING SINGLE SHELF WITH HANGING RAIL- ANTIQUE CREAM (VINYL). DOOR (SQUARE EDGE, PLAIN DOORS)**VANITIES**Generally: *Refer to Working Drawings and confirm on site*Location: BATHROOM & ENSUITEBenchtops: ~~LAMINATE, SQUAREFORM BENCHTOP - REFER TO INTERNAL SELECTION SCHEDULE~~Doors & Faces: ~~LAMINATE, PLAIN MDF/SQUARE EDGE - REFER TO INTERNAL SELECTION SCHEDULE~~Handles: REFER TO INTERNAL SELECTION SCHEDULELocation: ~~LAUNDRY~~Benchtops: N/ADoors & Faces: ~~LAMINATE, PLAIN MDF/SQUARE EDGE - REFER TO INTERNAL SELECTION SCHEDULE~~Handles: ~~REFER TO INTERNAL SELECTION SCHEDULE~~

## TROWELLED COATINGS

### EXTERNAL

Walls: N/A

### INTERNAL

Walls: N/A

## MOULDINGS

Plinth: RENDERED 300mm HIGH PLINTH TO FRONT AND RETURNS (REF. TO ELEVATIONS)

Banding: 100mm AROUND FRONT WINDOWS ONLY

Quoins: RENDERED 350 SQUARE FLAT QUOINS FRONT ONLY

## TILING & FLOOR FINISHES

### FLOOR TILING

Generally: Tile Fixing Pattern: SQUARE LAY

Bathroom: REFER TO INTERNAL SELECTION SCHEDULE

Type: CERAMIC PORCELAIN (NON-RECTIFIED) Size:                     

Ensuite: REFER TO INTERNAL SELECTION SCHEDULE

Type: CERAMIC PORCELAIN (NON-RECTIFIED)

Laundry: REFER TO INTERNAL SELECTION SCHEDULE

Type: CERAMIC PORCELAIN (NON-RECTIFIED) Size:                     

Kitchen: REFER TO INTERNAL SELECTION SCHEDULE

Type: CERAMIC PORCELAIN (NON-RECTIFIED) Size:                     

Front Porch. /Ver: SQUARE LAY

Type: TBS Size: 300 x 300

Colour: TBS

*\* ARDEX 'X56' HIGHLY FLEXIBLE TILE ADHESIVE REQUIRED FOR ALL FLOORS*

### WALL TILING

Generally: Tile Fixing Pattern: SQUARE LAY

Bathroom: REFER TO INTERNAL SELECTION SCHEDULE

Type: CERAMIC Size:                     

Height to Walls: 1200 Height to Shower: 2000

Other Details: STRIP FEATURE TILE AROUND THE ROOM - REFER TO INTERNAL SELECTION SCHEDULE

Ensuite: REFER TO INTERNAL SELECTION SCHEDULE

Type: CERAMIC Size:                     

Height to Walls: 1200 Height to Shower: 2000

Other Details: STRIP FEATURE TILE AROUND THE ROOM - REFER TO INTERNAL SELECTION SCHEDULE



Laundry: REFER TO INTERNAL SELECTION SCHEDULE  
Type: CERAMIC Size: \_\_\_\_\_  
Height to Walls: SKIRTING TILE – 1 ROW Height over Trough: 600mm  
Kitchen: SPLASBACK  
Type: REFER TO INTERNAL SELECTION SCHEDULE  
Height to Walls: \_\_\_\_\_ Height over Bench: 600

#### OTHER FLOOR FINISHES

Location: THROUGHOUT  
Type: CARPET – GODFREY HIRST, TENDRILL Size: \_\_\_\_\_  
Colour: REFER TO INTERNAL SELECTION SCHEDULE

#### PLUMBING

##### SEWER

Connection to appropriate authority regulations  
Sewerage System: TO STREET CONNECTION POINT  
Other details: \_\_\_\_\_

*\* FLEXIBLE CONNECTIONS REQUIRED, REFER TO ENGINEER'S REPORT.*

##### WATER

Water meter by: THE BUILDER Size: AS PER ENGINEERS DESIGN  
Water softener requirements: NOT ALLOWED  
Rainwater Outlets: \_\_\_\_\_

Rainwater tank: PLUMBED TO ALL TOILETS  
Type: RETENTION / DETENTION "MAXI-PLAS" THIN TANK (490w x 2400L x 1850h)  
Size: 2000 L min. Colour: BEIGE  
*LOAF FILTER: SILVAN H2O "FROGMOUTH" FILTER*

Hot water service: Electric / Gas / Solar / LPG / GAS  
Type: RHEEM 18 6 STAR CONTINUOUS FLOW, WITH RECESSED SECURITY BOX

#### STORMWATER

Roof Drainage: BY BUILDER  
Type: Sealed / Unsealed / AS PER ENGINEERS DETAILS  
*REAR 90mm UPVC*  
Pipe: *FRONT* 75x50MM METAL Downpipes: *PAINT FINISH* COLORBOND  
Connect to: AS PER ENGINEERS SITE PLAN  
Site Drainage: BUILDER  
Sumps/Drains: AS PER ENGINEERS DETAILS  
Connect to: AS PER ENGINEERS DETAILS  
Retention/Detention Tank:  
Details: AS PER ENGINEERS SITE DRAINAGE PLAN



## SANITARYWARE

### Bathrooms:

Bath: N/A  
Basins: REFER TO INTERNAL SELECTION SCHEDULE  
Cisterns:                      Colour: WHITE  
Pans: REFER TO INTERNAL SELECTION SCHEDULE Colour: WHITE  
Seats: INC Colour:                     

### Ensuite

Basin: REFER TO INTERNAL SELECTION SCHEDULE  
Cistern:                      Colour: WHITE  
Pans: REFER TO INTERNAL SELECTION SCHEDULE Colour: WHITE  
Seat: INC Colour:                     

### Laundry

Wash Trough: REFER TO INTERNAL SELECTION SCHEDULE  
Suds aver: INCLUDED  
Size: 45 LITRE Colour: STAINLESS STEEL / WHITE

### Kitchen

Sink: REFER TO INTERNAL SELECTION SCHEDULE  
Size:                      Colour: STAINLESS STEEL  
Bowls: 1 & 1/2 No of Tapholes: 1

## TAPWARE

### Bathroom

Tapware: REFER TO INTERNAL SELECTION SCHEDULE  
Shower Outlet: REFER TO INTERNAL SELECTION SCHEDULE

### Ensuite

Tapware: REFER TO INTERNAL SELECTION SCHEDULE  
Shower Outlet: REFER TO INTERNAL SELECTION SCHEDULE

### Laundry

REFER TO INTERNAL SELECTION SCHEDULE  
Tapware:                      Colour: CHROME  
Outlet: SWIVEL OUTLET Colour: CHROME

### Kitchen

Tapware: REFER TO INTERNAL SELECTION SCHEDULE  
Dishwasher: Hot / Cold Connection COLD CONNECTION  
Installation: By Builder / Proprietor / BY BUILDER  
Rainwater outlets: N/A  
Other Details:

## PLUMBING

External Taps: 2 OUTDOOR TAPS  
Location: ONE TAP TO REAR AND FRONT  
Tapware: STANDARD GARDEN TAP FIXED TO BRICK WALL

## BATHROOM FITTINGS

### Bathrooms

Shower screen: REFER TO INTERNAL SELECTION SCHEDULE  
Door: Pivot / Sliding / PIVOT Frame colour: CHROME  
Glass style: CLEAR LAMINATE  
Accessories: \_\_\_\_\_  
Towel rail: REFER TO INTERNAL SELECTION SCHEDULE  
Toilet roll holder: REFER TO INTERNAL SELECTION SCHEDULE  
Soap holder: N/A Colour: \_\_\_\_\_  
Shower shelf: N/A Colour: \_\_\_\_\_  
Mirror: 4MM GLASS BEVELLED 600HT X WIDTH OF VANITY (NO VISIBLE FIXINGS)

### Ensuite

Shower screen: REFER TO INTERNAL SELECTION SCHEDULE  
Door: Pivot / Sliding / PIVOT Frame colour: CHROME  
Glass style: CLEAR LAMINATE  
Accessories: \_\_\_\_\_  
Towel rail: REFER TO INTERNAL SELECTION SCHEDULE  
Toilet roll holder: REFER TO INTERNAL SELECTION SCHEDULE  
Soap holder: N/A  
Shower shelf: N/A  
Mirror: 4MM GLASS BEVELLED 600HT X WIDTH OF VANITY (NO VISIBLE FIXINGS)

## ELECTRICAL

### SUPPLY

Underground AS PER ENGINEERS DETAILS  
Number of phases allowed: SINGLE PHASE  
Meter box located to Electricity Supply Authority requirements.  
Earth Leakage Circuit Breaker (ELCB): YES \_\_\_\_\_

### SMOKE DETECTORS

Number: 2 Interlinked: \_\_\_\_\_  
Locations: AS SHOWN WORKING DRAWINGS PLAN

Self-contained smoke alarms shall comply with the provisions of AS.3786 and be connected to consumer mains power and have a 9v battery backup.

### LIGHT POINTS

Switch Type: TBS Colour: WHITE  
One way: REF. TO LIGHTING PLAN Two way: REF. TO LIGHTING PLAN  
Dimmer: NONE  
Sensor lights: 1 - REF. TO LIGHTING PLAN  
Light fittings: Supplied by BUILDER  
Installed by BUILDER

### POWER POINTS

Switch Type: TBS Colour: WHITE  
Single: REF. TO ELECTRICAL PLAN Double: REF. TO ELECTRICAL PLAN  
Weatherproof Power Points: REF. TO ELECTRICAL PLAN  
Exhaust fan: 250mm Number: REF. TO LIGHTING PLAN  
Light-exhaust fan-heater unit: TWO HEAT LAMP IXL OR SIMILAR LIGHT/ FAN TO BATHROOM & ENSUITE

### APPLIANCES

**Stove / Oven:** REFER TO INTERNAL SELECTION SCHEDULE  
Colour STAINLESS STEEL Electric / Gas /  
**Hotplate:** REFER TO INTERNAL SELECTION SCHEDULE  
Colour Electric / Gas /  
**Rangehood:** REFER TO INTERNAL SELECTION SCHEDULE  
Size: 600MM Recirculating / Ducted DUCTED (TO ATMOSPHERE)  
**Microwave oven:** BY OWNER  
**Dishwasher:** REFER TO INTERNAL SELECTION SCHEDULE  
**Garbage disposal:** BY OWNER

### COMMUNICATION

Telephone points: REF. TO ELECTRICAL PLAN Fax/modem point: \_\_\_\_\_  
Telephone cable to be minimum category 5 rated.  
TV points: REF. TO ELECTRICAL PLAN  
Coaxial Cable to be minimum RG6 rated.

### OTHER ELECTRICAL WORK

Air conditioning: DUCTED REVERSE CYCLE REFRIGERATED AC  
Security system: N/A  
Intercom system: AS PER ENGINEERS DETAILS  
Ducted vacuum system: NOT INCLUDED  
NOTE:

It is recommended that Future Proof wiring be installed.

## PAINTING

### EXTERNAL PAINTING

Generally: Number of Coats: 2

If colours not specified then number to be allowed: 1 COLOUR FOR WALLS, 1 COLOUR FOR CEILING, and 1 COLOUR FOR WOODWORK

|                  |                      |                                  |
|------------------|----------------------|----------------------------------|
| Fascias, Barges: | <u></u>              | Colour: <u>CLASSIC CREAM</u>     |
| Gable Cladding:  | <u></u>              | Colour: <u>N/A</u>               |
| Pillars:         | <u>HAYMES PAINTS</u> | Colour: <u>Almond Sand</u>       |
| Exterior Timber: | <u></u>              | Colour: <u>CLASSIC CREAM</u>     |
| Windows:         | <u></u>              | Colour: <u>CLASSIC CREAM</u>     |
| Gutters:         | <u></u>              | Colour: <u>SHALE GREY</u>        |
| Downpipes:       | <u></u>              | Colour: <u>SHALE GREY</u>        |
| Vent Pipes:      | <u></u>              | Colour: <u>SLATE GREY</u>        |
| Eaves:           | <u></u>              | Colour: <u>CLASSIC CREAM</u>     |
| Front Door:      | <u></u>              | Colour: <u>HIGH GLOSS DOUBLE</u> |

#### STRENGTH ALMOND SAND (HAYMES PAINTS)

|                  |                   |                          |
|------------------|-------------------|--------------------------|
| Rear/Side Doors: | <u>AS ABOVE</u>   | Colour: <u>AS ABOVE</u>  |
| Garage Doors:    | <u>COLOURBOND</u> | Colour: <u>SURF MIST</u> |
| Metal Surfaces:  | <u>SURF MIST</u>  | <u></u>                  |
| Other Details:   | <u></u>           | <u></u>                  |

### INTERNAL PAINTING

Generally: Number of Coats: 2

If colours not specified then number to be allowed: 1 COLOUR FOR WALLS, 1 COLOUR FOR CEILING, and 1 COLOUR FOR WOODWORK

|                |  |
|----------------|--|
| Walls:         | <u>REFER TO INTERNAL SELECTION CHEDULE</u> |
| Ceilings:      | <u>REFER TO INTERNAL SELECTION CHEDULE</u> |
| Cornices:      | <u>REFER TO INTERNAL SELECTION CHEDULE</u> |
| Skirtings:     | <u>REFER TO INTERNAL SELECTION CHEDULE</u> |
| Architraves:   | <u>REFER TO INTERNAL SELECTION CHEDULE</u> |
| Doors:         | <u>REFER TO INTERNAL SELECTION CHEDULE</u> |
| Feature Walls: | <u>REFER TO INTERNAL SELECTION CHEDULE</u> |

### CLEANUP

Additional requirements:

ALL EXCESS SOIL REMOVED

ALL RUBBISH REMOVED

HOUSE CLEANED ON COMPLETION



## HAZARDOUS MATERIALS

All Hazardous waste shall be treated as prescribed waste.

Removal Contractor: TBA

Disposal contractor: TBA

Refer to authority checklist for removal procedure

## PAVING & LANDSCAPING

Driveway: 300 X 300 X 60 PROMENADE CONCRETE PAVERS BORAL OR SIMILAR

Colour: CHARCOAL WITH BORDER

Paths: 300 X 300 X 50 PROMENADE CONCRETE PAVERS BORAL OR SIMILAR

Colour: CHARCOAL

Other details: BOARDER TO DRIVEWAYS – 120 X 240 X 50/60 CLASSIC PAVE (CHARCOAL)

Landscaping: FRONT: PREP, LOAM, MULCH, DRIPPEL IRRIGATION SYSTEM, \$200 PC SUM PLANTS  
REAR: PREP, LOAM, MULCH, NO PLANTS

Fencing & gates: 1800 'GOOD NEIGHBOUR' COLORBOND FENCE TO BOUNDARY AND  
DIVIDING INCLUDING ACCESS GATE.

Colour: COLORBOND 'DUNE'

## CLOTHES LINE:

Wall mounted clothes line per dwelling: HILLS SUPA FOLD LONG LINE (3.3m x 0.6m), 20m LINE SPACE  
COLOR: PEBBLE BEACH.

## PRIMARY SCHEDULE

### 1.0 FEATURES & FINISHES & SPECIAL NOTES

1.1

### 2.0 CONTINGENCY SUM

### 3.0 SEPARATE CONCURRENT CONTRACTS (delete as applicable)

3.1

3.2

3.3

3.4

3.5



**4.0 PRIME COST ITEMS** (\*delete as applicable)

*Note: These items can be altered to suit both owner and builder at the time of signing this contract but should be signed to authorise by both parties concerned.*

Description of item PRIME COST

|                  |                               |       |
|------------------|-------------------------------|-------|
| 4.1 Supply / Fix | _____                         | _____ |
| 4.3 Supply       | _____                         | _____ |
| 4.4 Supply / Fix | _____                         | _____ |
| 4.5 Supply / Fix | "REFER TO REQUEST FOR TENDER" |       |
| 4.7 Supply / Fix | _____                         | _____ |
| 4.8 Supply / Fix | _____                         | _____ |

**AGREEMENT**

To be signed as indicated below.

**In agreement....**

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_

**Builder / Contractor\***

\_\_\_\_\_  
\_\_\_\_\_

**Proprietor / Owner\***

\_\_\_\_\_  
\_\_\_\_\_

(\*delete as applicable)

**Witness**

\_\_\_\_\_  
\_\_\_\_\_

**Date:** \_\_\_\_\_

