

CREATIVE HOMES HOBART



**STANDARD
INCLUSIONS**



Showground Pavilion
Cnr Brooker Hwy & Elwick Rd
Glenorchy TAS 7010
03 6272 3000

GENERAL



All construction to National, State and Local Government Requirements

Wind classification & BAL rating

Detailed working drawings including 2 drafts and a final plan

Detailed specifications

Personal colour consultant service in Studio C to guide you the materials and colours selection process & choices

Public liability and construction insurance

Building permit (house related)

Engineers slab design and computations

Energy assessment report

HIA fixed price building contract

12 year structural warranty

Site soil investigation report by geo-technical engineer

Development & building application fees

Drainage design & installation

Site contour survey by a registered surveyor

Tas Water authority application fees

Creative Homes Hobart are a proud member of the HIA and MBA.



SERVICES



Water

Up to 10 metres from water meter to house. 2 garden taps (front and rear)

Power

Single phase underground power up to 10 metres from supply point

Sewer

Underfloor plus a total run of 10 metres outside slab edge to discharge point

Storm water

Connection of downpipes and surface drains as one system in 90mm stormwater pipe to LPOD within 10 metres of the house

Communication

Wiring within house as per electrical plan.
Owner to organise connection from street with authority provider

STRUCTURAL

Wind category

Minimum to suit Class N2/N3 - non cyclonic

Framing

Timber frames and roof trusses to comply with AS1684 National Timber Framing Code

FOUNDATIONS



Concrete slab

"S" class foundation (stiffened raft slab or waffle - pod used at builders' discretion)

Concrete pump

Included for slab/footings on a standard block

Site fall

Excavation, cut and fill up to 300mm over house area

ROOFING & FASCIA

Roofing

Colourbond corrugated iron roof at 22.5 degree pitch

Sarking under roof

Reflective foil isolation paper

Fascia

Colourbond steel 190mm fascia

GUTTERS & DOWNPIPES

Guttering

Colourbond quad gutter

Downpipes

UVPC 90mm downpipes

Eaves

450mm as per plans where shown

HEATING & COOLING



Daikin

7kw reverse cycle heat pump

CEILING HEIGHT & ROOF ACCESS

Nominal height

2400mm (8 ft)

Roof access

550mm x 550mm

GARAGE

Ceilings

10mm plasterboard with metal battens and cove cornice (size to suit plaster finish)

Walls

Brick veneer or nominated cladding, lined with 10mm plasterboard and primed skirting where indicated

Garage door

Panel lift in standard Colourbond colours with 2 remote controls

External access door

Flush panel with entry set

Internal access door

Flush panel with passage set



INTERNAL LININGS

Walls	10mm plasterboard with 10mm water resistant board to wet areas
Ceilings	10mm plasterboard with metal battens to ceilings
Door jambs	Pre-primed pine
Architraves	67mm high x 18mm thick primed MDF from builder's range
Skirtings	67mm high x 18mm thick primed MDF from builders' range
Cornice	Square set in all rooms excluding garage

INSULATION

Ceilings	R4.0 ceiling batts
External walls	R2.0 wall batts with Enviroseal wrap
Underfloor	R2.0 N/A if slab

WINDOWS

Awnings	Aluminium double glazed - select from the CHH Builders Range
Keylocks	To all windows and sliding doors



FLOOR & SKIRTING TILES

Wet areas

NOTE

Kitchen, bathroom, laundry, WC and ensuite from CHH Standard Builders Range

Skirting tiles to match floor tiles 100mm high

EXTERNAL CLADDING & LINING

Brick veneer

Lining

Cladding

Bricks from standard CHH Builders Range with natural mortar joints, weep holes and spark arrestors

Cement sheet to eaves, portico and alfresco where shown on plans

As per CHH Builders Range

WALL TILING

Bathroom & ensuite

Laundry

Kitchen

Shower wall tiles to 2000mm high, WC and ensuite in CHH Builders Range

Splashback 400mm above trough only

Splashback to 600mm high above sink and cook top benches only



DOOR 2040 HEIGHT

Front door
Sidelight
Internal doors
Door stop

CHH Builders Range painted door
Clear safety glass if shown on plans
Flush panel - painted
75mm air cushion stops to all hinged doors

DOOR FURNITURE

Front door
External set
Passage set
Privacy set

Lockwood keyless digital deadbolt
Lockwood Symmetry/Velocity series to all external hinged doors
Lockwood Velocity series to all internal hinged doors
Lockwood velocity series

HOT WATER SERVICE

Rinnai Electrical or CHH equivalent

160Lt x 1 bathroom
250 Lt x 2 bathroom

STORAGE



Door type

White melamine sliding doors with matt natural aluminium frames, tracks & jambs

Wardrobes

Single melamine shelf 1800mm and chrome hanging rail

WIR

Where shown on plan with shelving & hanging available

Broom single if applicable to design

Single melamine shelf with Builders door

Linen

Melamine shelves with sliding doors

NOTE

All CHH storage options are custom designed and made by InnerSpace Wardrobe

KITCHEN

Doors and drawers

Melamine with ABS edge to colour of choice with soft close hinges and range of handles

Cupboards

Overhead cupboards to suit custom design

Benchtops

33mm Polytech laminate with extensive colour choice

Kickboard

To match cupboards

Interior

Sold flemish high moisture resistant cabinet interior

Pantry

Hinged flush doors with 4 x melamine shelves or as shown on design

Handles

Choice from CHH Builders Range



KITCHEN APPLIANCES

Oven
Cooktop
Rangehood
Sink & Tap
Dishwasher

Ariston 600mm electric with 5 year warranty
Ariston 600mm ceramic with 5 year warranty
Ariston 600mm slide out with 5 year warranty
Chrome CHH Builders Range 1 3/4 bowl sink with CHH Builders Range Tapwear
Electrical and plumbing provision only

LAUNDRY

Wash trough
Tapwear

45Lt project trough and cabinet with bypass
Chrome from CHH Builders Range mixer and stop taps



BATHROOM, ENSUITE, WC, POWDER

Vanity units

Wall hung or floor standing unit with build in basin in a select range of colours and handle options

Kickboards

To match cupboards

Mirrors

Polished edge, custom made mirrors, 4mm thick (900mm high x length of vanity) placed above standard tiling

W/C

White - from CHH Builders Range

Basins & taps

Basin included in vanity and tap wear from CHH Builders Range

Bath & taps

White acrylic bath from CHH Builders Range to fit design

Shower screen

Chrome framed pivot door 1850mm high with clear glass

Shower base & taps

900mm x 900mm polymarble base with chrome tap wear from CHH Builders Range

Towel rail

Chrome 750mm single rail from CHH Builders Range

Toilet Roll Holder

Chrome from CHH Builders Range



PAINT FINISH

Ceilings

Premium ceiling white

Walls

Premium low sheen (1 x colour)

Skirtings/Architraves/Doors

Premium semi-gloss (1 x colour)

NOTE

Full 3 x coat system to manufacturers specifications

ELECTRICAL

Power points

Generous allocation throughout with 1 x double power point per standard room, 2 x master bedroom and kitchen and 1 x external waterproof

Internal lights

1 x batten light per standard room, 2 x downlights to kitchen, 4 x downlights to living/dining

External lights

2 x external batten light points

Smoke detectors

hard wired smoke detectors

Ceiling exhaust fan

To all showers and non opening W/C

TV Points

2 x coaxial to ceiling void

Phone

1 x phone point

COMPLETION



Professional house clean

Construction, rubbish removal & site clean

Official handover celebration

90 maintenance program