

Affordable Housing Company Pty Ltd

PO Box 9499 Wynnum West Qld 4178 Phone: 0417 729 202
 QBCC 1252687 HIA 596397 ABN 56 972 645 857 ACN 162 389 086
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Standard Specifications (Summary)

STANDARD SPECIFICATIONS SUMMARY*	TYPICAL UPGRADES
<i>A Rock Solid HIA Contract for Peace of Mind -Includes:-</i>	
<ul style="list-style-type: none"> ✓ Construction plans, Building approval (BA) and all insurances ✓ Standard Specifications, List of inclusions and a List of colours & finishes ✓ Soil test & engineered footings for waffle pod slab ✓ QBSA warranty guarantee & 6 month maintenance period. 	
<i>Building fully Inspected & Certified to Protect Your Asset:-</i>	
<ul style="list-style-type: none"> ✓ Building Certifier approved construction plans & building stages . ✓ Certified house set-out, certified plumbing & electrical ✓ All other materials and installations certified by the respective supplier/installer. ✓ Building Final Certificate (<i>Form 21 - Final Inspection Certificate</i> in Queensland) 	
<i>Engineered Construction, Insulation & Termite Protection:-</i>	
<ul style="list-style-type: none"> ✓ Physical barrier termite protection with suppliers guarantee. ✓ Pre-fabricated frame and trusses engineered and designed for solid construction. ✓ Insulation of the walls and roof to the latest building codes for energy saving. 	
<i>External Finishes - Durable, Low Maintenance:-</i>	
<ul style="list-style-type: none"> ✓ Brick veneer construction- natural mortar joints Boral Horizon range ✓ Cladding, when used is James Hardie FC hardiflex & primline or equivalent as standard ✓ Exterior paint is Dulux low sheen finish with two colours as per the colour list. ✓ ColorBond metal roof, fascia & gutter with painted PVC downpipes. ✓ Front door is Corinthian Madison range, glazed & painted finish. ✓ Powder coated framed windows and sliding glass doors with keyed locks. ✓ Gainsborough governor lock set including a dead lock to all hinged external doors. ✓ Garage doors - ColorBond panel lift doors with remote controlled motors & 2 remotes ✓ Outdoor living areas are finished with tiles ✓ Balustrades are timber with two rails and vertical balusters & painted finish ✓ Exterior stairs –Durable timber treads and galvanised steel stringers. 	Smoth or swirl render Linea, Matrix, etc Various Upgrades Trilock for front doors Timber Look door Decks Glass balustrades
<i>Internal Finishes - Practical & Pleasing:-</i>	
<ul style="list-style-type: none"> ✓ 10mm plasterboard to walls and ceiling with 90mm cove cornice throughout. ✓ Water resistant linings in wet areas and outdoor area ceilings. ✓ Gloss enamel paint to all internal doors and woodwork to match wall colours. ✓ Interior wall paint is low sheen for and flat for ceilings. ✓ Interior doors- Corinthian flush panel & Gainsborough ss lever passage & privacy sets. ✓ Built in linen cupboard with coated wire shelves. ✓ Built in wardrobes with doors as per plan & white coated wire shelf with hanging rail. ✓ Quality carpet and underlay to all bedrooms and other areas as per plans. ✓ Ceramic floor tiles as per plans, standard range 450x450 mm ✓ Internal stairs carpeted and /or as shown on plans. ✓ Handrail, timber, stained or painted and mounted on chrome finished wall brackets 	Square set Various Upgrades Mirror doors Various Upgrades Various Upgrades Polished timber Glass
<i>Occupant Friendly Electrical Specifications</i>	
<ul style="list-style-type: none"> ✓ Circuit breakers and safety switches to each dwelling as per regulations ✓ Light points and power points for each room as detailed on the electrical plans. ✓ TV antenna with outlet point in living room, one phone line to each kitchen ✓ Combination lights & extraction fans to bathrooms & laundry enclosures ✓ Smoke detectors hard wired with backup battery as per council requirements. 	LED Downlights

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STANDARD SPECIFICATIONS SUMMARY (Continued)	TYPICAL UPGRADES
Kitchens- Modern Appliances & Pleasing Workspace	
<ul style="list-style-type: none"> ✓ European stainless steel finish appliances; Venini brand or equivalent. 600 mm ✓ Ceramic cooktop, fan-forced multi-function oven, slide outrangehood ✓ Ceramic wall tiles to splash back for bench top. ✓ Kitchen sink; 1 ½ bowl stainless steel with drainer & mixer tap ✓ Laminated, post formed edge, bench tops. ✓ Overhead cupboards & space for microwave oven ✓ Cabinetry handles - stainless steel finish bow handles ✓ Square PVC edged & laminated doors. ✓ Space for dishwasher and provision for connections. 	<ul style="list-style-type: none"> 900 mm Gas Glass Mizu Tapware Stone Benchtops Bulkhead T -Handles
Laundry	
<ul style="list-style-type: none"> ✓ Stainless steel tub and white cabinet, size as per plans ✓ Laundry tub ss with mixer tap & concealed washing machine taps in cabinet ✓ Ceramic tile splash back & ceramic tiled floor. 	<ul style="list-style-type: none"> Cabinetry
Attractive & Modern Bathrooms	
<ul style="list-style-type: none"> ✓ Vanity units with laminate tops, vitreous china basins & mixer taps ✓ Base white acrylic bath with Base mixer tap & Posh Bristol bath spout ✓ Chrome finished metal double towel rail & toilet roll holder, GenX brand ✓ Chrome finished Posch Bristol shower on rail with water saving head ✓ Framed shower screen with laminated glass, framed mirror above vanity ✓ Chrome finish metal grates for shower and floor waste outlets ✓ Dual flush toilet Base LL suite, white acrylic cistern ✓ Ceramic tiled floor, gloss white ceramic wall tiles & splash backs ✓ Shower walls tiled to 2 m with one feature per shower recess 	<ul style="list-style-type: none"> Stone Benchtops Mizu Mizu Porcher Heron suite Various Upgrades
General Plumbing	
<ul style="list-style-type: none"> ✓ Hot water service, electric storage 250 litre. ✓ Garden Taps as marked on the plans– Brass ✓ Mixer taps, basins, baths and sinks are Base brand or equivalent. ✓ Plumbing fittings are minimum WELS 3 star rated for water saving. 	<ul style="list-style-type: none"> Solar Mizu
Facades & Rooflines	
<ul style="list-style-type: none"> ✓ Facades and roof lines as shown on plans; may be varied to suit site conditions 	<ul style="list-style-type: none"> Various Upgrades
Handover	
<ul style="list-style-type: none"> ✓ Completion list made during inspection with the builder at practical completion ✓ Items on the completion list addressed within the contract period (14 days). ✓ Keys provided to the owner upon receipt of the final payment. ✓ Handover documents include the appliance hand books and warranties. ✓ Contact details for suppliers and trades involved in the house construction 	
Exclusions	
<ul style="list-style-type: none"> ❖ Account connections for gas, electricity, LPG bottles, Pay TV and telephone. ❖ Installation of items not supplied by the builder as part of the contract. ❖ Development applications, driveway permits, demolition applications, ID survey ❖ Additional costs for build over sewer or build over stormwater. ❖ Services provision, permanent power poles, storm water handling systems etc. ❖ Addition of privacy screens or other items required by the building certifier. ❖ Disconnection & reconnections of services for demolition purposes. ❖ Demolition of buildings etc or removal of any item before building can start. ❖ Excavation costs in excess of a standard block with 1 meter of fall ❖ Fencing, gates, paths and retaining unless listed in the contract. ❖ Any other costs and applications not listed in the contract. 	
*Note: Equivalent Items & finishes may be substituted subject to availability &/or local conditions	