



HOMEOWNERS

S.E.Q. Building Specification **2020**
choicehomes.com.au



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Note: If image shows Colorbond roof and render this is extra from standard. External lights are non-standard. House illustration is an artist impression only. House size is only a guide, measurements may differ in actuality.

Lic. No: 71541 - Lic. QBCC

HOME OWNERS



The S.E.Q Building Specification includes all of the following items at no extra cost:

- Upgraded stainless steel laundry tub.
- External down lights to garage.
- Adjustable chrome shower sets.
- Chrome Flickmixer to kitchen, bathroom & ensuite.
- Vitreous china drop-in vanity basins with built-in overflow.
- Reconstituted Stone benchtops to kitchen, bathroom & ensuite
- Modern stainless steel appliances.
- Premium acrylic bath as per builders selection, to main bathroom.
- Brushed chrome ceiling fans.
- Matching builders range paint-grade internal doors.
- Double-cylinder entrance lock set.
- Brushed satin chrome architectural lever with latch passage sets.
- 95%-99% block-out Vertical Blinds throughout.
- Energy efficient recessed down-lights throughout.
- 250 litre Hot Water Systems.
- Colourbond outdoor patio (if applicable)
- Builders range front door as per selected colour scheme.
- Exposed aggregate driveway, patio and front path.
- Fully fenced and landscaped yard including premium-grade semi-advanced plants finished with garden edging and mulch.
- All inclusive fixed price site-works to complete.
- 6 plus star energy rating compliant.

S.E.Q. BUILDING SPECIFICATION 2020 - HOUSE & DUPLEX

FOR:

SITE ADDRESS:			
SUBURB:		P/CODE:	
HOUSE DESIGN:			

BETWEEN:

OWNER:	
OWNERS ADDRESS:	
PHONE (HM):	
PHONE (BUS):	
MOBILE:	
FAX:	
EMAIL:	
DATE:	/ /

AND CHOICE HOMES PTY LTD.

SPECIFICATION OF WORKS

GENERAL

- | | |
|--|--|
| • Complete working drawings. | • Full onsite works and retaining walls as required. |
| • Contour survey of your site before construction. | • Fixed price for cut and fill over house area. |
| • Full soil test and Engineers footing and slab design. | • Storm water and sewer drains as required. |
| • All fees including water connection and building application fees. | • General permits and approvals. |
| • Public Risk Insurance during construction. | • 6 star energy rating. |
| • Queensland Building & Construction Commission (QBCC) Insurance. | |

SITEWORKS

EXCAVATION

- | | |
|-------------------|---|
| Site preparation: | Site to be cut and retained as per signed Builders plans & NCC 3.1.1. & AS
Sediment and erosion fencing installed with rumble pad to driveway to EPA & Local Council Requirements. |
|-------------------|---|

FOOTINGS & SLABS

- | | |
|-----------------|---------------------------------------|
| Classification: | M Class. |
| Slab: | As per Engineers Detail |
| Footings: | As per Engineers Detail |
| Piers: | As per Engineers Detail |
| Certification: | Included - Inspection & Certification |

DRAINAGE

- | | |
|-------------|--|
| Sewerage: | 100mm PVC - Drainage to all Points as per NCC 3.1.2 & AS |
| Stormwater: | 100mm PVC - Drainage to Street Channel or Easement |

LANDSCAPING

- | | |
|------------|--|
| Turf: | Premium Grade turf |
| Retaining: | Treated CCA Pine, Concrete Crib, Besser Block as Per Builders Plans. |
| Gardens: | All Gardens beds to have garden edging.
Established "Premium Grade" plants to all gardens as per landscape plan with mulch. |

FENCING:

- | | |
|-----------|---|
| Boundary: | 1800mm High Treated CCA Timber Fence. To all boundaries with returns to the house.
One single gate fitted with galvanised steel frame to side fence return or as per plan. |
|-----------|---|

STRUCTURAL

FRAMING:

- | | |
|-------|--|
| Type: | Graded and Seasoned Pine. 90mm and 70mm Timber Stick Frame
All To Comply with NCC 3.4.0 & AS. |
|-------|--|

ROOF SYSTEM:

- | | |
|-------|--|
| Type: | Pre-fabricated Timber Trusses and Rafters. To manufactures specifications.
All To Comply with NCC 3.4.0 & AS. |
|-------|--|

INTERNAL	
LININGS:	
Type:	Plasterboard 10mm gyprock & 90mm cornice fixed to manufactures specification.
Finish:	Level 4 finish to Australian Standards.
INSULATION:	
External Walls:	R1.0 perforated flame retardant Sisalation
Roof Cavity:	"Fibreglass Batts" R2.5 Glass wool Batts (to flat ceiling cavityareas.)
MOULDINGS:	
Architrave:	42mm x 12mm FJ Pine
Skirting:	68mm x 12mm FJ Pine
Door Jambs:	Finger Jointed Pine.
Window Reveals:	Finger Jointed Pine.
WARDROBES:	
Type:	"Supreme" Sliding doors with vinyl sliding doors. Or as per plans. Overhead shelf with chrome hanging rail.
INTERNAL DOORS:	
Hinged:	Builders - Paint grade doors 2040mm high.
Cavity Sliders:	Builders - Paint grade doors 2040mm high.
DOOR FURNITURE:	
Hinged Doors:	Brushed Satin Chrome Architectural Lever with Latch.
External Garage Hinged Door:	Brushed Satin Chrome Architectural Lever Entrance Set with Latch.
Cavity Sliders:	Circular Cavity Sliding Set Satin Chrome
CABINETWORK:	
Kitchen:	Quality Australian Designed Custom Built cabinets.
Vanity Ensuite:	Quality Australian Designed Custom Built cabinets.
Vanity Bath:	Quality Australian Designed Custom Built cabinets.
BENCH TOPS:	
Kitchen:	Reconstituted Stone Quartz 20mm.
Vanity Ensuite:	Reconstituted Stone Quartz 20mm.
Vanity Bath:	Reconstituted Stone Quartz 20mm.
CERAMIC TILING:	
Main Floor Tiles:	*Beaumont Exclusive Range" Ceramic Floor. As per colour scheme.
Feature Tiles:	*Beaumont Exclusive Range" Ceramic Floor. As per colour scheme.
Bathroom & Ensuite:	*Beaumont Exclusive Range" Walls. Tile subject to colour scheme. *Beaumont Exclusive Range" Floors. Tile subject to colour scheme.
Toilet:	*Beaumont Exclusive Range" Floor & Skirting. Tile subject to colour scheme.
Laundry:	*Beaumont Exclusive Range" Floor & Splashback. Tile subject to colour scheme..
Kitchen:	*Beaumont Exclusive Range" Splashback over bench top or tiled up to below overhead cupboards. Tile subject to colour scheme.

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PAINTING EXTERNAL:	
Type:	"Wattyl Paints" Premium Range
Downpipes	2 x Coats "Duraguard". As per colour scheme.
Eave	2 x Coats "Duraguard". As per colour scheme.
Timber Door Frame	1 x Coat Ultra Prep & 2 Coats Aqua Trim Gloss. As per colour scheme.
Timber Door	1 x Coat Ultra Prep & 2 Coats Aqua Trim Gloss. As per colour scheme.
Weatherboard	2 x Coats "Duraguard". As per colour scheme.
PAINTING INTERNAL:	
Walls:	1 x Coat Ultra & 2 Coats Ultra Matt. As per colour scheme
Ceiling and Cornice	1 x Coat Ultra Prep & 2 Coats Ultra Ceiling White. As per colour scheme
Doors Internal:	1 x Coat Ultra Prep & 2 Coats Aqua Trim Gloss. As per colour scheme
Skirting:	1 x Coat Ultra Prep & 2 Coats Aqua Trim Gloss. As per colour scheme
ELECTRICAL:	
Note:	Quality Clipsal Products. Connection to builder selected power supply & NBN if available. Circuit breaker to earth leakage and to meter box. Isolating switch above Hotplate and Oven as required.
Exhaust Fan:	To Bathroom, Ensuite and Toilet as applicable.
Light Points:	Internally - one to each room and internal laundry as per plan
Double Power Points:	Two: To the living Room, Kitchen and main Bedroom, Bathroom, Ensuite (as applicable), Family Room, Laundry and Garage with one in each other room as applicable.
Single Power Point:	One: As applicable for Rangehood; Microwave; Refrigerator connection. Dishwasher connection and motor for Garage Door.
Security Sensor:	To front porch(1) and Patio/Pergola(1) Light fittings as per builders selection, Television Antenna installed on roof with (2) outlets installed as per electrical plan.
NBN:	2 x Telephone Points, 2 x TV Points & 2 x Data Point. (If applicable to estate)
Telephone Points:	Two: Pre wire points to main bedroom and kitchen.
External downlights:	2 x External down lights to eitherside of the garage door.
Smoke Alarm:	As per statutory requirements and position
KITCHEN:	
	Flickmixer to kitchen sink. Stainless steel 1.5 bowl sink.
BEDROOM & ENSUITE	
Bath:	Premium Acrylic Bath as per builders selection
Basin:	Vitreous China Drop-in vanity basin with built-in overflow. Chrome plated mixers and shower sets. White vitreous China Dual Flush toilet suite. Mirror with powder coated frame above vanity unit. Clear safety glass shower screen with powder coated frame Pivot safety glass door to shower as applicable. Chrome Double Towel rail to bathroom and ensuite as applicable.

continued...**LAUNDRY:**

Type:	Stainless Steel tub inset in white metal cabinet. Chrome plated hot and cold Washing Machine cocks and handles.
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CARPET:

Type:	Premium Grade 100% Polypropylene laid on a 13mm Foam/Rubber underlay
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DRAPES:

Type:	Vertical drapes to all clear glass windows and glass sliding doors. 95% to 99% room darkening in easy care washable material. No vertical drapes to Bathroom, Ensuite, Toilet, Garage and Laundry.
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WHITE GOODS:

Hotwater:	250 litres Hot Water System
Air-Conditioner:	1 x 6.3KW
Dishwasher:	Stainless Steel Dishwasher.
Cook Top:	Ceramic Cook Top.
Oven:	Stainless Steel Fan Forced Oven.
Rangehood:	Stainless Steel Slide out Rangehood.

EXTERNAL**WALLS:**

Bricks:	Single or double height bricks as per working drawings and colour schemes
Render:	Coloured Render as per working drawings and colour schemes
Cladding:	As per working drawings.

Windows & Sliding Doors:

Type:	Architectural Styled Powder Coated Aluminium Windows.
Glazing:	Solarblock glass with Grey Tint to all smooth windows and glass sliding doors.
Locks:	Keyed locks to all windows and glass sliding doors.
Flyscreens:	Powder Coated Aluminium screens to all windows and sliding doors.

Entry Door:

Type:	Builders - Range Stain Grade. As per colour scheme.
Frame:	Solid Timber.
Lock:	Double Cylinder Entrance Lock Set.

Garage Door:

Type:	Colourbond Steel Sectional Door As Per Plan
Finish:	Colorbond range as per colour scheme.
Remote:	Remote Control with two handsets and wall station.

Fascia & Barge:

Type:	Hi Tensile Colorbond Metal.
Finish:	"Colorbond®"- Standard Colorbond® range as per colour scheme.

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Gutter:	
Type:	Hi Tensile Colorbond Metal. , 125mm Quad and Box gutter - refer to drawings for location.
Finish:	"Colorbond®"- Standard Colorbond® range as per colour scheme.
Downpipes:	
Type:	100mm Round Painted PVC.
Roof:	
Type:	Traditional & Designer Range Concrete roof tiles or
Type:	"BlueScope" "Colorbond®" roof sheeting. As per plan.
Letterbox:	
Type:	"Colorbond®"- Standard Colorbond® range.
Clothesline:	
Type:	"Colorbond®" wall mounted or extender line- Standard Colorbond® colours.
External Concrete:	
Type:	Exposed Aggregate.
Pest Control:	
Type:	"Termicide" Termicide to slab perimeter and penetrations.

COMMENCEMENT OF CONSTRUCTION:

Construction shall not commence until the following have been received by Choice Homes (Qld) Pty Ltd:

1.	Certified Plans.
2.	Plumbing and Development Approvals.
3.	Completed Signed Working drawings and colour selection including Tile and Electrical layout.
4.	Evidence of the Owner's title of the land has been produced.
5.	Full finance details with evidence of owners capacity to pay the full building contract price.

HOME OWNERS SPECIAL INCLUSIONS:

- Exclusive Range Ceramic main floor tiles. As per colour scheme.
 - Stainless Steel Dishwasher.
 - Recessed Down lights throughout as applicable
 - Tinted glass to all clear glass windows
 - 6.3KW Reverse Cycle Air Conditioner to Living Area
 - NBN Capable including 2 x Telephone Points, 2 x TV Points & 2 x Data Point (subject to availability)
- ALL OF THE ABOVE ITEMS ARE INCLUDED IN THE CONTRACT PRICE.
NB. ABOVE ITEMS ARE AS PER BUILDERS SELECTION, ANY VARIATIONS TO THESE SELECTIONS WILL INCUR AN EXTRA COST.

OPTIONAL EXTRAS (GST Inclusive)

1.		\$
2.		\$
3.		\$
TOTAL COST OF EXTRAS		\$

CHOICE HOMES ACKNOWLEDGEMENT OF TERMITE BARRIER SYSTEM

WHAT IS TERMIGLASS?

The Termiglass system is a natural, non-toxic crushed glass. Termiglass is placed around building perimeters, providing a flexible, long life termite barrier. It is also placed around each pipe with a collar and by doing this the common termite access point is blocked. Termiglass remains flexible and allows for independent ground, slab and pipe movement. A warranty for the system covering installation and materials will be sent to you on completion of the dwelling.

YOUR RESPONSIBILITY FOR CARE AND MAINTENANCE

The Termiglass installation should require no attention... ever. But like all barriers you do need to keep it under surveillance. If termites are on or near your property, they will try and get through the mesh barrier. They can't. So they will try to go around it. If your floor is a slab on the ground they will probably try to go beyond the barrier and up the outside wall. That is why you need to keep the barrier under surveillance, regularly. To assist in how to get about this you will receive instructions on what to do.

Because of the serious damage that can be done by termites, often before you are aware of their presence, the Australian Standard, Choice Homes and Termicide Pest Control strongly recommend that you arrange for a professional inspection of your home by Termicide at least once each year and more often in highly susceptible areas. You will be contacted about this within 12 months of handover.

If you contact Termicide within one week of settlement on your new home, Termicide will provide an accredited technician to visit your home and show you: or call and explain-

Where the Termiglass termite barrier is installed.

- How it works.
- How to maintain surveillance.
- How to protect the barrier when you landscape, put in paths, patios, new services, pergolas, fences etc.

I /We acknowledge that we have chosen the full Termiglass System to be installed as the permanent termite management system in our new home.

I /We acknowledge that we will read the Homeowners' Termite Information Kit to be handed over on settlement.

I/We acknowledge that we will arrange for Termicide to visit our home to explain care and maintenance of the permanent termite barrier within 1 week of settlement.

_____/_____/_____
DATE:

_____/_____/_____
DATE:

OWNER'S SIGNATURE

BUILDER'S SIGNATURE

AUTHORISATIONS

1.	I / We hereby authorise Choice Homes to lodge plans and collect same on our behalf.
2.	I / We hereby request than on completion of our property, our nominated Real Estate agent forward a copy of the signed Entry Condition Report to Choice Homes prior to the handover of the keys.
3.	I/ We give permission for Choice Homes to forward our contact details to an appropriate property management agency in the local area.
4.	I/We hereby authorise Choice Homes to contact our Lender and Solicitor on our behalf.
5.	In the event that the working Drawings require amendment from the Sited/Preliminary Plans. I/We hereby authorise Choice Homes to proceed with certification and council approvals 5 business days after issue of Working Drawings.

PROPERTY ADDRESS:

..... / /

DATE:

..... / /

DATE:

.....
OWNER'S SIGNATURE

.....
BUILDER'S SIGNATURE

CLIENT INFORMATION SHEET

To assist Choice Homes with the prompt processing of your contracts please complete the following information.

Client Name: _____

Property Purchased: _____

Referring Company: _____

Sales Person: _____

Email: _____

Solicitor: _____

Contact Name: _____

Phone Number: _____

Fax Number: _____

Email: _____

Broker Name: _____

Contact Name: _____

Phone Number: _____

Fax Number: _____

Email: _____

1.	The Works will be constructed to the signed plans. The whole agreement between the Builder and Owner is contained herein, and in the Plans and Building Agreement. The Builder will not be liable for any matters including representations, warranties or inducements - the terms of which are not clearly set forth in this documentation.
2.	The Builder reserves the right to amend any details that will improve the structural soundness of the construction. Or to change any of the inclusions/features in the Specification or colour selection, which he believes, will improve the finishing or appearance of the proposed dwelling.
3.	External stained timberwork will require recoating by the owner each 6 – 8 months, depending on location.
4.	Please be aware there is considerable heat absorption through dark colours than medium/light colours. No dark paint colours for external house doors as this causes doors to delaminate and warp. Dark painted eave colours block light and attract insect breeding.
5.	If, during approval, the Private Certifier/Council amends any plan details or lays down any special conditions, the Builder reserves the right to charge any costs to the Owner at cost plus 20% plus G.S.T. If the Owner does not agree then the house may be settled without a Certifiers final approval until such amendments are completed, e.g. fences, retaining walls, driveway crossovers or new or additional local authority requirements and the owner agrees to discharge the builder from all liability in respect of construction, completion and authorisation attached thereto.
6.	The Builder reserves the right to charge the Owner for costs incurred during construction for boulder and/or rock excavation and removal.
7.	The Builder reserves the right to alter the price after signing if, during construction, Local Authorities/Council requires to change the building details against the Drawings and Specifications for including, but not limited to, energy efficiency design which may be brought into legislation.
8.	The Builder reserves the right to charge the Owner for costs incurred if the Owner /Council requires the Council Sewer / Water manholes to be raised, retained or fenced.
9.	If the design of the house is similar to an existing house displayed, the Builder is not responsible for minor differences in construction and/or specifications. Verbal agreements or existing buildings cannot be taken as a specification for construction.
10.	All variations signed by the Owner must be paid for in full within seven (7) days of issue or the Builder reserves the right to construct the home per the existing Specifications and Drawings. An administration fee of \$250 will be charged for each variation requested. A minimum of a four (4) day extension will be added to the contract time for each variation received. Variations will only be recognised when in writing and signed by both parties and payment has been received.
11.	Materials / equipment supplied to the Works by the Owner are insured by the Builder up to 10% of the contract price. Any additional / subsequent materials are to be insured by the Owner.
12.	If water / power is not available, the Owner will supply and maintain a 200 gallon water tank and a 7.5 KVA Generator on the site. If the Owner does not supply water / power, the Builder shall charge the Owner until such time as power and water are connected to the works
13.	The client is wholly responsible for the payment of water utilities and council rates throughout construction. The client is also wholly responsible for the payment of excess water rates should these be applied.
14.	The Builder requires access to the site at all times for the purpose of delivering materials using standard trucks otherwise the Owner will be required to provide temporary roads at his expense or pay for the moving of materials by other equipment.
15.	It is a condition of this contract that the Owner retain in his possession a quantity of floor tiles which will be left on site by the Builder. These tiles may be required for future maintenance in the event that damage is caused to existing tiles and if they are not available then the Builder cannot be held responsible.
16.	Should materials or colour selection items become hard to obtain or not cost effective, the Builder reserves the right to reselect and/or purchase from alternative suppliers without written notice to the Owner/Owners and if necessary to obtain an extension of time.
17.	The builder holds the right of access to the construction site by the owner and contact with the subcontractors. Access will be prohibited where upon it is deemed by the builder that the owner's presence on the construction site is disruptive causing conflict or aggravation towards the continuance flow of work on site during working hours. Access may only be gained by the owner under these circumstances by written notice to Choice Homes detailing appointment times and with 24 working hours prior notice.
18.	The Owner must keep the Builder informed of changes to address and telephone numbers.
19.	Any extra work or fees required to meet Covenant Approval which is not part of the Contract, shall be paid by the Owner and shall be a Variation to the Contract.
20.	The Builder is not responsible for side light shadings on homes with a rendered sponge finish.
21.	RL Levels shown on site plans are approximate only and used for construction purposes only and may vary due to site conditions.
22.	Prior to Key handover Choice Homes will require a written list of maintenance items requiring attention from owner or their agent.

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OWNER'S SIGNATURE

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BUILDER'S SIGNATURE