

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 building contract – 6 year warranty as per the Housing Indemnity Act 1992 and Residential Consumer Guide

Site soil investigation report by a 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 Residential Standard 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

Colorbond corrugated iron roof at 22.5 degree pitch

Sarking under roof (Only if applicable)

Reflective foil sisolation paper

Fascia

Colorbond steel 190mm fascia

GUTTERS & DOWNPIPES

Guttering

Colorbond quad gutter

Downpipes

UVPC 90mm downpipes

Eaves

450mm as per plans where shown

HEATING & COOLING



Fujitsu

6kw reverse cycle heat pump

CEILING HEIGHT & ROOF ACCESS

Nominal height

2400mm (8 ft)

Roof access

550mm x 550mm

GARAGE

Ceilings

Plasterboard with battens

Walls

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

Garage door (Subject to design)

Panel lift in standard Colorbond colours with 2 remote controls

External access door

Flush panel with entry set

Internal access door

Flush panel with passage set

INTERNAL LININGS



Walls	Plasterboard with 10mm water resistant board to wet areas
Ceilings	Plasterboard with 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

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 single glazed - select from the CHH Builders Range
Keylocks	To all windows and sliding doors



FLOOR & SKIRTING TILES

Wet areas

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

NOTE

Skirting tiles to match floor tiles 100mm high

EXTERNAL CLADDING & LINING

Brick veneer

Bricks from standard CHH Builders Range with natural mortar joints with vents

Lining

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

Cladding

As per CHH Builders Range

WALL TILING

Bathroom & ensuite

Shower wall tiles to 2100mm high, WC and ensuite in CHH Builders Range

Laundry

Splashback 400mm above trough only

Kitchen

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
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

Schlage S2 Smart Entry Digital Lock
Choice Ambassador Gainsborough Entrance Set
Choice Gainsborough Round Lever Set
Choice Gainsborough Round Lever Set

HOT WATER SERVICE

Rinnai Electrical or CHH equivalent

160Lt x 1 bathroom
250 Lt x 2 bathroom

STORAGE



Door type

White sliding doors with matt natural aluminium frames, tracks & jambs if applicable with design

Wardrobes

Single melamine shelf 1800mm and chrome hanging rail

WIR

Where shown on plan with shelving & hanging available

Broom single (Subject to design)

Single melamine shelf with Builders door

Linen

Melamine shelves with sliding doors to be confirmed during design stage

NOTE

All CHH storage options are custom designed

KITCHEN

Doors and drawers

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

Cupboards

Push touch to overheads cupboards to suit custom design

Benchtops

33mm Polytech laminate with extensive colour choice

Kickboard

To match cupboards

Interior

Solid flemish high moisture resistant cabinet interior

Pantry (Subject to design)

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

Handles

Choice from CHH Builders Range



KITCHEN APPLIANCES

Oven

Westinghouse 600mm electric with 2 year warranty

Cooktop

Westinghouse 600mm ceramic with 2 year warranty

Rangehood

Westinghouse 600mm undermount with 2 year warranty

Sink & Tap

Chrome CHH Builders Range 1 3/4 bowl sink with CHH Builders Range Tapwear

Dishwasher

Electrical and plumbing provision only - can supply but not install

LAUNDRY

Wash trough

45Lt project trough and cabinet with bypass

Tapwear

Chrome from CHH Builders Range mixer and stop taps

BATHROOM, ENSUITE, WC, POWDER



Vanity units	Ceramic 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 2100mm 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

Designed specific 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 and 1 x downlights to bathroom and ensuite

External lights (Subject to design)

2 x external batten light points

Smoke detectors

Hard wired smoke detectors

Ceiling exhaust fan

To all showers and other areas as per the Building Code of Australia

TV Points

2 x coaxial to ceiling void

Phone

1 x phone point

COMPLETION



Professional house clean

Construction, rubbish removal & site clean (Please note this does not include landscaping)

Official handover celebration

90 day maintenance program

NBN - Creative Homes Hobart will run conduct from dwelling to external point , but will have no recourse if this is not satisfactory for NBN connection

Note - all inclusions in this document are subject to change as per the discretion of Creative Home Hobart