

Specifications



MARQUE | Luxury

Contents	Page
1 Preliminaries	3
2 Site costs	3
3 Connection of services	3
4 External features	4
5 Internal features	4
6 Garage	4
7 Energy efficiency	5
8 Paintwork	5
9 Appliances	5
10 Kitchen	5
11 Bathroom / ensuite or powder room	6
12 Laundry	6
13 Electrical	7
14 Flooring	7
15 Fireplace	7
16 Heating / cooling	7
17 Hot water	7
18 Stairs	8
19 Storage	8
20 Warranties / Maintenance	8

1. Preliminaries

1.1 Plans

Master designed plan and full construction drawings.

1.2 Structural Engineers

Design and computations for concrete slab and structural beams.

1.3 Building Permit

Building permit application. Excludes all Town planning and overlay fees, drainage and or asset protection contributions and all council application fees.

1.4 Insurance

Home Owners Warranty Insurance, Contract Works Insurance and Public Liability Insurance.

1.5 Interior Design

Interior design consultation to select all external and internal colours and finishes.

2. Site costs

2.1 Site Conditions

Based on land size up to 600sqm and site fall up to 500mm over allotment.

2.2 Slab Classification

Concrete slab shall be constructed in accordance with AS 2870-1996 and in accordance with engineers designed "H" class waffle pod reinforced slab.

2.3 Site Setback

Includes up to 9m Front site setback.

2.4 Termite Treatment

Includes Part A protectant to all penetrations through the slab and Part B protectant perimeter spray to the external perimeter of the dwelling.

2.5 Wind Speed Requirement

The standard home is designed to withstand up to and including wind classification N2 with a maximum wind gust speed of 33m/s, in accordance with AS4055-2012 and AS1684.2-2010.

3. Connection of services

3.1 Water Tapping

Existing

Connection to an existing meter upstand on site located in existing site boundary. New, additional upsizing or plugging, relocating or re-tapping of water mains will be at the cost of the property owner.

Dry Tapping

Connection to dry tapping existing on site. Supply and installation of one new meter assembly and upstand up to 25mm has been included (2 external water taps included).

3.2 Water Supply

Up to 15 lineal metres of 20mm diameter pipe work from meter location as water lead in into dwelling.

3.3 Gas Connection

Up to 15 lineal metres of 25mm diameter high pressure gas service pipeline connected from supply authority reticulation to gas meter position. Meter to be located directly on exterior wall of dwelling. Any Gas service line size upgrade will be at the cost of property owner.

3.4 Electricity Connection

Up to 15 lineal metres from pit to switch board underground three phase power connection. New pit or upgrade of existing pit will be coordinated by Marque, cost of the pit and any associated costs will be at the owners expense.

3.5 Sewer Connection

Up to 15 lineal metres connection to existing sewer line; 100mm diameter Sewer grade PVC; Repairs or extensions to the existing sewer line if required will be at the Owners expense. Note: maximum trench depth allowed is 1.2m, anything above this depth and/or if shoring is required, will be at owners expense & responsibility.

3.6 Stormwater Connection

Up to 15 lineal meters connection to existing stormwater legal point of discharge. 100mm diameter PVC pipework to all required downpipe locations including one capped riser to each elevation where appropriate run off can not be supplied. Stormwater system based on gravity feed with the required cover to meet VBA requirements. Legal point of discharge must be located within the title boundary or nature strip immediately in front of the site. Repairs or extensions to the existing stormwater point of discharge if required will be at the owners expense.

3.7 Telephone Connection

Includes underground phone line from house to boundary and run in for future NBN connection; Connection to pit is the Owners responsibility. No allowance for NBN enclosure is included.

Client's Initials: _____

Date: _____

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4. External features

4.1 Ground Floor Cladding

AAC Aerated masonry panel with acrylic render finish. Colour to be selected from Marque Studio.

4.2 First Floor Cladding

AAC Aerated masonry panel with acrylic render finish. Colour to be selected from Marque Studio.

4.3 External Mouldings (If required)

Light weight exterior moulding with painted finish (design specific), refer to selected facades for quantity and profile.

4.4 Roof Cover

Concrete Roof Tiles (design specific) to be selected from Marque Studio. Refer to specified drawings for roof pitch to a max 34.99 degrees unless nominated in façade selection.

4.5 Roof Plumbing

COLORBOND® quad gutter, fascia, 100x50mm downpipes and flashings. Colour to be selected from Marque Studio.

4.6 Eaves

Painted FC Eaves up to 450mm to First floor Only (design specific).

4.7 Front Entry Doors

2340mm high by up to 920mm wide external door configuration (design specific). To be selected from Marque Studio.

4.8 Front Entry Door Frame

Timber (front entry door frame specific). Colour to be selected from Marque Studio.

4.9 Front Door Hardware

Designer lever entrance set with integrated dead bolt.

4.10 Windows

Double glazed aluminium powder coated awning windows, Obscure translucent glazing to wet areas only, keyed locks to all openable windows.

4.11 Flyscreens

Aluminium framed fiberglass mesh flyscreens to all openable awning window sashes. Aluminium frame colour to match window frame selection.

4.12 Sliding Doors

Up to 2340mm high Single glazed aluminium powder coated sliding doors with keyed locks. Includes 1 No. up to 3600mm wide bi-parting door and 1 No. up to 2600 wide sliding door.

4.13 Framing Walls

Stabilised pine timber frame throughout.

4.14 Framing Roof

Engineer designed timber roof trusses roof pitch up to 34.99 degrees.

4.15 Intermediate Flooring

AAC Aerated masonry panel (Hebel Power Floor) to Upper floor Only. NOTE: Subfloors are Not Included.

5. Internal features

5.1 Ceiling Height Ground Floor

2740mm ceiling height.

5.2 Ceiling Height First Floor

2740mm ceiling height.

5.3 Internal Doors

Hume Sorrento Range 2340mm high doors to ground floor and first floor.

5.4 Internal Door Furniture

Lever passage set including matching, hinges, striker plates & door stops. To be selected from Marque Studio.

5.5 Architraves & Skirtings

Skirtings: 92mm x 18mm Pre-primed MDF
Architraves: 67mm x 18mm Pre-primed MDF
Replica or Square edge profile.

5.6 Walls & Ceilings

10mm plasterboard level four finish.

5.7 Cornice

90mm high Cove cornice throughout. Square set to areas with full height tiling.

6. Garage

6.1 General

6000mm x 5500mm minimum garage including 4800mm wide Sectional overhead COLORBOND® door to front including motor and three handsets. Plaster ceiling, concrete floor with natural finish. Door furniture, paint work, skirting, architraves and cornice as per house specification. NOTE: Garage size and front garage door widths shown above are nominal widths only - refer standard working drawings for actual sizes. NOTE: Roof material and pitch as per working drawings.

6.2 Electrical

90mm downlights, Double power points throughout (Quantities design specific).

6.3 External Door

2340mm high external weatherproof flush panel door with lever set and separate deadlock.

6.4 House Access Door

2340mm high flush panel door with lockable lever passage.

Client's Initials: _____

Date: _____

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7. Energy efficiency

7.1 Ceiling

R4.0 Glasswool batts to all ceilings of residence only.

7.2 External Walls

R2.0 Glasswool batts to all walls including party wall between house and garage. Premium builders foil wrap to ground and first floor.

7.3 Weather Seals

All external doors and windows to be fitted with weather seals.

7.4 Extraction

Sealed exhaust fans to required areas. NOTE: Modifications to standard design may affect the energy rating. Any additional requirements to achieve a 6 star energy rating will be charged to the owner accordingly.

8. Paintwork

8.1 Interior

Three coat paint finish to all walls low sheen acrylic. Acrylic ceiling paint to all ceilings. Semi Gloss enamel paint finish to all internal skirtings, architraves & doors. Colour to be selected from Marque Studio.

8.2 Exterior

Acrylic paint finish to all exterior timber, metal work and cladding. Semi finish to all external doors. Colour to be selected from Marque Studio.

9. Appliances

9.1 SMEG Oven

2 No. 600mm stainless steel, multi-function ovens.

9.2 SMEG Cooktop

1 No. 900mm stainless steel, 5 burner, cast iron trivet gas cooktop.

9.3 SMEG Rangehood

1 No. 900mm stainless steel undermount concealed rangehood with external ducting.

9.4 SMEG Dishwasher

1 No. stainless steel semi integrated dishwasher.

10. Kitchen

10.1 Sink

2 No. Separate single bowl undermount sinks with one tap hole on benchtop.

10.2 Mixer

1 60mm gooseneck sink mixer. Colour to be selected from Marque Studio.

10.3 Benchtop

Luxury range reconstituted stone. 600mm deep base cabinet bench and up to 1200mm to island servery. Colour to be selected from Marque Studio.

10.4 Benchtop Edges

40mm square aris edge.

10.5 Base Cupboards

Fully lined white melamine modular cabinets, 580mm deep to a maximum length of 8000mm & maximum 3000mm of island bench unless altered (design specific). 2Pac Door finish (Flat profile) to be selected from Marque Studio.

10.6 Overhead Cupboards

Fully lined white melamine cabinets up to 800mm high & 340mm deep with painted infill over to a maximum of 4000mm in length. 2Pac Door finish (Flat profile) to be selected from Marque Studio. Underside of overhead cabinets to be colour matched to selected colour.

10.7 Butler's Pantry

Four "Timber Look" Laminate natural finish shelves. Shelves to be maximum of 2500mm length unless altered based on design specific plan selected.

10.8 Microwave Provision

450mm high x 600mm wide provision in kitchen base cupboards including single power point.

10.9 Doors/Drawers

Soft close hinges and drawer runners to all joinery doors and drawers. 2Pac Door finish (Flat profile) to be selected from Marque Studio to all panels & drawer fronts. Includes 1x bank of 4x drawer unit including cutlery insert tray to top drawer.

10.10 Handles

European designer range be selected from Marque Studio.

Client's Initials: _____

Date: _____

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11. Bathroom / ensuite or powder room

11.1 Mirrors

Bathroom, Ensuite & Powder Room: silver backed with polished edges. Dimensions: 1300mm high x Width of the Vanity (design specific).

11.2 Vanity Basins

Above or Undermount counter designer white vitreous china with chrome waste & 1 mixer provision. Double basins included to Master Ensuite.

11.3 Benchtop

Luxury range reconstituted stone benchtop various depth, up to 600mm. To be selected from Marque Studio.

11.4 Benchtop Edge

40mm square aris edge.

11.5 Bath

1N° Designer Free standing white Bath 1600mm with chrome waste outlet. Note: If specific design requires additional Bath it will be Hob mounted Inset Bath.

11.6 Shower Base

In-Situ Tiled shower base size determined by plan including insert tile outlet.

11.7 Shower Screens

Fixed frameless shower clear glass panel 2400mm high x 900mm wide panel (no door) or 2000mm high fully enclosed semi frameless shower screen with pivot door.

11.8 Taps and Outlets

Designer mixer tapware, hand held shower on adjustable rail. Colour to be selected from Marque Studio.

11.9 Toilet Suite

Designer wall face toilet suite with soft close lid.

11.10 Base Cupboards

Fully lined white melamine modular cabinets, various depth up to 580mm, to a maximum of 1600mm in length in Master Ensuite and up to 1000mm wide in length for all other locations (design specific).

11.11 Doors

Soft close hinges to all doors. Natural finish laminate to be selected from Marque Studio.

11.12 Handles

European designer range be selected from Marque Studio.

11.13 Accessories

Premium 600mm single towel rail and toilet roll holders. Colour to be selected from Marque Studio.

12. Laundry

12.1 Trough

45 litre single inset bowl stainless steel without bypass.

12.2 Bench Top

Luxury range reconstituted stone benchtop 600mm deep. To be selected from Marque Studio.

12.3 Bench Top Edge

40mm square aris edge.

12.4 Tapware

Designer laundry mixer to trough with concealed washing machine stops located in base cabinet.

12.5 Base Cupboards

Fully lined melamine modular cabinets 580mm deep, to a maximum of 1200mm in length. Benchtop to extend 700mm past cabinetry to allow for front loading washing machine unless altered (design specific).

12.6 Doors/Drawers

Soft close hinges and drawer runners (where applicable). Natural finish laminate. To be selected from Marque Studio.

12.7 Handles

European designer range be selected from Marque Studio.

12.8 External Door

Flush panel half clear glazed with lever entry set and deadbolt or aluminium sliding door with keyed lock (design specific).

Client's Initials: _____

Date: _____

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13. Electrical

13.1 Light Points

90mm white non dimmable LED downlights throughout (quantity is design specific).

13.2 External Light Points

3 No. flood light wall mounted light fitting to rear of dwelling.

13.3 Switch Plates

"Iconic" profile throughout.

13.4 Smoke Detector

Hardwired with battery backup.

13.5 Exhaust Fans

Located above showers and in laundry with external venting. Ground floor exhausts to be vented to external air. First Floor vented to roof space.

13.6 TV Points

3 No. points included.

13.7 Telephone

2 No. phone points. Kitchen and Master Bedroom location.

13.8 Wireless Router Point

1 No. wireless router point. Located in Family Room.

13.9 Safety Switch

RCD safety switch and circuit breakers to meter box.

13.10 Antenna

Standard TV antenna.

14. Flooring

14.1 Timber Floor

European designed engineered timber flooring to Entry, Hallway, Kitchen, Butler's Pantry, Dining & Family/Living (design specific). Quad trim to kitchen island bench area only.

14.2 Carpet

Luxury range carpet to the balance of dwelling including stairs. Stair nosing to be bullnose with carpet roll over. To be selected from Marque Studio.

14.3 Wall & Bath Hob Tiles

300mm x 600mm rectified edge porcelain full height wall tiling to Ensuite, Bathroom and Powder Room. Kitchen and Laundry tiled splashback. Aluminium tile trim to all required corners. Tile reveal to all windows in rooms with full height tiling including window located in shower. 100mm high skirting tile to laundry and separate WC / Powder (design specific).

14.4 Floor Tiles

300mm x 600mm rectified edge porcelain floor tiles to all wet areas.

14.5 Porch, Alfresco & Balcony Tiles

300mm x 600mm External quality textured tiles.

15. Fireplace

15.1 Feature Gas Fireplace

with plaster wall surrounding & suitable flue/ducting outside.

16. Heating / cooling

16.1 Reverse Cycle Ducted System

Reverse Cycle ducted heating & cooling as per manufacturers/suppliers recommendations for home size (design specific). Standard unit size is based on standard ceiling heights.

17. Hot water

17.1 Hot Water

Chromagen Electric Hot water Heat pump unit with 170 litre storage tank.

17.2 Secondary Hot Water

26 litre gas fuelled instantaneous hot water unit servicing ensuite and bathrooms (design specific).

Client's Initials: _____

Date: _____ / _____ / _____

18. Stairs

18.1 General (Design Specific)

Carpeted staircase with MDF treads & risers and painted stringers, including timber handrail, with painted finish and feature balustrade up to 1000mm wide. Up to 12 lineal metres of standard range balustrade. Straight stair and landing or winder layout only.

19. Storage

19.1 Master Walk in Robe

Single Laminate natural finish (Timber look) Top shelf with double hanging rail and 2No. Bank of Open shelf & 4 Drawer combination. 450mm wide master robe only maximum of 4000mm of shelving (Top) included unless altered based on standard plan selected.

19.2 Robes

Single White melamine Top shelf with single hanging rail and 1 No. Bank of Open shelf & 4 Drawer combination. 450mm wide. Maximum allowance of 2000mm of Top shelving unless altered based on standard plan selected.

19.3 Butlers Pantry

Four "Timber Look" Laminate natural finish shelves. Shelves to be maximum of 2500mm length unless altered based on design specific plan selected.

19.4 Linen

2 Linen cupboards. Includes internally 4N°white melamine shelves to a maximum of 1500mm each unless altered based on standard plan selected.

19.5 Robe Doors

Sorrento range, 2340mm high hinged doors to all robes and linen.

19.6 Robe Handles

European designer range be selected from Marque Studio.

20. Warranties / maintenance

20.1 Warranty

Builder's 10 year structural warranty.

20.2 Maintenance

3 and 11 month general maintenance check.

The builder reserves the right to substitute the make, model or type of any of the products to maintain the quality and product development of its homes. Changes maybe made subject to Res Code requirements. Imagery for illustrative purposes only. 23.02.24.

Client's Initials: _____

Date: _____ / _____ / _____