

Affordable Housing Company Pty Ltd

PO Box 9499 Wynnum West Qld 4178 Phone: 0417 729 202
QBSA 1252687 HIA 596397 ABN 56 972 645 857 ACN 162 389 086
www.ahcbrisbane.com.au Email: geoff@ahcbrisbane.com.au



Standard Specifications

A Rock Solid HIA Contract for Peace of Mind -Includes:-

Construction plans, Building approval (BA) and all insurances
Standard Specifications, list of inclusions and a list of colours & finishes
Soil test & engineering for foundations.
QBSA warranty guarantee & 6 month maintenance period.

Building fully Inspected & Certified to Protect Your Asset:-

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 (*Form 21 - Final Inspection Certificate* in Queensland)

Engineered Construction, Insulation & Termite Protection:-

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.

External Finishes - Durable, Low Maintenance:-

Cladding, various as per plans, typical standard is JH Hardiflex, Primeline, Easylap.
Exterior paint is Dulux low sheen finish with two colours as per the colour list.
ColorBond metal roof, fascia & gutter with painted PVC downpipes.
Powder coated aluminium framed windows and sliding glass doors with keyed locks.
Garage doors - ColorBond panel lift doors with remote controlled motors & 2 remotes
Outdoor living areas are finished with tiles or covercrete as per plans and colour list
Balustrades, painted timber or pc aluminium metal with two rails and vertical balusters.
Exterior stairs –Durable timber or metal treads and galvanised steel stringers.

Internal Finishes - Practical & Pleasing:-

10mm plasterboard to walls and ceiling with 90mm cove cornice throughout.
Water resistant linings in wet areas and outdoor area ceilings.
Paint, one interior low sheen for walls, flat for ceilings and gloss for doors & trim
Interior doors- Corinthian flush panel. Handles, Gainsborough Amelia 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 for turnkey package.
Ceramic tiles for turnkey packages, standard range is 450x450 mm floors, 200x300 mm walls & splashbacks
Internal stairs carpeted and /or as shown on plans.
Handrail, timber, stained or painted and mounted on chrome finished wall brackets

Occupant Friendly Electrical Specifications

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.

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Standard Specifications (Continued)

General Plumbing

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.

Kitchens- Modern Appliances & Pleasing Workspace

European stainless steel finish appliances; Venini brand or equivalent.
Appliances - 600 mm fan-forced multi-function oven, ceramic cooktop, slideout range hood
Kitchen sink; 1 ½ bowl stainless steel with drainer & mixer tap
Laminated, post formed edge, bench tops, square PVC edged & laminated doors.
Overhead cupboards & space for microwave oven, ceramic wall tiles for splash backs
Cabinetry handles - stainless steel finish bow handles
Space for dishwasher and microwave oven plus provision for connections.

Laundry

Laundry tub ss with mixer tap & concealed washing machine taps in cabinet
Ceramic tile splash back & ceramic tiled floor.

Attractive & Modern Bathrooms

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

Handover at Practical Completion Stage

A completion list is made during inspection with the builder at practical completion
Items on the completion list to be addressed by the builder within the contract period (14 days).
Keys are provided to the owner upon receipt of the final payment.
Handover documents include appliance hand books & warranties plus contact details for trades & suppliers

Exclusions (Unless Listed in the Contract)

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*