

KALKA

Lifestyle Specification

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Lifestyle Specification

External

- » Colorbond metal fascia and gutters
- » Painted PVC downpipes and metal meter box
- » Powdercoated aluminium windows and sliding doors with keyed locks
- » Colorbond 2400mm high sectional overhead garage door
- » Remote control to garage door with two handsets
- » Front and rear garden tap
- » Feature front entry door - 6 light pivot door with clear glazing
- » Quality entrance set - Allegion Dalco pull handle and euro brushed satin chrome deadbolt
- » Quality treated pine wall framing and roof trusses
- » External paint (two colours)
- » Wall wrap to external walls
- » R1.5 insulation batts to all external walls
- » Concrete slab to patio and porch as per plan

Termite Management System

- » Full termite management system to penetrations and perimeter

Internal

- » Quality treated pine frame with 10mm plasterboard to walls and ceiling
- » 2700mm (nominal) high ceilings to upper and lower floors
- » 55mm 'Anticon' insulation blanket under roof sheeting
- » 67mm x 12mm skirting - painted finish
- » 42mm x 12mm architrave - painted finish
- » Gloss enamel paint to all internal doors and woodwork
- » Premium wash and wear paint to internal walls - three coat system
- » Flat acrylic paint to ceilings - two coat system
- » One (1) colour only to walls, architraves, skirtings and doors
- » Flush panel internal doors
- » Door hardware: Gainsborough Braxton privacy set to powder room and main bathroom. Gainsborough Braxton satin chrome level handle dummy sets to linen cupboards. Double cylinder dead bolt to garage external door.
- » Circular sliding cavity door passage sets to cavity sliding doors. Cushion stops to wet areas, grip stops to remainder of the house.
- » Built in wardrobes with 2100mm (nominal) high aluminium framed sliding doors, painted plasterboard inserts, top melamine shelf with hanging rail and bank of shelves to bedrooms two, three and four
- » Walk-in robe - top melamine shelf with hanging rail and two banks of four draws, and three shelf units
- » Built-in linen cupboard with four melamine shelves

Kitchen

- » 20mm Caesarstone bench top with pencil round edge (standard or deluxe range). Maximum length without joint is 3000mm
- » Abey 'Lago' double bowl undermount sink - no accessories
- » Rogerseller Minimax S round gooseneck kitchen mixer
- » Fully lined white melamine cabinets with one intermediate shelf
- » Overhead cabinets
- » Polytec or Formica standard laminate range
- » Decorator door handles
- » Tiled splashback behind kitchen bench

Kitchen Appliances

- » Miele 60cm 76 litre oven
- » Miele 60cm gas cooktop
- » Miele 60cm built in rangehood
- » Miele semi integrated dishwasher

Laundry

- » 45 litre stainless steel tub with a Rogerseller X-Line sink mixer
- » 20mm Caesarstone bench top with pencil round edge
- » Laminated cabinet
- » Rectified porcelain wall tiles over bench with 200mm (nominal) high skirting tile to remainder
- » Rectified porcelain floor tiles

Bathroom / WCs

- » 20mm Caesarstone bench top with pencil round edge
- » Laminated vanity cabinet
- » Drop in, semi-recessed or above counter basin to bathroom, ensuite and powder room
- » Podium Kaldewei Eurowa 1700mm wide porcelain enamel steel bath
- » Rogerseller Strap towel rail, toilet roll holder and soap holder
- » Rogerseller Dynamic S basin mixer tapware in bright chrome
- » Full semi frameless pivot shower screen with clear glass
- » Polished edge mirror above vanity
- » Exhaust fan to bathroom and ensuite
- » Rogerseller S-Line back to wall soft close toilet suites
- » Rectified wall tiles to shower walls, over bath, 200mm above vanity and 1000mm high tile to remainder
- » Rectified porcelain tiled floor to wet areas

Electrical / Gas

- » Instantaneous Bosch 26e gas hot water system
- » Generous light and power points as per electrical plan
- » LED downlights as per electrical plan
- » Smoke detectors direct wired to mains supply
- » Two (2) television points with coaxial in ceiling
- » Two (2) pre-wired telephone points (connection by client)
- » Circuit breakers with earth leakage safety switch in single phase meter box
- » 1200mm white timber blade ceiling fans to all bedrooms and patio

Site Works

- » Cut and fill up to 500mm site fall (no soil removal or importation of fill is included)
- » Slab to suit Class 'S' Classification (no piers)
- » Concrete pump allowance included
- » Sewer connection to council sewer inside property boundary

General

- » Fixed price contract
- » Price based on a fully serviced building block up to 600m2 and 500mm fall across house
- » Contour survey of land (one lot only)
- » Concrete slab and footing design
- » Engineer's certification of concrete slab
- » N2 wind loading as per Building Code of Australia
- » Sediment and erosion control to front boundary
- » Working drawings and specifications prepared by kalka
- » Building certification fees, plumbing and drainage fees including inspection
- » QBCC insurance
- » Portable Long Service Leave levy and Contractors All-Risk insurance
- » One (1) four hour appointment with interior designer
- » Builder's house clean external and internal (builders debris removed from site)
- » One month complimentary service visit
- » Twelve month maintenance period
- » Six year three month structural guarantee

Disclaimer

Items such as furniture, artwork, floor coverings to living areas, feature tiles, window treatments, air-conditioning, light fittings, landscaping, driveways and pools shown in our display homes or depicted in any photos or websites are not included. Finishes and inclusions are subject to change without notice. This specification applies to non-refundable deposits received after April 2017. Please refer to special conditions of contract in the tender for conditions relating to each specific site.