

Affordable Housing Specification / Price Inclusions:

- Fixed Price Contract
- Site Mobilisation Costs and Requirements
- 6.5 Year Structural Guarantee
- 26 Week Defects Liability Period
- Fully insulated roof lined with 75mm R1.8 Anticon
- Fully insulated exterior walls with Insulbreak 80
- Fully insulated exterior wall frames with R1.5 wall bats
- Fully insulated ceiling to all internal habitable areas with R3 batts.
- All homes to achieve a minimum of a 6 STAR energy rating.
- Construction to Comply with Relevant Plans, Engineering, Shire Requirements, Site Survey and all Relevant Building Codes of Australia (BCA).
- Built up Concrete Slab to House and Garage/Carport.
- Standard grey concrete driveway and crossover (to street) to all standard sized residential lots included. Maximum length of concrete crossover/driveway is 10m from carport.
- Slab & Perimeter Spray Termite Treatment included
- Certified BCA Energy Rating Compliance Including Insulation and Sisalation
- Sealed Ceiling Exhaust Fans to Bathrooms, Ensuite and Toilet



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- Powdercoated Aluminum Sliding Windows and Doors (Standard powdercoat colours)
- Flyscreens to all Operable Windows. Windows are key lockable type.
- Weather Strips to External Doors
- Structural Steel including Wall Frames Designed to Engineers Specifications
- Standard 0.42mm BMT Colourbond Custom Orb Cladding to Roof and Walls (vertical). One colour selection for the roof and one colour selection for the walls only.
- Ceiling Height 2700
- Lined in 10mm Gyprock Internally with Coved Cornice. Insulation to all external walls.
- Flooring either to be Polished Concrete to kitchen, living, dining, entry, passage.** with classic Urban Mode Carpet on underlay to bedrooms OR Fully tiled throughout whole of house.
- 200 x 200 Cushion edge floor tile to wet areas only. PS \$30/m2 + GST (landed in Broome)
- Wall Tiles- Kitchen/Bathroom/laundry Splashback, Wet Area Skirting Tiles, Tiling to 2m in Shower Recess. Allowance is for 200 x 200 cushion edge tile only. PS \$30/m2 + GST (landed in Broome).
- Ceramic soap holder to showers
- 125L Heat Pump Hot Water Unit.
- Laminated Kitchen and Vanity Units with 600mm wide Post Formed Bench Tops. Allowed for standard finish to all bench tops and cabinetry doors. 1 x bank of four drawers and remainder doors.





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- Stainless Steel Blanco Appliances
 - Electric Underbench Oven
 - Electric Cooktop
 - Canopy Rangehood
- 1 and ¾ Bowl Kitchen Sink
- Projix range tapware
- Coral Drop in Vanity Basin
- 45 Ltr Stainless Steel Laundry Trough in Steel Cabinet
- Corinthian Entrance Door (PMAD101 with Clear Glazing)
- Internal Doors – Redicote Hollow Core (2040mm high, 35mm thick and either 520, 620, 720 or 820 wide depending on plan).
- Door Furniture from the Gainsborough Contractor 100 series or the Lockwood Velocity Range. Entry door furniture to be Trilock 890 Series or Lockwood equilant. Door stops to be “bump ons”
- Splayed profile Customwood Skirtings 67 x 19 Painted (gloss version of wall colour).
- Robes with Shelf and Chrome Hanging Rail. Robe doors to be standard sliding doors. As depicted on plan.
- 750w x 900h Mirrors to Bathrooms and Ensuite’s above Vanities
- Solver Paint Internal Wall Colour – 1 colour selection and standard ceiling white to ceiling / cornice.
- **LED** Low Voltage Down Lights Throughout, Fluro to carport and alfresco





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- External Sensor Lights to Entry and rear laundry door (x2)
- TV Aerial Outlet x 1 including 1 x Aerial
- Hardwired Smoke Detectors As Required
- Daikin Split System Inverter Air conditioners throughout, installed back to back
- Ceiling Fans to Habitable Areas
- Alder Star Toilet Roll Holders and Towel Rails
- Paraline clothes line with ground mounting kit included.
- Front and Rear Garden Taps (2 only)

NOTES:

- This is to be used as a guide only and the full specification and inclusions list will be included in your contracts at the time of signing.
- ** Polished concrete is considered a natural product and may be subject to variations in colour-aggregate distribution and may incur small fissures.

Standard Price Exclusions:

In order to be able to provide a fixed price H&M Tracey Construction have had to make the following exclusions, due to their nature and degree of uncertainty pertaining to individual wants and block conditions.

- **Block Clearing (where heavy vegetation exists)**
- **Fencing**
- **Window Treatments (Blinds etc)**
- **Landscaping/ Reticulation**

03/06/15

