

Move in and Live Specification

Suite 2/21-23 Flinders Parade,
North Lakes 4509
Ph: 1300 881 689

MOVE RIGHT IN EXTERNAL PACK:

- Earthworks up to 1.0m across House Platform
- Up to M Class Slab classification
- Soil test will be required to verify soil type and if piers required
- Exposed Aggregate Driveway/Path/Porch from builder's range (max 40/m2 standard setback)



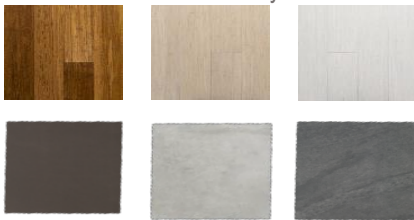
- Digital Ready Antenna with booster if required, lead in cable with 6-way splitter

MOVE RIGHT IN INTERNAL PACK:

- Carpet (Style FX range on Standard 7mm Foam DU4444 Underlay)



- Main Floor to main areas vinyl or ceramic tiles



- 2 Split System Aircon Units to 1 x Living 7kw & 1 x Bed 2.5kw



Or similar*

- Flyscreen's to Windows & Sliding Doors Only (aluminum joinery only)
- Light Fittings Package LED downlights IXL tastic /heat/fan/light
- NBN Ready (Pack NBN1)

EXTERNAL:

- EPS Render and & paint to front elevation- Single Storey Homes Only and Newport Cladding to rear

- RMAX Board construction where applicable including one coat render to elevations with cladding to remainder (Inc additional paint colour to render only from Builders Standard Range) Double Storey Homes Only
- Concrete slab to Alfresco (150mm stepdown) - plan concrete
- Colorbond metal fascia and gutters
- Painted round PVC downpipes
- Painted meter box
- Quality aluminum windows and sliding doors from Builders Range (Obscure glazing to Ensuite, Bathroom & WC windows)
- Colorbond sectional garage door from Builders Range with remote control operation including 2 handsets & 1 wall Button
- Front & rear garden taps
- Corinthian 2040mm x 920mm wide hinged Front Entrance door. Note: No sidelight. Choice of stained doors, clear glazing, translucent glazing & no glazing



- Gainsborough Trilock Lever Entry Set



- Colourbond Roof
- Hip roof with eaves to suit
- Wall wrap to external walls
- R1.5 insulation batts to light weight cladded areas of Double Storey Homes Only
- Quality external paint from Builders Range - one color 2 coat system.



ELECTRICAL:

- 315 Hot Water System



- Generous light and power points as per electrical plan



- Photoelectric Smoke Alarms hardwired with battery backup
- Two television points
- Pre-wired telephone point. (final connection to network by Owner)

INTERNAL:

- Treated framing lined with 10mm plasterboard to walls and ceiling with 90mm cove cornice throughout
- 2440mm ceiling height to Single Storey Homes but we can offer 2590mm in our Move in & Live Package
- 2440mm nominal ceiling height to ground floor and 2440mm nominal ceiling height to first floor of Double Storey Homes
- Choice of closed cover grade internal stairs with painted or stained, posts and handrail with stainless steel tubular balustrade OR enclosed square set plasterboard wall with timber handrail
- R2.5 insulation batts to living roofed areas only. Note: excludes Porch and garage
- 67mm x 11mm splayed skirting painted finish
- 42mm x 11mm splayed architrave painted finish
- Matt enamel paint to all internal doors and woodwork from builder's range
- Flat acrylic paint to all walls & ceilings from builder's range. 2 coat system; walls, architraves, skirting boards & doors
- Redicote flush panel internal doors
- Built in aluminum framed sliding wardrobes with coloured vinyl fronts, one melamine shelf with hanging rail to all bedrooms, walk in robes to have one melamine shelf with hanging rail were applicable.
- Quality internal lever passage sets with privacy latches to Bed 1, Bathroom and WC.
- Linen cupboard with four white melamine shelves.

KITCHEN:

- Fully lined white melamine base cupboards with one intermediate shelf & overhead cupboards as shown on plans
- 1 ¾ bowl S/S sink with mixer tap in chrome



- **Smart Stone** bench top - 20mm, Kitchen, bathrooms, laundry. Colours from Builders Range one colour throughout.



- Square or rounded PVC edged doors.
- Space for dishwasher with single power point & tap.
- Door laminates, two colours throughout from Builders Range.
- Door handles Builders Range
- Pantry with hinged door and four white melamine shelves.
- Ceramic wall tiles up to 600mm over bench tops. (Builders Range)

KITCHEN APPLIANCES:

- 600 Euromaids BS7 multifunction under bench oven with clock.
- 600 Euromaids CC64 - Ceramic Glass ceran cooktop.
- 600 Euromaids RS6S - Stainless Steel 60cm slide out front recirculating range hood. (Kitchen design choice specific)
- Freestanding Dishwasher (Euromaids DR14S)



BUTLERS PANTRY (if applicable):

- 4 x white melamine shelves.

BATHROOM / ENSUITE / WC'S:

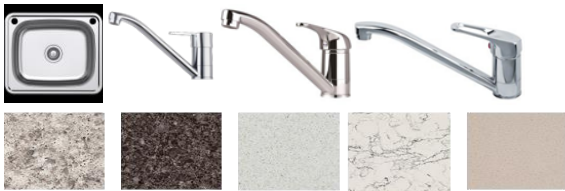
- Fully lined melamine cupboards/stone 20mm tops/ door laminated
- Fully lined white melamine base cupboards with one
- Square or rounded PVC edged doors.
- Door laminates, two colours throughout from Builders Range.
- Door handles Builders Range
- 1650mm white bath to main bathroom.
- 700mm white freestanding bath to ensuite.
- 600mm single towel rail & toilet paper holder in stainless steel.
- Mixer tapware in Chrome.
- Semi-Framed pivot shower screen with clear or obscure laminated glass.
- Semi frameless mirror above vanity.
- China dual flush toilet suite in white.

- Ceramic wall tiles to shower walls, over bath, one tile above vanity and one skirting tile to remainder (Builders Range).
- Ceramic tiled floor and shower base. (Builders Range)



LAUNDRY:

- 45 litre laundry trough with SS bowl & by pass with laundry cabinetry.
- Fully lined melamine cupboards/stone 20mm tops/ door laminated
- Fully lined white melamine base cupboards with one
- Square or rounded PVC edged doors.
- Door laminates, two colours throughout from Builders Range.
- Door handles Builders Range
- Quality mixer tap in Chrome.
- Ceramic wall tiles over trough with skirting tiles to remainder & Ceramic tiled floor. (Builders Range)



ENERGY EFFICIENCY:

- Standard Designs sited with the best orientation, within Local Council boundaries, meet the minimum Energy Efficiency requirements. Note: Variations to standard plans +/- specifications and non-favorable siting/house will require re-assessment and may result in additional inclusions/upgrades at additional cost to maintain the minimum required Energy Efficiency Rating.

GENERAL:

- Fixed price HIA contract.
- Contour survey and soil test with foundation design
- Engineers certification of concrete slab and frame.
- Working drawings and specifications prepared by builder.
- Building certification fees, plumbing and drainage fees, including inspections based on Local Council. Connections are based on water meter being existing to site.
- Q-Leave Levy Fee, QBCC Insurance on base price and Contractors all-risk insurance.
- Choice of 5 colour pallets as standard. (Appointment with Colour Consultant in the Abbott Builders Showroom at an additional cost).

- Builders House clean, internal and external Builders debris only removed from site, excludes excess soil removal.
- 6 months maintenance period- 6-year structural guarantee

SITE WORKS:

- No allowance for import or export of extra fill.
- Including concrete pump.
- Sediment Control for up to 16m wide lot. Note: One street frontage only. (excludes corner blocks this is extra)
- Connections included;
 - Sewer up to 50 lineal metres
 - Storm water up to 50 Lineal metres
 - Mains water up to 10 lineal metres
 - Underground power up to 10 lineal metres
- Rock excavation/ removal excluded.

ACCESS:

- Access to Building Site is only available upon appointment with designated Site Supervisor,
- Any cost incurred by the Builder due to difficult site access
- Including crane hire and hand carting of materials is to be paid by the owner.

TERMITE TREATMENT:

- Full Termite system to penetrations and perimeter to slab

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- (Abbott Builders (QLD) PTY LTD reserves the right to alter plans, prices, specifications, materials & suppliers without notice)
- **Upgrade Treated Timber** Framing T2 and roof trusses

