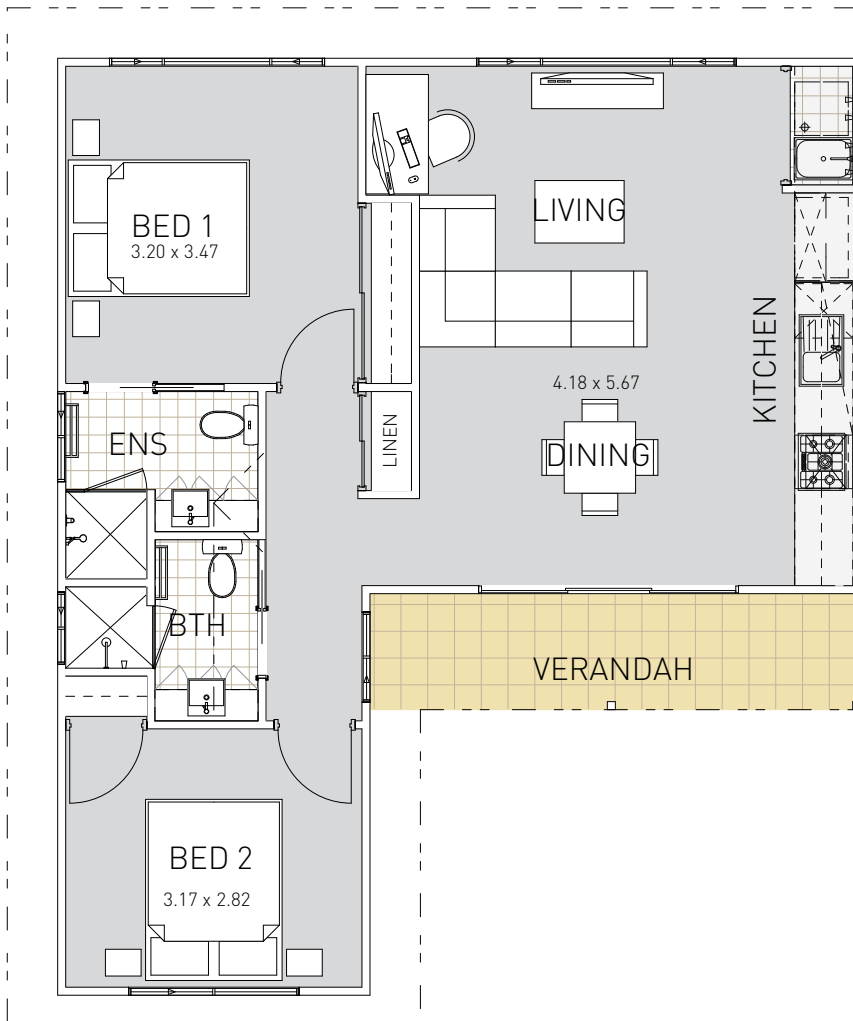


# BERKELEY



2  | 2 

**FLOOR AREA:** 69.75 m<sup>2</sup>

**PERIMETER:** 39.00 m

**VERANDAH:** 7.15 m<sup>2</sup>





# BUILDING SPECIFICATION

## General Specifications

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Structural Warranty	6 Year Structural Warranty
Indemnity Insurance	Included
Defect Liability Period	6 Month Maintenance Period
Building Contract	MBA Standard Housing Contract
Survey and Approvals	Council approvals included. Refer to Siteworks allowances for survey inclusions.
External Walls	Timber Framed and Lined as selected with R 1.5 wall insulation
Floor Slab	85 mm Engineered Concrete Slab (Class A site)
Internal Walls	Timber Framed and Plasterboard Lined as selected
Registered Builder	Established 1994
Customised Design	Included

## External

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External Render	Acrylic Render where applicable
Roof Cover	Colorbond
Gutters, Fascia & Down pipes	Colorbond Ovolo Slotted Profile
Roof Structure	Engineered Trusses
External Taps	1 External Tap
Paving	P.C. \$30.00 per m <sup>2</sup> where applicable
Windows & Sliding Doors	To all Aluminium doors and windows as per plans
External Wall Lining	Fibre cement or Masterwall as selected
Alfresco Ceiling	Hardieflex
Porch Ceiling	Not Included
External Painting	No Painting included
Insulation	R 4.0 to Ceiling area

## Internal

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Sliding Robe Doors	Whitelined Melamine sliders with silver frame
Robe Shelving	White lined melamine shelving with 19mm hanging rod
Linen Cupboard Sliders	Whitelined Melamine sliders with silver frame
Pantry & Linen shelving	White lined melamine shelving
Internal Doors	Corinthian Readicote
Internal Door furniture	Gainsborough Amara Series (Lever) or similar
Light Fittings	Not Included
Electrical Points	Double power points throughout
TV Point	1 as shown on plans with cable to roof space for arial by owners
Data Point	As shown on plans where applicable
Ceiling	10mm Plasterboard with 75mm cornice
Interior Paint	No Painting included
Gas Points	Not Included
Dishwasher Recess	Including power and water service where applicable
Shower Screen	Semi Framless where applicable
Mirrors	Aluminium framed mirror on clips
Laundry Trough	Stainless steel trough in metal cabinet
Ceramic Tiling	Up to \$44/m <sup>2</sup> Incl GST retail tiling allowance to tiled areas as applicable
Cabinet Benchtops	Postformed Laminate where applicable
Cabinet facings	Formica or Laminex with ABS Edging where applicable
Cupboard Handles	Brushed chrome C pull handles to laminated cabinet doors

## Provisional Cost Allowances

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- P.C. \$400 for taps, toilet suit, basin and sink where applicable
- P.C. \$800 for Hot water system
- P.C. \$1,500 for Kitchen Appliances where applicable
- P.C. \$200 for towel rails and toilet roll holders where applicable