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“TURNKEY” SPECIFICATIONS



SPECIFICATION NOTES

1. This Specification forms part of the Contract for the proposed work when executed and initialled by both parties.
2. At all times this Specification overrides any sketch plans, selling brochures or any other representations, be it written or verbal as the case may be.
3. All items listed in this Specification are the Builder's standard and will be supplied unless otherwise specified or unavailable at the time of order. If such does occur, an item of equal standard will be supplied at the Builder's discretion.
4. All items are to be selected within the range determined by the Builder as allowable for this style of building.
5. All Options stated in the Options List are not included as part of the Standard Specification Inclusions and all costs pertaining to same shall be the Owner/s expense, over and above the Standard Range Home price.
6. Where multiple choices are available, only one choice is permitted. If choice/s are not clarified by the Owner/s at the time of signing, the choice/s are to be at the Builder's sole discretion.
7. The Contract price includes a soil test, engineer design for slab and footing and inspections by an Engineer or Council building Surveyor at foundation, slab and frame stage.
8. Surveying of land is not allowed for in our standard price.
Note: See Clause 9, HIA New Home Construction Contract, General Conditions.
9. The Owner/s hereby acknowledge that the items selected in the Specification herein and the items and colours chosen in the Colour Selection are final. Any changes shall incur a charge of \$110.00 per item or colour changed. Colour selection appointments exceeding 2 hours will be charged at an additional \$125.00 per hour, payable within 7 days.
10. The Contract price includes a full set of Working Drawings and Specification ready for submission to Council. The Working Drawings, once signed by the Owner/s and the Builder will be deemed to be those referred to in the Contract. (All plans subject to Copyright).
11. The Contract price includes Council and Certifier lodgement fees up to \$2,200.00, preparation and submission of the Council. Application and Council fees required for building approval only. **N.B. Town Planning fees are NOT included.**
12. Changes to the Specification or plan **after** Council approval, apart from the cost of such changes, will incur an administration charge of \$110.00 (minimum), at the Builder's discretion, payment to the Builder.
13. The Contract price includes Termite Management System to comply with Australian Standards as chosen by the Builder. It is the Owner/s responsibility to have periodic inspections and adequate protection performed each year.
14. Builder's insurances are paid by the Builder.
Note: See Clause 14, HIA New Home Construction Contract, General Conditions.
15. My Home Now Pty Ltd, as Marketing Agent for the Builder, reserves the right to photograph, advertise or display any designs built by the Builder.
16. The owner/s hereby acknowledges the responsibility to arrange Home Insurance, connection of electricity, gas or phone prior to handover.
Note: The electricity connection fee is to be reimbursed to the builder

INFORMATION REGARDING FINAL COST OF HOME

There are two cost procedures that determine the final price of your home:

1. ESTIMATED HOME ONLY PRICE:

This is the price of your chosen home design, **excluding** any additional / extra services or site works required to build the design on your block of land, **other than what is allowed for in the Specification Standard Inclusions (see page 3 "Footings and Slab")**. This price is based on structural costs, standard inclusions, plus any extra items required by you. Once we have / the Builder has sighted your block of land, should additional / extra services or site works be required, we will then proceed to obtain a Builder's Site Evaluation, as detailed below.

2. BUILDER'S SITE EVALUATION:

The Builder's Site Evaluation is conducted by the Builder engaged to build your home. The site evaluation is necessary as each block of land differs and costs may vary from residential sites to acreage sites. Your Builder will assess all aspects of your site - from slope, home position, availability of services and more.

Some of the items that could ultimately affect the total price for your home are, but not limited to:

Availability of services for connection / access to the site / extra site works / excavation / extra footings required / retaining walls / power / town water / Council requirements / wind speed rating / failing to supply a Compaction Certificate, should one be available.

N.B.: Failure to supply a Compaction Certificate, should one be available may result in substantially higher footings costs than what are necessary.

Should your block of land require a Builder Site Evaluation, you shall be required to sign a document which has been completed by the Builder pertaining to such costs.

Your HIA Building Contract price will then be determined by adding the Estimated Home Only Price with the Builder's Site Evaluation price. These procedures are undertaken in order we may ascertain an accurate price to build your new home.

I/WE HAVE READ THIS SECTION AND UNDERSTAND IT FULLY:

Owner/s

Builder's

Initial/s

Initials

SPECIFICATION STANDARD INCLUSIONS

Footings and Slab

- Site Works :** Preparation of a level site, covering a grass scrape.
- Site Works Allowance :** A Provisional Sum allowance of PS \$1,200.00, including G.S.T..
N.B.: Your site works estimate will be done after all preliminary work and engineering has been completed. This will be an estimate only, based on the information supplied.
- General Foundations and/or Slab :** **THE BUILDER HAS ALLOWED UP TO "H" CLASS DESIGNED FOOTINGS (If required, will be designed by the Engineer.)**
 General foundations and/or slab will be Engineer designed. Living grade only will be elevated a minimum of 225mm above the finished ground level.
N.B.: No slab piers or set down into garage have been allowed for.
- Non-Living Grade Slab :** Slab thickness of 100mm, elevated 100mm above the natural ground level, using F62 reinforcing mesh. (Light broom finish).
- Concrete Pump :** A Provisional Sum allowance of PS \$1,200.00, including G.S.T..
N.B.: Any additional pumping costs shall be at the Owner/s expense.
- NOTE :** **Any additional costs, required by or due to the following items, shall be at the Owner/s expense and are to be authorised and paid for in advance. Variation documentation for the item is to be created to form part of the Contract, once agreed to by both parties:**
1. The Local Authority.
 2. The Owner/s.
 3. The Engineer.
 4. The Lending Authority.
 5. The site access, e.g. additional concrete pump, concrete truck and deliveries to site requiring a crane.
 6. Rock ingress, shale, boulder removal, earth removal, earth importing and compacting.

Timber Framing

- Wind Speed Rating :** N2 (W33N).
- Wall Framing :**
1. 70mm as per Engineer's design.
 2. Protective sisalation to external walls.
- Ceiling Height :** 2400mm ceiling height is standard in all homes

Timber Framing (Roof)

- Roof Framing :** **(Framing members are Engineer certified)**
1. Prefabricated roof trusses to main roof, as per plan.
 2. Cypress / hardwood to verandahs, as per plan.

Roof Cladding

- Roof Cladding :** Concrete roof tiles, selected from Builder's standard range, unless otherwise noted on Working Drawings.
- Roof Pitch :** Pitch to main roof as per plan.
- Fascia/Gutter :** 125mm Colorbond quad gutter and Colorbond fascia.
- Ridge Cap :** Concrete ridge capping to match roof colour, unless otherwise noted on Working Drawings.
- Down pipes :** As specified by Builder.
- Entry/Verandahs Under Main Roof :** Pitched as per main roof with ceiling lined, unless noted otherwise on Working Drawings.

Windows

- Windows/Sliding Doors :** Sliding aluminium frames. Manufacturers standard colours only. (Subject to Energy Efficiency requirements.)
- Window Coverings :** Vertical blinds to be installed, from Builder's range. All fixtures are white except where noted.
- Barrier Screens :** Supplied to all windows.
- Barrier Screens :** Supplied to all sliding glass doors only.
- N.B.: Manufacturer at the discretion of the Builder.**
- NOTES :**
1. **Bathroom, ensuite and toilet windows are obscure glass and vented only if required.**
 2. **Colonial bars, federation bars and keyed window locks are not included as standard.**

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External Cladding

External Cladding : Brick finish, chosen from builders range, unless otherwise noted on Working Drawings.
NOTE : *Standard finish is face brick, natural mortar, raked joints, sills are bricks laid on edge.*

Exterior Items

Verandah Posts : (Subject to Engineer's design). 100mm x 100mm nominal timber F7 / F14 **OR** 350mm x 350mm brick pier (as marked on plan).
Gable : Lined with 6mm Hardies Primeline cladding selected from Builder's range.

Plumbing

NOTE : *The following allowance are for a suburban residential block with a six(6)metre setback.*
Storm water : 48m of 90mm storm water allowance.
Sewer : 36m of 100mm sewer allowance.
Water : 20m of 20mm polypipe allowance, including supply and installation of water meter, if required.
Water Tank : 5000 litre round poly water tank plumbed to Laundry and W.C.. Includes auto top up, first flush device, leaf eater and pump. As per Local Authority requirements.
Taps : Two (2) external taps.

Gas

Gas : Gas connection to cook top and HWS from mains line or bottled gas.
Hot Water System : Gas instantaneous from Builder's range, including installation and power connection.

Electrical

NOTE : *The following allowances are for a suburban residential block with a six metre setback.*
Electricity : Underground single phase. Ten (10) metres allowance **OR** Overhead single phase. Twenty (20) metres allowance with one (1) fascia bracket.
Air Conditioner : One 3HP reverse cycle split system air conditioning to main living area. "In and Out" installation only allowed for.
Power Points : Double internal and external power points as per electrical plan. (Average 1 per room)
Lights : Lights as per electrical plan. (Average 1 per room)
Light Fixtures : An allowance of PC \$440.00 for all light fixtures throughout, including installation.
Fire Alarm : Two (2) hardwired fire alarm units.
N.B.: *Council may determine additional required at Owner/s expense.*
Television Points : Two (2) television points.
Television Antenna : From Builder's range, including installation and power connection.
Telephone Points : Two (2) telephone points.
Temporary Power Pole : Included in price on residential lots only.
Power Connection : Energex application fee to be reimbursed to the Builder.
Ceiling Fans : One (1) white ceiling fan with light from Builder's range to be fitted to each bedroom. One (1) standard white ceiling fan from Builder's range to be fitted to living area.
Dishwasher : From Builder's range, including installation and power connection.
Range hood : From Builder's range, including installation and power connection.
Oven : From Builder's range, including installation and power connection.
Cook top : From Builder's range, including installation and power connection.

Internal Lining

Internal Walls : 10mm plasterboard to all walls, excluding wet areas. 6mm recessed edge FC sheet to wet area walls.
Internal Ceilings : Plasterboard ceilings throughout. Back-blocking to ceilings. Insulation under main roof - R2.5 - to living areas only.
Cornice : 90mm coved cornice.
Floor Coverings : Carpets from Builder's range to all bedrooms, stairs, living and media room.

Cabinets

Kitchen Sink : 1 1/2 bowl SS FROM Builder's range.
Tap : Sink mixer from Builder's range.
Kitchen Cabinets : Floor cabinets. Laminated benches with post formed edges and 180 degree profile. Double laminated doors. Water resistant laminate shelving. Black laminate kickboards. One (1) set of four (4) drawers. Corner cupboards as per plan. One (1) metre of overhead cupboards for range hood provision.
Pantry Construction : As per working drawings.
Bathroom Vanity : Combined basin and cabinet from Builder's range.
Ensuite Vanity : Combined basin and cabinet from Builder's range.

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Fit Out Hardware

Front Doors :	Hume XV10 Duracote (2100mm x 920mm) or equivalent from Builder's range.
External Hinged Doors :	Non solid, paint grade.
Internal Doors :	From Builder's range.
Wardrobe Construction :	Carpenter built. Timber framed, plaster lined, one (1) particleboard shelf, single hanging rail with chrome finish. Doors from Builder's range.
Front Door / External :	From Builder's range.
Hinged Door Furniture :	From Builder's range.
Internal Door Furniture :	From Builder's range.
Architraves :	42mm x 12mm F.J.P..
Skirtings :	68mm x 12mm F.J.P..

Tiling

Wet Areas :	PC \$30.00/m2, including G.S.T.. Builders retail for wet area tiles.
Main Floor :	PC \$25.00/m2, including G.S.T.. Builder's retail for main floor area tiles. 400mm x 400mm tiles only. Alternate sizes may incur an additional labour fee.
Bathroom / Ensuite :	Floors tiled. Bath surround tiled to 600mm. Vanity splash back tiled to 300mm, or to mirror. Skirting tiled to single tile height. Two (2) soap holders, (third where ensuite is included). Shower recess walls tiled to 2000mm.
Shower Tray :	Shower bases are tiled.
W.C. :	Floors tiled. Skirting tiled to single tile height.
Kitchen :	Splash back wall tiled to 400mm or 600mm where overhead cupboards are used.
Laundry :	Laundry tub splash back tiled to 400mm. Floors tiled to enclosed rooms only (refer note below). Skirting tiled to single tile height to enclosed rooms only (refer note below).
Grout :	Grout colour is white to walls and neutral to floor.
NOTES :	<ol style="list-style-type: none"> 1 The following tile sizes are allowed: <ol style="list-style-type: none"> a Floor tiles: 300mm x 300mm (wet area tiles). b Wall and Skirting Tiles: 200mm x 200mm or 200mm x 250mm. 2 Tile laying is allowed in square direction. If tiles are required in any different format, the Builder will inform the Owner/s by Variation document, of any additional charge that will be incurred. 3 An allowance of one (1) strip of decorative frieze tiles to the shower recesses including installation 4 An allowance of one (1) delivery fee for tiles per home. Should the Owner/s selects tiles from more than one (1) supplier, additional delivery charge/s will be at the Owner/s expense.

Painting - Internal

Ceiling and Cornice :	Two (2) coats of white flat acrylic.
Walls and Skirtings :	Three (3) coat system. Washable acrylic. One (1) colour throughout.
Doors and Architraves :	Two (2) coat system. Gloss. One (1) colour (shade of wall) throughout.

Painting - External

NOTE :	Low Set homes allowance for one (1) external paint colour only. Additional colours will be at the Owner/s expense. Double storey homes allowance is 3 external colours.
Soffit (Eaves) :	Three (3) coat system. One (1) colour of acrylic, gloss.
Doors and Frames :	Two (2) coat system. Gloss. One (1) colour.

Bathroom / Laundry Fittings

Taps :	Basin mixer, shower rose and shower mixer from Builder's range.
Mirrors :	900mm x 900mm aluminium frame to bathroom and ensuite.
Shower Screen :	Clear glass in a pivot door. Aluminium powder coated coloured frame.
Shower Base :	Tiled base and hob.
Bath :	White bath from Builder's range.
W.C. Suites :	From Builder's range.
Laundry Tub :	Bowl and cabinet from Builder's range.
Toilet Roll Holders :	Toilet roll holders from Builder's range.
Towel Holders :	Towel rails from Builder's range.

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Landscaping

- Driveway :** Exposed aggregate driveway and path to front door, from Builder's range, in accordance with Council Regulations, up to a total area of 60m², including ground preparation for level site.
- Turf :** Levelling of site and ground preparation for laying of builders Grade Turf. An allowance of 300m² in total. Any additional turf required will be at the cost of the owner.
N.B.: Turf is to be laid on handover. The Owner/s are responsible for watering.
- Building Apron :** Provide 1m wide turfed building apron to perimeter of building with a minimum fall of 1/200 from perimeter.
- Fencing :** 1800mm high plain timber fencing up to a total length of 60 lineal metres with two (2) timber-clad, steel-framed pedestrian gates. No allowance for painting is included.
- Clothesline :** Clothesline from builders range, installed. Position to be discussed with Builder. Plain concrete path from laundry to clothesline up to a total area of 5m², including ground preparation for level site.
- Letterbox :** Letterbox from Builder's range, including installation.

Garage

- Garage Doors :** Colorbond panel-lift door. 2100mm high x 4800mm wide.
- Remote Control Unit :** Two (2) remote control units, including installation and power connection. One (1) wall switch per door.

Cleaning

- Site Clean :** Builder's rubbish and general levelling only. Overburden removed only by Variation.
- House Clean :** General clean of house, including service and clean of windows and sliding glass doors.

FACADES

Facades as per plan

- Feature Panelling / Slats :** As per Standard Specifications.
- Front Door :** As per Standard Specifications.
- Garage Door :** As per Standard Specifications.
- Columns :** As per Standard Specifications.
- Roof Pitch :** As per Standard Specifications.
- Roof Material :** As per Standard Specifications.
- Windows :** As per Standard Specifications.
- Light Weight Cladding :** As per Standard Specifications.

FINANCE / TERMITE MANAGEMENT AND CONTROL

In relation to my/our investment property to be built in accordance with this Specification, I/we authorise the Builder / Builder's representative to:

- ▶ lodge plans and collect same, on my/our behalf
- ▶ perform a complete colour selection on my/our behalf (if required)
- ▶ act on my/our behalf, in procuring any relevant information regarding the dividing boundary fences so far as gathering names and addresses for adjoining properties

Finance:

Upon receipt of approval of finance:

- ▶ I/We agree to give forthwith to the Builder, notice of financial approval
- ▶ I/We authorise our Solicitors and/or Financial Broker to give to the Builder such particulars of finance approval as the Builder may require, as determined by the Builder

Termite Management:

The Builder will include a full termite treatment system to the property, with a full ten (10) year warranty.

Home Owner/s Termite Control Agreement:

- ▶ I/We will have the house inspected yearly by a competent pest control operator and to seek to comply with the advice of that operator
- ▶ I/We will not build garden beds over weep holes or allow any tenant to build garden beds over weep holes
- ▶ If I/we build an extension or renovate, I/we will re-spray the perimeter barrier
- ▶ I/We will ensure that if any other work breaks a barrier, the barrier will be reinstated immediately by re-spraying
- ▶ I/We will not store any wood or board within three (3) metres of the house
- ▶ I/We will comply with all of the conditions of warranty
- ▶ I/We are aware that if I/we do not keep this agreement, both the product warranty and the State's statutory warranty may be voided
- ▶ I/We acknowledge the warranty offered under this Contract is twelve (12) months from practical completion. Thereafter I/we are responsible for maintaining the termite barrier and for rectification work caused by termites

I/WE HAVE READ THIS SECTION AND UNDERSTAND IT FULLY:

Owner/s

Builder's

Initial/s

Initials

ESTIMATE NOTES

1. The Owner/s hereby agree that the items listed in this Specification will be installed in their home for the agreed Contract or PC price and that any variation requested by them will be in accordance with Clause 20, HIA New Home Construction contract, General Conditions.
2. The Owner/s understand and agree that the Estimate and Inclusions are subject to the Builder's acceptance.
3. This Estimate is calculated on a fully serviced residential, level site with a six (6) metre set back. Only after Working Drawings, Engineer's Site and Footing Design can the Builder estimate the required costs associated with the said site.
4. The Builder will not be responsible for any retaining walls which may affect the Owner/s site, even after the Owner/s site cut has been completed. All retaining walls will be the responsibility of the Owner/s.
5. The Owner/s acknowledge the Estimate has been calculated using Builder's range inclusions as standard.
6. This Estimate is subject to change after all proper searches, soil testing, Engineer's designs and site inspections have been completed. Any additional costs applicable are to be calculated prior to the Building Contract being signed.

OWNER (1) (Full signature required)

_____/_____/_____
DATE

OWNER (2) (Full signature required)

_____/_____/_____
DATE

BUILDER (Full signature required)

_____/_____/_____
DATE