



HOUSE EXTERIOR		
EXTERIOR FEATURES	PRODUCT	COLOUR
External Brickwork		
External Cladding 1	Flat fibro with cover battens	
External Cladding 2		
Termite System	Kordon	
Roof Cladding	Colourbond	
Insulation: Walls: R 1.0 Sisalation		
Fascia	Colourbond	
Gutter	Colourbond	
Down Pipes External	PVC	Painted
Garage Doors Motorised 1 x 2250H x 4800W	N/A	
Rear Garage Door - Manual Operation 1 x 2100H x 2400W	N/A	
PAINTING		
<ul style="list-style-type: none"> <li>• Two (2) External Paint Colours allowed as standard</li> <li>• No provision has been made to paint any product specified as colourbond</li> <li>• Percentages of colours are considered another colour</li> <li>• FEATURE COLOUR TO BE DISCUSSED AND PAID FOR DIRECT WITH PAINTER ON SITE</li> </ul>		
Front door and Frame		
Laundry Door		
External Door Frame		
External Door Furniture <ul style="list-style-type: none"> <li>• Front Door</li> <li>• Laundry Door</li> </ul>		
Porch, Deck, Verandah & Alfresco Posts	Concrete broom finish	
Soffit (Eaves)	Fibro 4.5mm Painted	
Windows and Doors	GJames Aluminium	
Insect Screens	No	
OTHER		
Alfresco, Verandah & Porch Floor		
Clothesline	No	
TV Antenna	No	
Driveway and porch	N/A	
UPPER FLOOR DECK		
Flooring	N/A	
Balustrade	N/A	
Stairs	N/A (no floor coverings)	



HOUSE INTERIOR		
<i>NOTE: TWO (2) LAMINATE COLOURS ONLY ALLOWED AS STANDARD</i>		
KITCHEN	PRODUCT	COLOUR
Bench tops	Standard Laminate	
Bench top Edge	Square	
Door Fronts	Standard Laminate	
Door Edge Finish	Square	
Drawers	one set cutlery draws	
Front Servery	Standard Laminate	
Handles		
Kickboard	Standard Laminate	
Overhead cupboards Kitchen	no	
Bulkheads	No	
<b>Refer to Internal Drawings for approximate location of cupboards and drawers. These sizes and locations may vary to suit cabinet makers design constraints</b>		
Microwave Position	On bench	
Range hood - Ducted to outside	No	
Cook top - Gas		
Electric Oven		
Sink to Kitchen	Bondi stainless steel 1&3/4 bowl	
Fridge Tap	No	
Tap to Kitchen	Gina loop mixer	
Pantry shelves x 5		
Splashback	Tiled (600mm high)	
Dishwasher position provision only	yes	
Floor Covering	No floor coverings	
LAUNDRY		
Bench tops	N/A	
Cabinets	450mm plastic tub	
Handles	N/A	
Troughs	N/A	
Tap tub	Gina loop	
Washing Machine Taps	yes	
Wall & Skirting tiles splashbacks		
Feature Tile	N/A	
Floor covering tile	N/A	



HOUSE INTERIOR		
POWDER ROOM - LOWER	PRODUCT	COLOUR
Vanity tops		
Cupboard Doors		
Basin		
Drawers		
Handles		
Mirror		
Toilet Suite - Full ceramic		
Tap		
Towel Ring & Roll holder		
Wall Tiles		
Feature Tile		
Floor Tiles		
Wall Colour		
ENSUITE	PRODUCT	COLOUR
Vanity	Emma 600mm square top	White
Cupboard Doors	N/A	
Basin	N/A	
Drawers	N/A	
Handles	N/A	
Mirror	600mmx1000 framed	
Toilet Suite	Concord Topaz	
Taps	Gina Loop	
Towel Rail x 1	Whitley double rail 800mm	
Wall Tiles		
Shower Base	N/A	
Shower Screen Frame		
Shower Screen Glass	Framed glass slider	
Shower Head	Tahiti Hi-rise	
Roll Holder	whitley	
Bath Tub		
Feature Tile	N/A	
Floor Tiles		



HOUSE INTERIOR		
POWDER ROOM - UPPER	PRODUCT	COLOUR
Vanity tops		
Cupboard Doors		
Basin		
Drawers		
Handles		
Mirror		
Toilet Suite - Full ceramic		
Tap		
Towel Ring & Roll holder		
Wall Tiles		
Feature Tile		
Floor Tiles		
Wall Colour		
BATHROOM	PRODUCT	COLOUR
Vanity		
Cupboard Doors	N/A	
Basin	N/A	
Drawers	N/A	
Handles	N/A	
Mirror		
Toilet Suite		
Tap		
Towel Rail		
Wall Tiles		
Bath spout		
Shower Base	N/A	
Shower Screen Frame		
Shower Screen Glass		
Shower Head		
Roll Holder		
Bath		
Feature Tile	N/A	
Floor Tiles		
NOTE: Client to meet tiler on site prior to start. Any additional cost to install or lay feature tiles will be determined by the tiler. Also Refer to page 6		



HOUSE INTERIOR		
DOORS		
Internal Room Doors	Flat panel (humes)	
Hinges	Hairline (90mm)	
Robe & Linen Sliding Doors	Gjames Laminate finish	
LOCKS & STOPS		
Door Handles	Lane lever handles	
Door Bump Stops	Plastic	
Door Restrainers		
Privacy Locks	2x lane lever handles	
POWER POINTS & SWITCHES		
Power Points & Switches	Clipsal "C" series	
LININGS		
Wall & Ceiling linings	Plasterboard	
Ceiling Cornice	90mm cove	
SHELVES		
Robe Internals	Top shelve only	
Linen Cupboards	N/A	
Broom Cupboards	N/A	
MOULDING		
Skirting	60mm x 11mm DAR	
Architrave	42mm x 11mm DAR	
STAIRS		
Stair Finish	N/A	
Stairs	N/A	
MPR BALLUSTRATE TO VOID		
<i>NOTES: Some lower floor ceilings will need to be dropped and duct made to suit plumbing and Aircon Requirements</i>		



FEATURE	PRODUCT	COLOUR
<b>FLOOR COVERINGS UNLESS OTHERWISE STATED</b>		
Floor Coverings 1	Supplied by owner	
Floor Coverings 2		
<b>INTERIOR PAINT</b> <input type="checkbox"/> ONE (1) INTERNAL PAINT COLOURS ONLY INCLUDED AS STANDARD <input type="checkbox"/> ADDITIONAL COLOURS WILL BE QUOTED ON REQUEST <input type="checkbox"/> STAIN OR CLEAR FINISHES WILL ATTRACT ADDITIONAL COSTS <input type="checkbox"/> DARK BASES WILL ATTRACT AN ADDITIONAL COST		
LOCATION	PRODUCT	COLOUR
Walls	Taubmans	Ceiling White
Ceiling	Taubmans low sheen	
Doors, Skirtings & Architraves	Taubmans semi gloss	
<b>NOTE: Client to meet painter and pay direct for any feature walls</b>		
<b>TILING - UNLESS OTHERWISE NOTED</b>		
Floor and Wall Tiling - Laying	Wet areas only	
Pattern	N/A	
Grout	One colour only	
<b>WALL TILING SCOPE</b> Skirting: 100mm tile high Kitchen: Top of bench to underside of cupboard, 1 tile everywhere else Bathroom: 2000mm to showers 600mm over bath where applicable, 150mm tile over vanities Laundry: Splashback 150mm high		
<b>NOTE: Tiles laid other than noted will attract additional cost</b> Special cuts or borders are not included as standard Some types of tiling require sealing - this is not included Unless otherwise noted Mosaic tiles or Tiles larger than 450mm x 450mm may attract additional laying cost to be determined by the tiler		



GENERAL		
FRAME		
Lower Wall Frame	Timber	
Upper Wall Frame	N/A	
Ceiling Heights	2400mm	
Roof Trusses	Timber	
Verandah posts if included	Timber	
Upper floor	N/A	
Sub Floor	N/A	
PLUMBING & DRAINAGE		
Sewer or septic	sewer	
Storm Water	Pvc	
Water (Town/Tank)	Town	
Water Tank Colour:		
External Taps	1off	
Tempering	N/A	
Hot Water System		
PROVISIONAL SUMS		
Slab & Footing Piers		
Scaffold & Edge Protections		
Light Fittings & Fans Supply		
Cook top, Oven & Range hood		
Septic System		
Kitchen		
TERRAIN CATEGORY		
Terrain Category		
POWER		
Power		
1.0 Ergon require that the meter box be within 1000mm from the front corner of the house 2.0 Our costs allow for the meter box to be positioned a maximum of 10 000mm from the power supply		
SCAFFOLDING & EDGE PROTECTION		
P.C		



GENERAL	
SITE BOUNDARIES	
Identification Survey	If it is determined by the building supervisor that to ensure accurate positioning of the house on site and identification survey is required to replace missing pegs, the OWNER will be contacted and any costs associated to be borne by the client. The Builder takes all care but no responsibility for any boundary pegs dislodged or removed during construction
EARTHWORKS	
Earthworks	Equal cut and fill to create building platform. No allowance to import or export soil or to remove and existing debris
SERVICES	
This contract is based on water - power and sewer services being connected to the site and available within 10.000m of the proposed house	
HOUSE CLEAN	
Builders clean prior to practical completion	
SITE CLEAN	
Builder to keep site rubbish in Site toilet chemical type to be provided by builder from site start The Builder prior to practical completion will remove from site all debris, refuse, machinery and equipment associated with the builders activities on site	
EXTERNAL WORKS	
Other than those noted in this document all other external works are the owners responsibility	
TELECOM SERVICES	
Phone Points: Telstra Connection not included	
STATUTORY AUTHORITIES	
Building Permit	Including Certifiers fees and BCC lodgement fees for connection to sewer.
QBSA & Portable Long Service Leave	As required by QBSA, Portable Long Service Levy
COVENANT REQUIREMENT	
Where a covenant applies to the estate you are building in, it is the client's responsibility to comply with covenant requirements. Any costs associated with this process are the clients responsibility	
SUBSTITUTION	
Note: Greg & Damien Clarke Builders reserves the right to change any product or item noted in any of the contract documentation for a product or item of similar quality after client advise	





INSTALLATION	PRODUCT	NUMBER
<b>PHONE - GAS - SOLAR</b>		
Telephone	Telstra - Underground service to outside of home - final connection to home by client after handover	
Gas		
<b>ELECTRICAL</b>		
Power Supply	Underground	
Ergon Energy require that		
Power Phase		
Meter Box		
Note: Ergon Energy requires that the meter box be within from the front of the house. Meterbox will be located on the house as close as possible to the Ergon power box. Any other location will be additional cost at \$ /mtr. Final position to be determined by Ergon		
Oven		
Range hood		
Dishwasher		
Smoke Detectors	2	
Switch plates for lights & power	Clipsal "C" series	
Single power outlets	2	
Double power outlets	10	
Waterproof double power outlets		
Waterproof single power outlets	0	
TV Points	1	
Phone Points	1	
Two Way Switches	0	
Junction Box		
Light Points	6	
Exhaust Fans	1	
Ceiling Fans	0	
Heater - Fans - Lights		
Light Fitting, Heater - Fan - Lights, Ceiling Fans, globes	Batten holder lights supplied Exhaust fan supplied (250mm)	
Note: The above quantities of electrical points are included in your contract price. Your requirements for these items may exceed or be less than the number allowed. if you exceed or reduce the number of your allowed points Greg & Damien Clarke Builders will either issue you with an invoice or credit to suit		
Note: The current state government requirements for house lighting require that at least 80% of all lights be fluorescent		
<b>OTHER SERVICES</b>		
Air conditioning	N/A	