Technical Specification 301
120 (Lot 201, 206-219) Bond Lane Greenvale Vic

Effective: 29/11/23 v3.0 Replaced: 23/08/23 v2.0

EXTERNAL FEATURES:	**Brickwork:**	**General:** Refer External Colour scheme for Brick type. **Clay bricks from builder's Category 1 (BC1.06)**
	Mortar Joints:	Off White (Joint profile Product specific)
	External Mouldings:	Lightweight exterior moulding with acrylic texture coating render to all exposed surfaces, render colour from builder's Category 1 (Façade specific, refer working drawing for extent of cover)
	Render:	Acrylic texture coating render 3 Coat System, from Builder's Category 1 (Façade specific, refer working drawing for extent)
	Wall Cladding Systems:	Various alternative wall cladding systems are used on a House / Product / Façade specific basis. These wall cladding systems include but are not limited to autoclaved aerated concrete panels, Fibre Cement products, and feature timber panelling (Product / Façade specific, refer working drawing for extent)
	Roof Cover:	**Tiles:** Concrete roof tiles, from Builder's Category 1 (RTC1.02) (Product specific) **Metal:** Colorbond Lower corrugated sheet roof, metal deck roof or tray deck and Zincalume to First floor roofs (Product specific)
	Roof Plumbing:	Colorbond metal fascia and barge Colorbond Quad gutter with 100 x 50mm rectangular downpipes (Product specific) Rainheads: Colorbond Metal Square Flat bottom or Half Round (Product specific)
	Entry Doors:	**Front:** ** Hume Newington Range 'XN1' 2040mm high (Clear Glass) where ceiling height is 2400mm high & 2340mm high where ceiling height is 2700mm high (Door width Product specific refer working drawings)
		Rear/Laundry (Hinged Door only): External flush panel door (Product specific, refer working drawings for size and location)
		Sliding door Aluminum Clear Glazed door in Powder coated finish (Product specific, refer working drawings for size and location)
	Door Furniture:	**Front Door:** Canterbury Caster Entry Knobset entry set with Canterbury Orbit Deadbolt
		External Hinged Door: Canterbury Caster Entry Knobset entry set (Product specific)
		Door Stop: 75mm cushion, White
	Entry Frame:	**Front:** Timber with aluminium sill and clear glazed sidelight(s) (Product specific)
		Rear/Laundry (Hinged door): Timber frame with aluminium sill or aluminium frame (Product Specific, refer working drawings for size and location)
		Rear (Sliding door): Refer "Sliding Doors" item below (Product specific, refer working drawings for size and location)
	Windows:	Aluminum awning or sliding, with powdercoat finish (Product specific) ** **Note:** Flyscreens and Locks to all openable windows **(Included)**
	Sliding Doors:	Aluminum, powdercoat finish (Product specific, refer working drawings) ** **Note:** Flyscreens to Sliding Doors **(Included)**
	Infills Over Windows:	**Single Storey:** Brick infills (excludes corner windows), Rendered Hebel® aerated concrete infills, Lightweight Cladding infills (Product specific, refer working drawings for type/extent)
		Double Storey: Brick infills (excludes corner windows), Rendered Hebel® aerated concrete infills, Lightweight Cladding infills. (Product specific, refer working drawings for type/extent)
	Balcony Balustrade:	Product Specific (refer working drawings for design, size and location)

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FRAMING:	**Walls**:	**Single Storey:**	90mm thick stabilised timber frame throughout
		Double Storey:	90mm thick stabilised timber frame throughout to both floors
		Boundary/Party wall:	****** Dual zero hebel partiwall system, timber fireproof and acoustic system to BCA Requirements – ***Lot 201 only***
			** Hebel system, timber fireproof and acoustic system to BCA Requirements – ***Lot 206-219***
	Roof:		Stabilised timber roof trusses
INSULATION:	**Ceiling**:		R4.0 Glasswool batts; excludes Garage, Outdoor Room/Verandah and Portico and First Floor floor system areas
	First Floor Joists Area:		R4.0 Glasswool batts; to floor area above Garage, Outdoor Room/Verandah and Portico ONLY.
	External walls:		R2.0 Glasswool batts, including party wall between house and garage. No insulation to garage walls
SISALATION:	**Weather Wrap:**		Medium Duty to ground and first floor external walls; joins in weather wrap to be taped and gaps around windows/doors sealed.
HOT WATER SERVICE:	**Solar Hot Water (Victorian Metropolitan area):**		Gas mains pressure hot water unit with Chromagen 201VOSP12T26P NG solar collector panel/s, Chromagen 201VOSP12T26P NG, 200 litre storage tank and 26 litre continuous flow hot water service combined in one unit, tempered to all points. (Number of solar collector panels is orientation-specific)
	#		Where recycled water is available to the estate, recycling water to be included and Solar HWU will be replaced by natural gas mains pressure 26 litre/minute continuous flow hot water service, tempered to all points.
SUSTAINABLE ENERGY:	**Draft Exclusion:**	**Exhaust Fans:**	Backdraft shutter incorporated in exhaust fan vented to external air
		Entry frames:	Full perimeter draft seals to all entry door frames and internal access door to garage but excluding garage external pedestrian door.
PAINTWORK:	**General:**		Dulux paints to be used throughout in accordance with **Paint Specification 20** Refer Internal Colour scheme for paint colours.
	External:	**Front door:**	Sealer undercoat with enamel gloss top coats
		Other Hinged Doors:	Sealer undercoat with Low Sheen acrylic top coats
		Fascia, gutter & downpipes:	Colorbond (Maximum two colours)
		Woodwork:	Low Sheen acrylic (one colour)
	Internal:	**Woodwork and Doors:**	Sealer undercoat with enamel gloss top coats (Doors, skirting and architraves to be one colour)
		Ceilings:	Flat acrylic (one colour throughout)
		Walls:	Sealer undercoat and two top coats washable matt acrylic (one colour throughout)
INTERNAL FEATURES:	**Ceiling Height:**	**Double Storey:**	** 2550mm main living floor level, 2400mm to all other floors (Product specific) – ***Lot 201 only***
			** 2700mm main living floor level, 2550mm to all other floors (Product specific) ***– Lot 206-219***
	Room Doors:		** Flush panel 2040mm high where 2400 high ceiling & 2340mm high where 2700 high ceiling
	Room Door Furniture:		Lever handles as Builder's Category 1 Note: Privacy lever set to Powder room and Bathroom

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	Door Stop:	75mm White cushion stop
	Mouldings:	**Skirtings:** 67mm high double pencil round PMDF. **Architraves:** 42mm wide double pencil round PMDF.
	Cornice:	75mm Cove (Tru Scotia) cornice throughout
APPLIANCES:	**Underbench Oven:**	** Inalto IO90XL10T, black/glass, electric, 900mm wide, fan forced
	Cook Top:	** Inalto ICG905W, stainless steel 900mm Gas Cooktop
	Rangehood:	** Inalto IUM90 Undermount rangehood stainless steel, 90cm wide **Single Storey:** Ducted through to external air. **Double Storey:** Ducted through to external air.
	** **Dishwasher:**	Inalto IDW7S freestanding. stainless Steel 600mm wide (2049882)
KITCHEN:	**Sink:**	Franke SKX621 1160 Double bowl stainless steel with one tap hole
	Tap:	Mizu Drift SQ rectangular sink mixer with lever handle, chrome finish
	Microwave Provision:	600w x 450h incorporated in kitchen base cupboards and vented into adjacent cupboard space, including single power point. (Not included in all products, refer working drawings for standard inclusion)
	Dishwasher Provision:	Opening for future dishwasher including single power point and capped cold water point (Not included in all products, refer working drawings for standard inclusion)
	Cabinetry:	**General:** Refer Internal Colour scheme for finish **Base Cupboards:** Fully lined modular cabinets (Refer working drawings for layout and extent) **Overhead Cupboards:** Fully lined modular cabinets (Refer working drawings for layout and extent) **Doors/Drawers:** Standard laminate, from builder's Category 1 **Bench Tops (Kitchen):** 20mm thick stone composite benchtop. Select from builder's Category 1 range **Bench Top Edges (Kitchen):** Square Edge with 2mm arris **Handles:** From builder's Category 1 (Refer Colour scheme)
BATHROOM/ ENSUITE OR POWDER ROOM:	**Mirrors:**	Silver backed with polished edges, seated on vanity, to full width of vanity
	Basins:	**Inset Basin:** Kado Arc Square white vitreous china inset basin with chrome pop-up waste (Product specific) **Semi Recessed Basin:** Kado Arc Square white vitreous china basin with chrome pop-up waste (Product specific) **Wall Basin:** Posh Solus Mini wall basin (1 tap hole) with Mizu 40mm round chrome bottle trap and chrome pop-up waste. (not included in all products, refer working drawings for standard inclusion)
	Bath:	Base bath, white acrylic, 1500mm x 750mm or 1700mm x 750mm, with chrome waste and black rubber plug (Size is Product specific, refer working drawings)
	Shower Bases:	** Ceramic tiled shower base with square chrome waste
	Shower Screens:	Semi framed with pivot (overlap) door and clear laminated glass and silver trim
	Taps and Outlets:	**Bath-Hob Mounted:** Posh Bristol Mk2 bath wall mixer with round backplate, lever handle and Posh Bristol Mk2 gooseneck hob swivel outlet, chrome finish (not included in all products, refer working drawings for standard inclusion) **Bath-Wall Mounted:** Posh Bristol Mk2 bath wall mixer with round backplate, lever handle Posh Solus 180 mm long straight wall mounted fixed outlet, chrome finish (not included in all products, refer working drawings for standard inclusion) **Shower:** Posh Bristol Mk2 shower wall mixer with round backplate, lever handle and Base 1F shower head on slide rail, chrome finish
	Basin-Top Mounted:	Posh Bristol Mk2 basin mixer with lever handle, chrome finish
	Basin-Wall Mounted:	Posh Bristol Mk2 basin mixer with lever handle, chrome finish (not included in all products, refer working drawings for standard inclusion)
	Toilet Suite:	Base Link toilet suite # 9503292, white vitreous china toilet pan with white acrylic cistern and seat, and chrome mini cistern stop tap

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	Cabinetry:	**General:**	Refer Internal Colour scheme for finish
		Base Cupboards:	Fully lined modular cabinets (Refer working drawings for extent)
		Doors/Drawers:	Standard laminate, from builder's Category 1
		Bench Tops:	20mm thick stone composite benchtop. Select from builder's Category 1 range
		Bench Top Edges:	Square Edge with 2mm arris
		Handles:	From builder's Category 1 (Refer to Colour scheme)
	Wet Area Accessories:	**Ensuites and bathroom:**	Base Double Towel Rail 800mm (9503331) or Base Single Towel Rail 800mm (9503330) or Base Towel Ring (9503328) (Product specific, refer working drawings for quantity/inclusion)
		Powder Room/s:	Base Towel Ring (9503328)
		Toilets:	Base Toilet Roll Holder (9503325)
			All wet area accessories chrome finish
LAUNDRY:	**Trough:**		****** 45 Litre or compact 32 Litre single bowl stainless steel with concealed bypass, standard waste including laminate benchtop and floor cupboards (Product Specific, refer working drawings)
	Tapware:	**Trough:**	Posh Bristol Mk2 upswept sink mixer with lever handle, chrome finish
		Washing Machine:	Mini stop taps located inside laundry cupboard
	Suds By-pass:		Direct connection to side of trough waste outlet
COOLING:	**Split System:**		Braemar 7kw Split System to Main Living (Brand, Model & Size is subject to change as per manufacturers recommendation)
			** Braemar 2.5kw Split System to Master Bedroom (Brand, Model & Size is subject to change as per manufacturers recommendation)
HEATING:	**Panel Heaters:**		Rinnai Electric Panel Heater – 1500w (PEPH15PEW) to Bedroom 2, 3 & 4
ELECTRICAL:	**Supply:**		Single phase
	Power Points:		2no doubles to habitable rooms, 3no doubles to Bedroom1 and Living. Doubles to bathrooms and ensuites.
	Internal Light points:		LED Downlights (Refer to Working Drawings) LED step lights to staircase LED linear light to garage Oval bunker light, black, to under stair storage (Product specific, refer working drawings)
	External Light Points:		LED downlight to Portico/Entry (refer to working drawings) Weatherproof single flood light/s (Product specific refer working drawings)
	Switch Plates:		White (wall mounted where practical).
	Smoke Detector:		Hardwired, Interconnected with battery backup
	Exhaust Fans:		Above all showers, also to water closets without direct ventilation to outside air
	TV Point:		Two points including Antenna (refer working drawings) (Where Second living/TV space is applicable – additional 1No TV point will be provided)
	Telephone Point (Data):		Two points with wall plate run to NBN location (refer working drawings)
	Safety Switch:		RCD safety switch and circuit breakers to meter box
CERAMIC TILING:	**General:**		Refer Internal Colour scheme for finish
	Wall Tiles and Bath Hob:		Builder's Category TC 1.01 range wall tiles to areas as per standard working drawing. Plain aluminium 'L-Shape' angle trim to bath hob/riser junction ** Full height tiling to Powder, Bathroom and Ensuite
	Kitchen Splashback:		****** Category 1 glass splashback to areas as per working drawings
	Floor Tiles:		Builder's Category TC1.01 range floor tiles to laundry, bathroom, ensuite, powder room and water closets as per standard working drawing. Aluminium metal trim to doorways/openings abutting alternative floor covering.

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	Skirting Tiles:	100mm high, from Builder's Category TC1.01 range floor tiles to laundry, bathroom, ensuite, powder room and water closets as per standard working drawing.
	Balcony Tiles:	Glazed Ceramic tiles with textured finish to top surface from builder's Category TC 1.01 (Product specific, refer working drawings for inclusion of balcony)
**** WINDOW FURNISHING:**	**Blinds:**	Holland roller blinds to Living (Sheer) and Bedrooms (Blockout)
FLOOR COVERING:	**General:**	Refer Internal Colour scheme for finish
	Carpet:	Generally to the bedrooms and adjacent passage and stairs.
	Laminate Timber look Flooring:	Generally to the entry, adjacent passage, living, meals and kitchen.
PAVING:	**General:**	Subject to Developer/Town Planning requirements
	Colour-through concrete paving:	100mm Thick, Colour pre-selected from builder's standard range. (House/Product specific, refer working drawings for extent of paving)
	Colour-through concrete pad:	Under clothesline (House/Product specific, refer working drawings for extent of paving)
LANDSCAPING:	**General:**	Subject to Developer/Town Planning requirements Soft Landscaping (House/Product specific, refer working drawings for extent)
.	**Letterbox:**	Freestanding lockable Letterbox with render-style textured finish and stainless steel front panel with paperholder 75mm Stainless steel numerals

CLOTHESLINE: Coopers - City Living Fold Down Mainline single frame Wall Mount, with optional 'Post Kit' as required.
(Inclusion and/or clothesline model Site Specific due to space limitations. Refer working drawings for location/inclusion of clothesline)

FENCING:	**General:**	Subject to Developer/Town Planning requirements Treated pine timber paling fencing. (refer Site Plan/Working Drawings for extent of fencing)
.	**** Side Boundaries:** (Corner Lots only)	1800mm high timber paling fencing with exposed posts and capping
	**** Rear Boundary:**	1800mm high lapped timber paling fencing
	**** Dividing Fence:**	1800mm high lapped timber paling fencing
	Wing Fence:	1800mm high Treated pine timber paling fencing between house and side boundary including single paling gate with latch on metal frame (House/Product specific, refer working drawings for inclusion)

STORAGE: (Product specific)	**Shelving:**	**Robes:**		One white melamine shelf and hanging rail
		Walk in Robe:		One white melamine shelf and hanging rail
		Pantry/Linen:		Four white melamine shelves with supporting front rail (refer working drawings for inclusion)
		Broom:		One white melamine shelf with supporting front rail (refer working drawings for inclusion)
	Doors:	**General:**		Refer Internal Colour scheme for finish
		Robes:	Sliding:	****** 2065mm or 2330mm (nominal) high, aluminium frame and vinyl clad panel. (refer working drawings for height/extent)
			Hinged:	****** Flush panel, 2040mm or 2340mm high hinged door(s) (Product specific, refer working drawings for height/inclusion)
		Walk in Robe:	No Doors:	Open shelving only where no doors are indicated on working drawings. (Refer working drawings for standard inclusion)
			With Doors:	Vinyl sliding doors or hinged doors as for 'Doors, Robes' above refer internal Colour scheme for finish. (refer working drawings for extent)

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		Pantry, Linen, Broom:	** Flush panel, 2040mm or 2340mm high hinged door(s)
		Handles:	D Pull Joinery handles
STAIRS (Double Storey Homes only)**:**			** MDF treads and risers, MDF closed stringer, Vic Ash balustrade, metal balusters and waterfall rail KDHW handrail, clear polyurethane finish, 14mm diameter factory finished matt black etch paint metal balusters, timber newel posts, gloss paint finished (Product specific. Refer to working drawings and Internal Colour scheme for finish)
GARAGE:	**General:**		Colorbond flat metal roof, plaster ceiling, concrete floor **Cladding above vehicular door opening:** Brick infills, Rendered Hebel® aerated concrete infills, Lightweight Cladding infills. (Product specific, refer working drawings for type/extent)
	External Walls:		Brick veneer, Single skin brickwork with attached piers, Rendered Hebel® aerated concrete, Lightweight Cladding (Product specific, refer working drawings for type/extent)
	Vehicular Door: (Product specific)		Colorbond sectional overhead manual operation door with electric powered remote control unit to front garage door(s) with hand held transmitters (Refer working drawing for width of door)
	Pedestrian Door: (Product specific)	**Door Frame:** **Door:** **Door Furniture:**	Timber with aluminium sill ** 2040mm high (where 2400 ceiling) and 2340 high (where 2700 ceiling) weatherproof, opening in ** Canterbury Castor Entry Knobset entry set
	Internal Access Door: (Product specific)	**Door Frame:** **Door:** **Door Furniture:**	Timber ** 2040mm high (where 2400 ceiling) and 2340 high (where 2700 ceiling) Weatherproof flush panel, opening into house ** Canterbury Castor Entry Knobset entry set
CONCRETE SLAB:	Concrete slab shall be constructed in accordance with AS 2870-2011 and in accordance with Engineers design		
	House:	**Slab Type:** **Classification of Soil:**	Waffle Slab Class M
CONNECTION OF SERVICES:	**Sewer Drains:**		100mm diameter Sewer grade PVC; up to 6 lineal metres of drains from residence to legal point of discharge. Includes connection of sewer point up to 1500mm deep below natural ground level.
	Storm Water Drains:		100mm diameter Stormwater grade PVC; up to 6 lineal metres of drains from residence to legal point of discharge.
	Power Supply:		Single phase underground power connection from supply authority power pit at front of property to house meter box; includes up to 12 lineal metres of service line. Provision and installation of supply pit is the responsibility of the owner.
	Communications:		Underground Conduit from Boundary to house, includes NBN Minimal Provision for future connection (Subject to service authority) Provision and installation of supply pit is the responsibility of the owner
	Water Tapping: (Dry Water Tapping)		Positioning of a 'Dry Water Tapping' in the nature strip, on the same side of the road as the property, is conditional to the point of connection as directed by the water authority. If tapping is positioned in front of a garage as a result of the house / garage siting, all associated fees, costs and works to relocate the water meter is the owner's responsibility. **(Product/Design Specific)**
	Cold Water Supply:		Up to 6 lineal metres of 20mm diameter cold water service pipe lead-in from supply authority meter position to house external wall.
	Gas Reticulation:		Up to 20 lineal metres of 32mm diameter gas service pipe from supply authority reticulation to gas meter position.
TERMITE TREATMENT:			Termite management system for concrete monolithic/raft slab. Chemically impregnated slab and brick pier perimeter barrier and chemically impregnated collars to slab penetrations

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WIND SPEED REQUIREMENT:	The standard home is designed to withstand up to, and including, Wind Classification 'N2' with a maximum wind gust speed of 33m/s, in accordance with AS4055-2012 and AS1684.2-20

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