

BUILDING PERMIT

Building Act 1993 Building Regulations 2018

PERMIT NUMBER:

DATE ISSUED:

8462333803878

20/08/2024

ARKI BUILDING SURVEILLANCE

PRECISE CONSTRUCTIONS & DESIGNS

*"It's simple, we
build homes with
Quality & Style"*

Building with Pride

21/6/2024

TRADITIONAL PROJECT SPECIFICATIONS

2024

House Type: Own Design.

Traditional Facade

Name of Owner: Precise Constructions & Designs.

Address of Property: 69 Cedar St Thomastown Vic

Builder: PRECISE CONSTRUCTION & DESIGNS.

Phone: 0412474768

DATED THIS DAY OF 2024

Planning and External Works

Planning Permit	Included,
Building Permit Fees	Included
Footpath/Crossing Deposit	Included
Check Survey	Included
Site Clearing/Tree Removal	Included
Excavation - Remove Excess Soil From Site	Included
Site Scrape (Vegetation Only)	Included
Rock Removal	Included
Wet Water Tapping (On same side of street)	Included
Garden Taps, Front & Rear	Included
Stormwater Drains (Up to 60m) or as per plan	Included
Sewer Drains And Connections (35m normal, 45m if ensuite) or as per plan	Included
Gas Connection (If applicable)	Included
Standard Paling Fence (Half Cost Share With Neighbour)	Included
Concrete Driveway And Path To The Front Entry: P/A 32SQ OF PLAIN CONCRETE.	Included
Electrical Connection - (UP TO 10 METRES ONLY) Underground / Overhead	Include
Note; Meter box will be placed at closest and most practical place. Movement will constitute An additional charge.	

Foundations

Slab On Ground - Classification H. Allowance of 90m3 of Concrete	Included
Strip Footings - Classification:	Not Included
Termite Treatment	Not Included

Date:Initials:
(Owner)Initials:
(Builder)

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Frame Construction

Wall Frame - F10 Pine	Included
Ceiling Height: 2700 Ground Floor 2550 First Floor	Included
Roof Frame -Engineered Designed Truss Roof 22.5 degrees roof pitch	Included
Lintels - Timber	Included

Windows

Powder Coated Double glazed Awning Aluminium Windows (as per plan)	Included
Window Locks To All Openable Sashes	Included
Obscure Glass to Bathroom, Ensuite and WC	Included

Roof Cover

Colour bond & Concrete Roof Tiles	Included
Metal Fascia and Quad Gutters -'	Included

External Cladding

Bricks - Face brickwork (Exposed) - Standard Builder's Range To Ground floor & cladding to remainder of dwelling	Included
Sills - Brick On Edge	Included
Mortar- Natural Colour	Included
Joints - Raked or Round	Included

Eaves/Verandah Lining

Cement Sheet	Included
	Included
Insulation	
Ceiling and Walls as per Energy Rating .	Included
Walls -wall wrap.	Included

Date:

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External Doors

Front Entry Door: Corinthian 2040 x 820 x 40 mm	Included
Laundry Door: Corinthian Weatherproof Ply 2040 x 820 x 35 mm	Included

Verandah

90x90 oregon post	Included
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Electrical

Note: All Accessories White

Internal Light Points - as per plan	Included
External Light Points - As Per Plan	Included
Single Power Points - As Per Plan	Included
Double Power Points - As Per Plan	Included
Ceiling Exhaust Fans - Above Showers	Included
Safety Switches - As Per Plan	Included
240 AC Smoke Detectors as per plan	Included
2 T V POINTS	Included

Heating

2 Split Systems 1 down stairs & 1 up stairs	Included
Plumbing Fixtures	
Kitchen Sink 1 ¾ Bowls (Stainless Steel) - 1135 mm	Included
Laundry Trough - Tubmasta 45 litre stainless Trough with Acrylic Cabinet (White) or as per plan	Included
Bath- Posh Solus 1650 mm Acrylic or 1510 mm Acrylic as per plan (White) or as per plan	Included
Shower Base (Bathroom) - 900 x 900 Poly shower line or tiled as per plan	Included
Shower Base (Ensuite) - 900 x 900 Poly shower line (If applicable) or tiled as per plan	Included
Toilet Suite - Ceramic Builders range	Included
Vanity Basin - Ceramic Builders range	Included

Date

**Initials
(Owers)**

**Initials
(builder)**

Internal Lining (Gyprock)	Included
Walls- 10 mm Plasterboard	Included
Ceiling -10 mm Plasterboard	Included
Cornices: Square Set	
 Joinery	
Architraves: Corinthian 67 x 15 MDF	Included
Skirting: Corinthian 67x15 mm MDF	Included
Internal Doors Flush Panel	Included
Robe Doors - Flush Panel	Included
 Door Furniture	
External- Entrance Set	Included
Internal- Lever	Included
 Shelving	
Robes -1 Single Melamine Board Shelf And Hanging Rail	Included
Linen -4 Melamine Board Shelves	Included
Broom - 4 Melamine Board Shelf (If applicable)	Included
Pantry - 4 Melamine Board Shelves	Included
 Cabinets	
Kitchen	
Doors - Square Edged Formica Colour Panel pre finished board	Included
Tops - 20mm Caesar Stone Bench tops	Included
Handles- D Pulls	Included
Bathroom Cabinets	Included
Ensuite Cabinets (If applicable)	Included
Bathroom Handles- D Pulls	Included
Computer Bench (If applicable)	Not Included

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Stair Case (Applicable to Two Storey Designs)	
Painted Craftwood - Treads To Be Carpeted	Included
Baluster - Square / Fluted / Turned	Included

Taps And Accessories

Taps

Kitchen -STANDARD sink Mixer Tap (chrome)	Included
Bathroom - (chrome)	Included
Ensuite - (chrome) (If applicable)	Included
Powder Room - (chrome) (If applicable)	included
Laundry - (chrome)	Included

Appliances

Wall / Under Bench Oven - 600 Single Multi Function	Included
Cook Top - Gas 600mm	Included
Rangehood - 600mm Slideout	Included
Dishwasher- 600mm	Included
Hot Water Service - r	Included

Ceramic Wall Tiling

Retail Value: \$29.50 m2	Included
Kitchen - As Per Detailed Plans	Included
Bathroom - As Per Detailed Plans	Included
Powder Room - (If applicable}	Included
Ensuite - As Per Detailed Plans (If applicable)	Included
Laundry- As Per Detailed Plans	Included

Retail Value: \$29.50 m2

Kitchen - as per detailed plans Floating timber Included

Bathroom - as per detailed plans Included

Ensuite (If applicable) Included

Laundry - as per detailed plans Included

WC - as per detailed plans Included

Powder Room (If applicable) Included

Meals & hallway Area Floating Timber \$30.00 Per SQ/Mt Included

Shower Screens

Coloured Surround - Laminated clear glass Semi Frameless Included

Pivot Door to bathroom and ensuite Included

Mirrors - Fixed

Frame To Match The Shower Screen (Maximum width 1200mm) Included

Painting

External

Timber - Acrylic - Two Coats Included

Metal - Acrylic - Two Coats Included

Internal

Timber - Semi Gloss - Two Coats Included

Walls - low Sheen Vinyl- Two Coats Included

Ceiling - Flat Plastic - Two Coats Included

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Other Items

Garage - Single	Included
Garage - Panel lift front door with remote.	Included
Overhead- Cupboards as per plan.	Included
Carpet - Plush Pile with Underlay \$55 Per broadloom Mt	Included
Fences, Concrete Paths & Driveways, Landscaping and Connection Fees.	Included

We also acknowledge that:

1. No further structural variation may' be made after signing this specification.
2. Any variation to any colour/hardware/tile/vinyl or paint selection, requested after signing this specification and including "colour selection" will be subject to an administration fee of \$150.00 in addition to the cost of such variation.
3. Any colours chosen should be from Builder's Standard Range. Any other colours may incur an additional cost.

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