

# Premium Specifications

## Specifications

### Quality Assured Inclusions

|                                 |   |   |  |  |
|---------------------------------|---|---|--|--|
| Inhouse Design and Documentaion | ● | Design and Documentation by Kube Design                   |  |  |
| Soil Test & Wind Classification | ● | Soil test & wind classification by geo-technical engineer |  |  |
| Structural Engineers design     | ● | Footings & structural design by structural engineer       |  |  |
| Contour Survey                  | ● | Carried out by qualified surveyor.                        |  |  |
| Energy Rating                   | ● | Compliance with energy rating requirements                |  |  |
| Building Permit Fees            |   |   |  |  |
| Insurances and fees             | ● | Home Owners Warranty                                      |  |  |
|                                 | ● | Public Liability  |  |  |
| Electrical Connection           | ● | 9000mm run from house to connection point                 |  |  |
| Water Connection                | ● | 9000mm run from house to connection point                 |  |  |
| Sewer Connection                | ● | 9000mm to sewer from closest fixture                      |  |  |
| Pest Control                    |   |   |  |  |
| Insulation                      | ● | R 2.0 to walls  |  |  |
|                                 | ● | R 4.0 to ceiling  |  |  |
| Scaffolding                     | ● | Scaffolding as required for single storey home            |  |  |
|                                 | ● | Scaffold to multi-storey home                             |  |  |
| Site Enviroment                 | ● | Recycling of site rubbish                                 |  |  |
| Maintainance                    | ● | Six Months Maintainance period (defect Liability)         |  |  |
| Warranty                        | ● | Six & 1/2 Year Structural Warranty                        |  |  |
|                                 |   |   |  |  |
|                                 |   |   |  |  |
|                                 |   |   |  |  |
|                                 |   |   |  |  |
|                                 |   |   |  |  |

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### Structural Inclusions

|                          |  |           |  |
|--------------------------|--|-----------|--|
| Concrete Slab            | <ul style="list-style-type: none"> <li>Cupolex Dome slab on ground as per engineers design</li> </ul>      |           |  |
|                          | based on a 'M' class soil conditions   |           |  |
| Frame & Trusses          | <ul style="list-style-type: none"> <li>90 x 45 MPG10 Pine Frame</li> </ul>                                 |           |  |
|                          | as per engineers and manufacturers specs.  |           |  |
| Roofing                  | <ul style="list-style-type: none"> <li>Colorbond Metal Roof with foil blanket - Design specific</li> </ul> |           |  |
|                          | <ul style="list-style-type: none"> <li>Roof Pitch - Design Specific</li> </ul>                             |           |  |
|                          | <ul style="list-style-type: none"> <li>Colorbond metal fascia with C/bond quad gutter</li> </ul>           |           |  |
|                          | <ul style="list-style-type: none"> <li>Painted PVC round downpipes</li> </ul>                              |           |  |
| Windows and              | <ul style="list-style-type: none"> <li>100% Double Glazed Powdercoated aluminium windows</li> </ul>        |           |  |
| Sliding/Bi-folding Doors | <ul style="list-style-type: none"> <li>100% Double Glazed Powdercoated Aluminium sliding doors</li> </ul>  |           |  |
|                          | <ul style="list-style-type: none"> <li>Bi-folding and stacking slider doors</li> </ul>                     |           |  |
|                          | <ul style="list-style-type: none"> <li>Colour range from manufactures standard range.</li> </ul>           |           |  |
|                          | <ul style="list-style-type: none"> <li>Flyscreens to openable windows</li> </ul>                           |           |  |
|                          | <ul style="list-style-type: none"> <li>Flyscreens to Sliding and stacking doors</li> </ul>                 | Optional* |  |
|                          | Stain Grade timber windows and Doors   |           |  |
| Entrance Doors           | <ul style="list-style-type: none"> <li>Paint Finish 2340 x 820 Solid Core Flash Panel door</li> </ul>      |           |  |
|                          | <ul style="list-style-type: none"> <li>1200 x 2400 Pivot Door. (Stain Grade) from Builders</li> </ul>      | Optional* |  |
| External Doors           | <ul style="list-style-type: none"> <li>Select from flushpanel weatherproof</li> </ul>                      |           |  |
| Internal Doors           | <ul style="list-style-type: none"> <li>Paint Finish 2340 x 820 Solidcore Flash Panel doors</li> </ul>      |           |  |
|                          | <ul style="list-style-type: none"> <li>Paint Finish 2340 x 820 Full Light Glazed as nominated</li> </ul>   |           |  |
| Garage door              | <ul style="list-style-type: none"> <li>Panellift Garage door from Level 1 Selections</li> </ul>            |           |  |
| Internal Door Furniture  | <ul style="list-style-type: none"> <li>Gainsborough G4 Designer handles and fittings</li> </ul>            |           |  |
| Mouldings                | <ul style="list-style-type: none"> <li>67mm square edge Archs and 90mm Bevelled edge skirts</li> </ul>     |           |  |
| External Claddings       | <ul style="list-style-type: none"> <li>Design specific - Refer to design elevations</li> </ul>             |           |  |
| Internal Linings         | <ul style="list-style-type: none"> <li>Design specific - Refer to design elevations</li> </ul>             |           |  |
| Ceiling Heights          | <ul style="list-style-type: none"> <li>Lower or single Level @ 2740mm</li> </ul>                           |           |  |
|                          | <ul style="list-style-type: none"> <li>Upper Level @ 2740mm</li> </ul>                                     |           |  |

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## Specifications

### Structural Inclusions (Continued)

|                        |   |   |  |  |  |  |
|------------------------|---|---|--|--|--|--|
| Eaves / Portico Lining | ● | Flush Joint Cement Sheet Paint Finiah         |  |  |  |  |
|                        |   |   |  |  |  |  |
| Cornice                | ● | Square Set or cornice from level 2 selections |  |  |  |  |
|                        |   |   |  |  |  |  |
|                        |   |   |  |  |  |  |

### Kitchen

|                    |   |   |                       |  |  |  |
|--------------------|---|---|-----------------------|--|--|--|
| Cabinets           | ● | Prefinished Laminate board cupboards and drawers with soft closing hardware |                       |  |  |  |
|                    | ● | Two Pack finish cupboards and drawers with soft closing hardware            | Optional*             |  |  |  |
| Cabinet Furniture  | ● | Select Form Level 1 Selections  |                       |  |  |  |
|                    | ● | Select Form Level 2 Selections  |                       |  |  |  |
|                    | ● | Select Form Level 3 Selections  |                       |  |  |  |
| Benchtops          | ● | 20mm Reconstituted Stone Benchtops from Builders range                      |                       |  |  |  |
|                    | ● | 40mm Reconstituted Stone Benchtops from Builders range                      | Optional*             |  |  |  |
| Appliances         | ● | Kleenmaid OMF6021 82L Multifunction 60cm wall oven                          |                       |  |  |  |
|                    | ● | Kleenmaid ICT9021 90cm Induction cooktop                                    | Gas Cooktop optional* |  |  |  |
|                    | ● | Kleenmaid RHUM90 90cm undermount Rangehood                                  |                       |  |  |  |
|                    | ● | Kleenmaid DW6021 Fully Integrated Dishwasher                                |                       |  |  |  |
|                    | ● | Kleenmaid MW4520 Combi Microwave / Convection Oven                          |                       |  |  |  |
| Kitchen Sink       | ● | Olivieri 1 & 1/2 bowl undermount with accesories                            |                       |  |  |  |
| Kitchen Sink Mixer | ● | Phoenix Rush or Gloss Sink Mixer  |                       |  |  |  |
|                    |   |   |                       |  |  |  |
|                    |   |   |                       |  |  |  |

### Bathrooms and Ensuite

|           |   |   |           |  |  |  |
|-----------|---|---|-----------|--|--|--|
| Cabinets  | ● | Prefinished Laminate board cupboards and drawers with soft closing hardware |           |  |  |  |
|           | ● | Two Pack finish cupboards and drawers with soft closing hardware            | Optional* |  |  |  |
| Benchtops | ● | 20mm Reconstituted Stone Benchtops from Builders range                      |           |  |  |  |
|           |   |   |           |  |  |  |

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Specifications

*Bathrooms and Ensuite (continued)*

|              |   |   |                 |  |
|--------------|---|---|-----------------|--|
| Tapware      | ● | Phoenix Rush or Ralii Wall Basin Mixer Set            |                 |  |
|              | ● | Phoenix Rush or Ralii Basin Mixer                     |                 |  |
|              | ● | Phoenix Rush or Ralii Shower/Bath Mixer               |                 |  |
| Basins       | ● | Builders Range of Countertop and undermount Basins    |                 |  |
| Toilet Suite | ● | Caroma Luna Back to wall Cistern                      |                 |  |
| Showers      | ● | Insitu showerbase with Smartwaste drain               |                 |  |
|              | ● | Insitu showerbase with S/steel gratedrain             | Optional*       |  |
|              | ● | Semi-frameless laminated glass screen with pivot door | Design Specific |  |
|              | ● | Fully Frameless Toughened glass screens               | Design Specific |  |
|              | ● | Phoenix Lexi Compact Twin Shower                      |                 |  |
| Bath         | ● | Dacina Carina 1650mm. Acrylic Soaker Bath             | Design Specific |  |
|              | ● | Lani Freestanding 1700mm Acrylic Bath                 | Design Specific |  |
| Accessories  | ● | Phoenix Gloss Accessories                             |                 |  |
|              |   | Double towel rails                                    |                 |  |
|              |   | Towel Rings   |                 |  |
|              |   | Toilet Roll Holders                                   |                 |  |
|              |   | Robe Hooks  |                 |  |
| Mirrors      | ● | Framed Mirrors - Design Specific                      |                 |  |
|              | ● | Unframed Mirrors - Design Specific                    |                 |  |
|              |   |   |                 |  |
|              |   |   |                 |  |
|              |   |   |                 |  |
|              |   |   |                 |  |
|              |   |   |                 |  |

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### Laundry

|          |   |   |           |  |
|----------|---|---|-----------|--|
| Cabinets | ● | Prefinished Laminate board cupboards and drawers with soft closing hardware |           |  |
|          | ● | Two Pack finish cupboards and drawers with soft closing hardware            | Optional* |  |
| Sink     | ● | Undermount 45lt S/steel sink  |           |  |
| Mixer    | ● | Phoenix Rush or Gloss Sink Mixer  |           |  |
| Stops    | ● | Concealed in cabinet wall stops   |           |  |

### Tiling

|                 |   |   |           |  |
|-----------------|---|---|-----------|--|
| Supply of Tiles | ● | Select From level 1 selections (\$30 m2)      |           |  |
|                 | ● | Select From level 2 selections (\$45 m2)      | Optional* |  |
|                 | ● | Select From level 3 selections (\$60 m2)      | Optional* |  |
|                 |   | Laying of Ceramic Tiles                       |           |  |
|                 | ● | Laying of Vitrified Tiles                     |           |  |
| Extent Of Tiles | ● | Floor tiles for all wet areas                 |           |  |
|                 | ● | 200mm. Skirting tiles to wet areas            |           |  |
|                 | ● | 600mm above bath hob                          |           |  |
|                 | ● | 200mm splashback above vanities, l'dry        |           |  |
|                 | ● | Tiled shower                                  |           |  |
|                 | ● | Floor tiling to balcony - design specific     |           |  |
|                 | ● | Tiled Splashback to Kitchen - Design Specific |           |  |
|                 | ● | Full Height wall tiles to wet areas           | Optional* |  |
| Waterproofing   | ● | Waterproofing as required                     |           |  |

### Electrical Inclusions

|                    |   |   |           |  |
|--------------------|---|---|-----------|--|
| Consultancy        | ● | Complimentary meeting with Electrical Consultant    |           |  |
| Electical Fittings | ● | Clipsal Iconic series Swiatches and Plates          |           |  |
|                    | ● | LED Downlight Fittings                              |           |  |
|                    | ● | NBN / Fibre ready Home Comms Hub                    |           |  |
|                    | ● | Home Automation Package                             | Optional* |  |
| Smoke Detectors    | ● | Hard Wired Detectors as required                    |           |  |
| Meterbox           | ● | Standard Single Phase Connection with safety switch |           |  |
|                    | ● | Standard Three Phase Connection with safety switch  | Optional* |  |
| Heating            | ● | Gas Ducted Heating                                  |           |  |
| Air-conditioning   | ● | Fully ducted reverse cycle AC - design specific     |           |  |

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### Painting

|          |   |   |  |  |
|----------|---|---|--|--|
| Interior | ● | Dulux Low VOC inviro 3 Coat paint system                |  |  |
|          | ● | Walls - 3 coat acrylic low sheen                        |  |  |
|          | ● | Ceilings - 3 coat acrylic flat                          |  |  |
|          | ● | Trim - Aquaenamel gloss or semi-gloss                   |  |  |
|          | ● | Colours as per selections                               |  |  |
| Exterior | ● | Dulux exterior paint system to match external substrate |  |  |
|          |   |   |  |  |
|          |   |   |  |  |

### Hot Water System

|                  |   |  |           |  |
|------------------|---|--|-----------|--|
| Hot Water System | ● | Solar hot water system with gas booster      |           |  |
|                  | ● | Solar hot water system with Electric booster | Optional* |  |

### Internal Stairs

|                         |   |   |  |  |
|-------------------------|---|---|--|--|
| Internal Stairs         | ● | Design Specific - Typically select KDHW open stringer   |  |  |
|                         |   |   |  |  |
|                         |   |   |  |  |
| Balustrades & Handrails | ● | Design Specific - Typically Fully-Framess Glass with<br>Stainless Steel Balustrade & Handrail |  |  |
|                         |   |   |  |  |
|                         |   |   |  |  |

### Floor Coverings

|   |   |   |           |  |
|---|---|---|-----------|--|
| Note: All floor covering are subject to design and selection and are not included in base pricing |   |   |           |  |
| Floor Tiles   | ● | Select From level 1 selections (\$30 m2)    |           |  |
|   | ● | Select From level 2 selections (\$45 m2)    | Optional* |  |
|   | ● | Select From level 3 selections (\$60 m2)    | Optional* |  |
| Carpets   | ● | Select From level 1 selections (\$50 m2)    |           |  |
|   | ● | Select From level 2 selections (\$65 m2)    | Optional* |  |
|   | ● | Select From level 3 selections (\$80 m2)    | Optional* |  |
| Timbers and speciality finishes   | ● | Wide Board Oak Engineered hardwood flooring |           |  |
|   | ● | Epoxy 'Flake' Finish to garage floor        | Optional* |  |
|   |   |   |           |  |

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