

SAMPLE

specifications

AVANT
TOWNHOMES

AT **QUAY2**
TORQUAY



General Specifications

This document sets out the general specification for Avant Townhomes at Quay2, Torquay. This General Specification should be read in conjunction with the External Finishes Material Schedule and the Drawings.

The Specifications and Drawings included in the contract of sale for each dwelling supersede this document.



Design Approvals and Insurance

- The Drawings referred to in this document are those included in the contract of sale
- The price of the property includes
 - All Architectural, Structural, Civil and Landscaping design and approvals
 - Planning Permit, Building permit and associated fees
 - Home Warranty Insurance
 - Selection of no less than two internal colour schemes

Energy Efficiency

- Six Star Energy Rating. This energy rating is achieved through the application of environmental design principles relating to; insulation, glazing, building materials, construction configuration, dwelling orientation, external shading elements on windows etc.

Services Connections

- Connections to Potable Water, Recycled Water, Sewer, Stormwater, Electricity and Gas
- Lead in conduit and draw wire from Opticomm service pit in the street. Account setup to be arranged and paid for by Owner.
- One external potable water tap in rear yard
- One external recycled water tap in rear yard

Site Costs

- Rock excavation/removal (if required) is included.

Structural

- Nominal ceiling heights (excluding kitchens and bathrooms):

	Townhouse	Apartments
Ground Floor	2700mm	2700mm
First Floor	2400mm	2700mm

Notes:

- o Nominated dimensions are to the face of structural elements, i.e. exclude floor finishes, plasterboard and etc.
- o Nominal ceiling height to kitchens and bathrooms 2400mm.

- 300mm open web floor truss system or equivalent
- Timber sizes and framing in accordance with Australian Standards and Structural Engineer's requirements
- Plantation pine wall frames (90mm) & pre-fabricated roof trusses
- Proprietary party wall system where required (Boral/CSR Shaftliner or equivalent)



External Doors & Windows

- Front Entry door solid 2040mm high by 820mm wide painted finish
- Stainless Steel door hardware
- Door seals to external hinged doors (excluding door frames with integral seals)
- Powdercoated aluminium framed windows and sliding doors
- Double glazing throughout
- Frosted glazing to Bathroom, Ensuite, WC (where required)
- Fibre mesh flyscreens to all opening windows (excluding sliding doors – optional)
- Privacy screens as shown on Drawings to be framed powdercoated aluminium

Internal Doors

- Flush panel Redicote doors or equivalent generally 2040mm high by 820mm wide
- Satin Chrome lever handle passage set, or equivalent. Privacy latches to bathroom, ensuite and powder room
- Flush pull handles to cavity sliding doors or equivalent (where included)
- Satin chrome door stops or equivalent

Staircase

- MDF stringers painted
- MDF treads and risers, carpet finish
- Dressed hardwood timber handrail and capping with clear finish

Internal Finishes

- 10mm plasterboard to walls and ceiling. Wet area plasterboard where required by Building Regulations
- Square set throughout, i.e. no cornices.
- Skirting – Square edge without bevel
- Architraves – Square edge without bevel



Robes/Linen

- Robe doors – proprietary sliding door system
- Master walk in robe fit out – White melamine shelf, chrome hanging rail and combined shelf and draw unit
- Other bedroom robe fit out – White melamine shelf, chrome hanging rail and combined shelf and draw unit as shown on Drawings
- Linen cupboard – four fixed white melamine shelves
- Coat cupboard (where applicable) – white melamine shelf and chrome hanging rail

Paintwork

- Premium 3 coat matt acrylic paint system to walls. Single colour.
- Flat acrylic paint to ceilings.
- Acrylic paint system to external areas (refer colour schedules)
- Gloss enamel paint to main entry door, internal doors & woodwork

Joinery - Layout

- Kitchen – Layout as shown on Drawings including 920mm high bench, with 20mm thick reconstituted stone benchtops and under bench cupboards/drawers, all with metal runners. Up to 800mm high overhead cupboards above main bench with bulkhead infill and shadowline detail to ceiling. Dishwasher space provided and fridge space with cupboards above
- Pantry – four fixed white melamine shelves
- Ensuite, Bathroom – Wall mounted vanities
- Laundry – 920mm high benchtop with underbench cupboards and broom cupboard (design specific, refer to Drawings)

Joinery - Finishes

- Laminate finish to cupboard doors, drawer fronts, visible panels and kickers
- Hafele handles, hinges and drawer runners or equivalent
- Refer colour schedules for joinery colours, materials and handles



Appliances

- Ilve (or equivalent) stainless steel appliances
- 60cm wide 4-burner stainless steel gas cooktop.
- 60cm wide fan forced electric oven.
- 60cm wide undermount slide out ducted rangehood.
- Dishwasher

Heating/Cooling

- Reverse cycle split system air conditioning to living area and bedrooms

Floor Coverings

- Floor tiles to Entry, Kitchen, Family, Dining/Meals and all wet areas (wet areas with 100 high skirting tile). Refer to colour schedules
- Quality carpets to all non-tiled internal areas excluding garage and under stair store. Refer to colour schedules

Plumbing Fixtures

- Rheem Hot water service or equivalent
- Close coupled toilet suite
- Chrome finish Tapware
- Basins – Ceramic or equivalent
- Kitchen sink – Double stainless steel under-mount sink
- Laundry – stainless steel inset trough
- Recessed (No Step) shower bases with feature tiling as shown on drawings
- Shower screens – semi frameless, clear laminated glazing 2000mm high
- Mirrors over vanities as shown on Drawings
- Chrome finish to toilet roll holder and towel rail to bathrooms
- Recessed tiled shower niche's



Electrical

- Fixed white Low Energy LED downlights throughout with 15W warm white globes. Refer Drawings for number and location.
- Multi way light switch to entry and stairwell where applicable. Refer to Drawings.
- Front porch, balcony and rear alfresco external lighting where applicable. Refer to Drawings.
- Double power points – refer Drawings for number and location
- Single power point to fridge, garage door motor and dishwasher, oven and rangehood locations (as applicable)
- White Clipsal Classic 2000 or equivalent switch plates and GPOs throughout
- Weatherproof GPO for HWS and outdoor alfresco
- Internal switchboard with safety switch(es) provided in switchboard as required by Building Regulations
- Smoke detectors hard wired in accordance with Australian Standards with battery backup
- Exhaust fans above WC's and above showers, fitted with draft stopper, exhaust to outside air.
- 2 phone points
- 2 TV points
- 55" Flat Screen TV mounted
- Mounted Solar Panel system with inverter

Garage

- Sectional overhead garage door
- Remote control with 2 handsets to garage door
- Plasterboard lined walls or face brickwork
- Plasterboard lined ceiling

External Works

- Fully landscaped outdoor areas
- Clothesline Hills Paraline (or similar), excluding the Bellarine Apartment
- Paling / batten side and rear boundary fences
- Coloured concrete paving to front path
- Coloured concrete driveway
- Designer tiles on concrete slab to outdoor living areas
- Natural sandstone paving to front entry area
- Wall mounted 3 Burner gas stainless steel BBQ