

MM CONSTRUCTION QLD PTY LTD

ABN NO. 13128478875

ACN NO. 128478875

B.S.A. Lic. 1131660

349 bennetts rd.

Norman Park, QLD 4170

Ph/Fax – 07 33958478

Mobile – 0402750642

mm_constn@yahoo.com.au

“ SPECIFICATION ”

NAME :

JOB ADDRESS: Lot 1, 349 Bennetts Road, Norman Park, QLD 4170

DATED:

PRELIMINARIES:

- 1 Plans and specifications
- 2 Soil test
- 3 Contour survey
- 4 Council and Government fees
- 5 Temporary power and W.C.
- 6 Underground power where available
- 7 Water connection-storm-water and sewerage to site
- 8 Master Builders Residential Building Contract
- 9 Insurance[construction and public liability]

FOOTINGS AND SITE WORKS

- 1 Site works as per plans
- 2 Footings and concrete slab as per engineer's details.

PLUMBING AND DRAINAGE :

- 1 Plumbing and drainage as per council requirements.
- 2 External garden taps: 3
- 3 Dishwasher cold water point
- 4 Water to fridge space
- 5 Slimline 5000 litres Poly Rainwater storage tank installed as per council requirements.

GAS PLUMBING

Provide connection from natural gas to Gas cooktop in kitchen, Barbecue point in alfresco & Instantaneous hot water system.

FRAME

- Timber frame construction as per Australian standards.
- Wall heights and head heights as per plans.
- N2 wind rating Frame.
- Reflective foil laminate to all external walls.

ROOF COVERING:

Roof: Colorbond metal roof as per plans.

Fascia and Gutter: square line metal colour bond.

Downpipes: Round pvc

Insulation: Ceiling insulation as per council requirements. All external walls to be reflective foil wrap .

BALCONY :

Tiles over waterproofed compressed fibro sheeting. Glass Balaustrading & stainless steel handrail .

STAIRCASE :

Timber stained grade stairs and stained round timber handrail & powder coated stringers.

GLASS WINDOWS & DOORS:

standard colours powder coated aluminium framed windows and sliding glass doors as indicated on plans.

EXTERIOR WALLS & FINISHES :

-**Brick walls** with render & painted finish.

- Blue board & Hardies cladding as per plans.

INTERIOR LININGS :

- 1 Ceilings: 10mm plaster board
- 2 Walls: 10mm plaster board
- 3 Wet area walls : Hardies Villa-board
- 4 Cornice: 3 steps feature cornice to the whole house except wardrobes(90 mm standard cornice) including outside patio, balconies & alfresco area.

ELECTRICALS:

Light points	50
Power points (single/double)	30
Power points (external)	3
T.V Antenna	1
T.V points	3
Pay T.V point	3
Telephone points(pre wire only)	3
SMOKE DETECTORS	2
1200MM CEILINGS FAN POINTS	10
Heat/Exhaust /light(1per bathroom)	3
Light /Exhaust	1
Earth leakage safety switch	2

Electrical FITTINGS Allowance -\$2500.00 (Fans,Downlights,electrical fixtures etc.)

APPLIANCES:

- kitchen appliances omega/technica . Allowance \$2850
- kitchen sink allowance \$175
- garbage disposal under sink
- water filter under sink mounted.

AIR-CONDITIONNING:

Fully Ducted Airconditioning with 17 Kw unit (Actron/Fuzitsu or similar)

Exterior Door

-2340 mm high Pivot door as per plans.Allowance \$2500.00

GARAGE DOOR:

Reliance Panelift Colorbond automatic 2400 mm high with timber finish.

INTERNAL DOORS:

-Hume doors (Accent Range)2340mm high doors to 2700mm ceiling heights upper & lower levels as per plans.

-Door furniture allowance \$30.

-magnetic door catches & Cushions stops.

KITCHEN:

Kitchen: **Two pak kitchen** cabinets as per plans with styles to be selected from builders range as per plans.

30mm thick **Black Galaxy Granite** Benchtop with smooth edge profile.

Splash backs to be 20mm **Black Galaxy Granite** as per plans.

Pantry Doors with standard white melamine shelving

Kick boards are brushed aluminium laminate

Handles selected from builders range

BATHROOMS & ENSUITE

30mm thick **Black Galaxy Granite** Benchtop with smooth edge profile with basin(builders range) on top.

Doors and draws: Two pac draws and vanities

Handles selected from builders range.

SPA bath in the M/bed Ensuite on top floor .

Toilets & sinks to be selected from Quality range.

All tapware including mixers &accessories from Quality range.

Semi framed shower screens to 2 baths & ensuite.

Laundry cabinet and bench:

Two Pac doors as per plans & **Black Galaxy Granite** Benchtop with drop in stainless steel tub from Builders standard range. Handles selected from builders range. Brushed Aluminum Kicks.

INTERIOR MOULDING & SHELVING:

Architraves:	66 mmx19mm Fj pine paint grade
Skirting:	66mmx19mm Fj paint grade
Wardrobe shelving:	1 Melamine top shelf with 2 chrome hanging rod & 1 draw tower
M/Bedroom W.I.R :	1 melamine top shelf & 2 draw towers.
Linen shelving:	4 Melamine shelves

FLOOR COVERINGS : (included in price)

Tiling

Tiling to all wet areas top & bottom floors, entry, kitchen, dining & family area, porch, alfresco & Balcony .Baths & ensuite will have floor to ceiling tiling.

Tile Allowances- Main floor tiles-\$25

Wall tiles- \$25

Outdoor tiles- \$25

Wood flooring- Allowance \$75 per sq mtr .wood flooring to lounge room(lower level) &all bedrooms,passage & rumpus on the top floor.

PAINTING:

-2 COAT SYSTEM USED Externally and 3 coats internally using premium grade paint.

-Interiors: Walls 1 colour

-Ceiling: 1 colour

-Doors & wood work: 1 colour

-Handrail to staircase; stained timber

Intercom & security:

Electronic controlled front door lock ,6 zones security system & 2 colour panels intercom with 1 outdoor camera.

Crimsafe Security all windows & doors(except front door) to the whole house.

Dreiveway

Exposed Aggregate driveway from range of colours.

VACUMAID:

Vacuumaids with 3 living areas and 1 point in garage.

Swimming Pool

7.5m x 3m Concrete pool with water feature & LED lights. Glass Balustrading for compulsory pool fencing.

CLOTHESLINE:

Wall mounted .

Fencing and landscaping

Colorbond fencing to back & right boundary.

Fully rendered & painted brick fencing to left & front boundary.

Remote Sliding big gate & small gate to the front boundary. 2 lights on both sides of big gate pillars.

Fully paved area around the swimming pool & Artificial Turfing with small plants wherever possible to the rest of the area.

Small Garden shed to the corner next to the rainwater tank.

WARRANTIES:

- 1 24 WEEK MAINTENANCE PERIOD
- 2 6 1/2 YEAR STRUCTURAL GUARANTEE.

ON COMPLETION

- 1 House fully cleaned .
- 2 Site clean-up.

Price(Complete House & land Package) - \$899000.00
(Eight hundred ninety nine thousand dollars only)

