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BSA Licence No. 717458 • ACN 075 753 445 • ABN 94 075 753 445

Town & Country Series “Energy Efficient” Homes for the 21st Century

Standard Specification

Contract Price includes:

- Installation on galvanised steel columns set in concrete foundations in accordance with Structural Engineers certified footing design. Standard allowance for type ‘M’ or ‘S’ stable soil conditions. Pricing assumes cleared and level site with reasonable access. Installation at approximately 700 mm above ground level
- Preparation of site plan, floor plan and elevation drawings
- Engineer’s certified structural drawings and footing design
- Structural Engineer’s frame inspection & certificate
- Building Services Authority insurance fee
- Q Leave levy
- Built to Building Code of Australia
- Cyclone rated to W41
- 6½ year structural warranty
- Appliances covered by manufacturers guarantee

External Features

- Porch and landings per plan
- Gable, Dutch gable or hip roof designs with eaves as per plan
- Colorbond roofing, gutters and down pipes
- Painted “Rusticated Weatherboard” or “Shadowclad” external cladding
- High strength UB steel bearers with galvanised steel joists
- Structural grade sheet flooring (termicide treated)
- Structural grade timber framing with structural plywood bracing to all external walls, as required to internal bracing walls and to centre joining wall and to all bracing walls
- R1.5 Blanket / foil insulwool insulation in roof
- R1.5 Insulation batts to external walls
- Powder coated aluminium sliding windows
- Insect screens to all sliding windows
- Security screen doors to all entries as per plan
- Exterior quality front and rear entry doors
- Three tread timber tread steps to entry doors
- External garden tap

Electrical

- Fourteen Double power points, one single power point and one external power point
- Quality light fittings throughout. Exterior lights to entry doors
- External meter box with circuit breakers and earth leakage safety switch
- Smoke detector / alarm direct wired with battery backup
- Co-axial TV connection in lounge
- Three ceiling fans per home

Internal Features

- Raked ceilings in living areas
- Plastered and painted walls and ceilings
- Colonial profile architraves and skirting and feature internal doors painted with easy clean gloss enamel paint
- Quality lever internal door furniture

Kitchen

- Quality ceramic floor tiles from our selection
- Quality fully laminated kitchen cupboards with post formed benchtops – laminates from our selection
- Ceramic tiled splashbacks
- Electric stainless steel underbench oven with in oven grill and separate ceramic cooktop
- Rangehood with 2 speed fan and light over cooktop
- Stainless steel 1¼ bowl sink with flickmixer tap

Bathroom / Toilet / Laundry & En-suite where applicable

- Privacy lock to bathroom, en-suite and toilet doors
- Ceramic floor tiles laid over fully certified waterproof membrane
- Ceramic floor tiles to shower base with tiled walls
- Shampoo / soap holder
- AAA rated “water saver” shower rose
- Sliding or pivot glass shower screen door
- Separate bath with tiled splashback in some designs – as per plan
- Double towel rail chrome
- IXL – tastic exhaust fan/light/heater in bathroom and/or en-suite
- Quality vanity cabinet with vitreous china bowl and splashback tiles
- 900 mm high x full width powder coated framed mirror over vanity
- Dual flush toilet and chrome toilet roll holder
- Stainless Steel laundry tub with poly cabinet and by-pass as per plan
- Hot and cold taps for auto washing machine
- Rinnai V1200 LPG Hot Water System
- Linen / broom cupboard as plan

Bedrooms

- Luxury full height built in wardrobes in bedrooms as per plan

Connection to Services at Site

Connections to electricity, water, sewer/septic drainage and storm water are not included in standard prices. Halley Homes are pre-wired to the meter box and pre-plumbed ready for on site connections by owners on site electrician and plumber.

Standard Specifications are subject to change without notice.