



BUILDING SPECIFICATION

FOR

Granny Flat

BETWEEN

&

RESI HOMES Pty Ltd

BUILDERS REGISTRATION NO. 1303278

The Proprietor, by initialling the Specification, agrees that the contents of the specifications are accepted and understood, and the Builder is authorised to proceed according to the specifications.

Proprietor's Initials

Builder's Initials

PROPRIETOR:

SITE ADDRESS:

LOCAL AUTHORITY: MBRC

**INTERPRETATION AND USE OF SCHEDULE.
PLEASE READ CAREFULLY BEFORE COMPLETING.**

- 1 This schedule forms part of the contract for the proposed work when executed and initialled by both parties.
- 2 Where multiple choices are available, only one choice is permitted.
- 3 All items are to be selected within the range as determined by the Builder as allowable for this style of building.

ITEM	DESCRIPTION
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1. GENERAL

- a. Unless otherwise specified, the works shall be constructed in accordance with the Building Code of Australia, and the Queensland Building Act 1975 – 1990, together with the Amendments Act 1991, and the Queensland Home Building Code, inclusive of any amendments and attachments published after the relevant dates of proclamation or release as may be the case.
- b. Unless otherwise specified, the proprietor is responsible to provide a house site clear of any obstructions to building including removal of long grass, shrubs and trees where necessary.
- c. Unless otherwise specified, the contract price allows that town water supply will be available from an existing main of the Local Authority prior to commencement of construction. Where no such water supply exists, the proprietor is to arrange at their expense, a temporary fresh water supply for building purposes by means satisfactory to RESI HOMES PTY LTD, and to be available prior to commencement of construction. Sewerage installation is to be made to a council approved sewerage connection point, provided by the developer or owner. This connection point is to be within the boundaries of the contract property. The town water connection, to be provided by the developer or the owner, if applicable, is not to exceed 1 metre from the front street boundary of the contract property and is not to exceed the specifications of clause 4(a) of this contract.
- d. This contract allows for 240 Volt single phase power being available prior to and during the construction of the dwelling. Where no such power is available RESI

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HOMES PTY LTD is to arrange temporary power at the proprietor's expense. RESI HOMES PTY LTD no longer make power applications for any dwelling. It is required that the owner or developer make all relevant power applications for temporary or permanent connections of power.

Permanent Power Application if not required prior to commencement, is to be arranged by the Proprietor once the dwelling is constructed to Pre-Paint Stage, or when requested by RESI HOMES Pty Ltd. The underground power connection, if applicable, is not to exceed 1 metre from the front street boundary of the contract property. The contract price does not allow for any power connections, outside the boundaries of the contract property.

- e. Designed Wind Loading of the works is N2 Non-Cyclonic.
 - f.
 - i. Complying with statutory obligations and any notices and obtaining relevant approvals is the responsibility of RESI HOMES PTY LTD.
 - ii. RESI HOMES PTY LTD and the proprietor acknowledge that notwithstanding proper requests by the Builder the Local Authority does not on all occasions carry out final inspections in relation to the works. The proprietor further acknowledges and irrevocably agrees that they will not make any objection to the lack of provision of a final inspection report subsequent to practical completion, and further, will not withhold or cause to be withheld any progress payments due to RESI HOMES PTY LTD, either directly or through their financier, that are due to be paid to RESI HOMES PTY LTD Constructions on practical completion of the works.
(A local authority inspection will only be applicable in the event of a private certifier not being contracted to carry out inspections on the property).
 - iii. Individual Stage Inspection Certificates will not be issued during the construction process. These inspection certificates will be covered by the final inspection certificate in accordance with clause (h)(ii) of this specification.
- The proprietor acknowledges and agrees that should their financier refuse to advance all or any funds until the provision of a final inspection report from the Local Authority which may not be available, RESI HOMES PTY LTD will at the proprietor's cost obtain a final inspection report suitable to the financier from a qualified engineer/registered Builder.
- g. Unless otherwise specified, council building fees for single dwelling domestic housing, to builders specifications, are paid for by RESI HOMES PTY LTD. Any Bonds called for or development application fees requested by any Local or Other Authority or statutory body are to be arranged and paid for by the proprietor.
 - i. It is the responsibility of the Proprietor to obtain any necessary building consents from relevant developer or Land Corporation where a covenant applies.

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- h. An Engineer's, footing and slab designs are to be provided by RESI HOMES PTY LTD- soils test supplied by builder, the cost of which is taken from the initial deposit.
 - i. Colour selection has been completed prior to Contract signing, council approval will be sought, to enable the proprietor's home to be built within the construction period stated in this contract. The colour selection does not form part of this contract and any item at a cost above standard allowance will be charged as an extra, at any time during the construction process that non-standard items are requested.
 - j.
 - i. Any valuations required by the lending body (other than Council final inspection) are to be the responsibility of the Proprietor to organise.
 - ii. RESI HOMES PTY LTD takes no responsibility for any colour variation in the roof tile, brick, ceramic wall and floor tile, between those shown in displays or brochures to those delivered by the manufacturer. These products may vary slightly in colour from time to time and any discrepancy is the responsibility of the manufacturer.
 - iii. The proprietor and RESI HOMES PTY LTD hereby agree that any extension of time claimed for practical completion due to wet or inclement weather shall be based on notification pursuant to Clause 15 of the Contract and shall be claimed as per the logged days by the nearest post office or weather bureau. It is also acknowledged that wet days can be claimed due to waterlogged or inaccessible sites due to previous inclement weather.
 - k. RESI HOMES PTY LTD accepts no responsibility to contact the owners of adjoining properties in relation to fencing. It is the Proprietor's responsibility to contact the adjoining neighbours to arrange rebates. Should the Proprietor not arrange rebates, RESI HOMES PTY LTD will install the fence(s) as per the contract at the Builder's discretion.
 - l. ***The proprietor acknowledges that they have not relied upon any representations made by RESI HOMES PTY LTD, its agents, employees or workmen in entering into this contract other than those representations as are included in and form part of this contract.***
 - m. The contract has allowed for termite treatment in accordance with AS3660 and any deviation from this will be at the proprietor's cost.
 - n. Proprietary Names - Where in the specifications or on the drawings, trade names, brands and catalogue numbers are referred to, sole preference to any material or equipment is not intended. The builder shall be at liberty to substitute other material or equipment provided that the characteristics of type, quality, appearance, finish, method, construction and performance are not less than specified, and advises the Client of such change.

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- o.** Hire items and workplace health and safety provisions:
Unless stated in allowances, crane, scaffold hire and silt control is not included in the contract price.
- p.** A Variation fee of \$300 per variation may be charged at the builder's discretion and add a time delay of minimum 1 working day per variation

2. EXCAVATION

The proprietor acknowledges that after breaking the surface of the ground, if variations are required by Local or Other Authorities, or due to the nature of site access or due to extra excavations or footings required if rock or other obstacles are encountered, then RESI HOMES PTY LTD will notify the proprietor as provided for in the relevant clause of the contract and the cost of such variation together with a reasonable allowance for overheads and profits shall be adjusted against the contract sum.

- a.** Machine hire for site cut & footings to the value of \$500. The proprietor accepts and understands that this amount may vary due to site conditions at the time of construction.
- b.** Excavated material, spoil, etc., to be stockpiled or spread over site upon discussion with proprietor.

3. CONCRETER

- a.** Waffle pod, concrete slab on ground as per Engineers design to M type soil.
- b.** Extra piers, beams, steel, if required by Engineer after Council approval are at the proprietor's expense. This may occur at time of engineer's inspection at footing stage. Any additional charges will be made by way of contract variation.
- c.** Concrete pumping is included to the value of \$600.00. If additional is required, then the Proprietor is required to pay the extra costs.
- d.** Porch to be plain concrete.
- e.** Driveway & pathways are not included.

NOTE: Builder and proprietor acknowledge and accept that driveway and pathway concrete are not a structural element in the construction of the dwelling and therefore will not be covered by the builder's six year six month guarantee.

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4. DRAINER

- a. Sewerage installation to be in accordance with Sewerage and Water Supply Act Amendments Act 1981 and Local Authority Approved Plan, total run including underslab of sewerage to 10 lineal metres from the edge of the granny flat.
- b. Storm water is to be piped away from house, to a maximum of 10 lm.

5. BRICKLAYER

- a. N/A

6. CARPENTER/JOINER

- a. External T2 timber framing 70x35mm as appropriate to Builder's requirements. Ceiling heights of 2400mm throughout.
- b. Sisalation is included to walls.
- c. Internal T2 timber framing 70x35mm to 2400mm high.
- d. Roof trusses to be blue T2 Pine to Engineers design.

7. INTERNAL LININGS

- a. All Walls are sheeted with 10mm plasterboard, with the exception of:
 - i. Bathroom walls sheeted with 6mm villa board.
- b. All ceilings are sheeted with 10mm plasterboard.
- c. Internal plaster to be cove cornice.

8. EXTERNAL WALL CLADDING

- a. Hardies Newport Primeline painted to colour specification.

9. DOORS

- a. Front entrance door to be 820mm swing door RP4 seal under from builders' standard range.
- b. Internal doors to be Readicote Flush (Honeycomb Core) from Corinthian.
- c. Internal door handles to be Gainsborough Contractor Lever Set.
- d. External door handles to be Gainsborough Tri Lock front door only.

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10. INTERNAL FIXING TIMBERS

- a. Architraves to be 42 x 12mm H3 Termite treated FJ Pine.
- b. Skirting to be 68 x 12mm H3 Termite treated FJ Pine.
- c. Jambs to be 93 x 19mm H3 Termite treated FJ Pine.
- d. Profile to be splayed.

11. DOOR FRAMES AND GLAZING (Other than Aluminium - if applicable)

- a. As per plans.

12. ALUMINIUM WINDOWS AND DOORS

- a. As shown on floor plan.
- b. Frame finish to be powder coated aluminium. Ultra Silver Gloss.
- c. Reveals to be Pine.
- d. Side and sill flashing are included.
- e. Patio Bolts / Window Locks are included to relevant windows.

13. SCREENS

- a. Standard fly screens are included to all windows.

14. ROOF COVERING

- a. Roof covering to be Colorbond metal roof from Builder's selection and fixed to manufacturer's specifications.
- b. Sarking is included to underside of roofing.
- c. 1 whirly birds can be installed for an additional \$300.

15. PLUMBER

- a. Downpipes to be 90mm round PVC.
- b. Fascia to be Colourbond and Quad Gutters to be Colorbond.
- c. Floor Waste as required by Local Authority.
- d. In wall washing machine tundish (drain).

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16. BATHROOM

- a. Stella rail shower & wall mixer
- b. 600mm vanity with fixed basin mixer
- c. Emma double towel rail, toilet roll holder & hand towel holder
- d. Richmond toilet suite

17. HOT WATER SYSTEM

- a. 250L Electric HWS

18. ELECTRICIAN

- a. Electrical as per electrical plan.
 - i. Single phase underground mains.
 - ii. Oven & cooktop provision
 - iii. 1 x Ceiling fan – supply & install
 - iv. 2 x Ceiling fan w/ light – supply & install
 - v. 3 x Smoke alarms
 - vi. 1 x TV antenna & 1 x TV point
 - vii. 5 x Downlights – supply & install
 - viii. 3 x Single power outlets
 - ix. 7 x Double power outlets
 - x. 1 x Telephone point
 - xi. NBN ready. No connection included.

19. WHITEGOODS

- a. Euro appliances ES600MSX built in oven
- b. Euro appliances EN600C4 electric cooktop
- c. Euro appliances EP52UMS undermount rangehood
- d. Euro appliances dishwasher

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20. CABINETMAKER

- a. Kitchen – As per BDW Plan
 - i. White 2pack kitchen with Sahara speckled white stone
 - ii. Soft close drawers & cupboards
 - iii. Emma gooseneck sink mixer
 - iv. Single bowl, single drain sink
- b. Laundry
 - i. Washing machine & dryer space

21. FLOOR COVERINGS

- a. Main area – Polaris vinyl planking as per colour scheme selection.
- b. Bathroom – Tiles as per colour scheme selection. (Wall tiles for shower to 2100mm)
- c. Bedrooms – Carpet as per colour scheme selection.

22. PAINTER

- a. Refer to Colour Scheme for Selections.
- b. External painting
 - i. External surfaces according to manufacturer's specifications.
- c. Internal Painting
 - i. Walls to be of one colour and the ceilings to be of one colour.
 - ii. Ceilings three coats of acrylic paint to Manufacturer's Specification.
 - iii. Walls three coats acrylic paint to Manufacturer's Specification.
- d. Skirting, door jambs, architraves and reveals painted in gloss wall colour.

23. MISCELLANEOUS

- a. Shower screen is glass semi frameless with fixed panel and pivot door as per plan.
- b. Mirrors are frameless to width of vanity and 900mm high.
- c. Robes to be standard sliding doors with melamine shelving inside (4 shelves to one side & hanging rail at 1900mm).

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24. CLIENT ADDITIONS**a.**

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SPECIAL CONDITIONS

1. COUNCIL LODGEMENTS

Once plans have been lodged with the relevant Council for approval, NO FURTHER CHANGES CAN BE MADE TO THE PLANS.

2. COLOUR SELECTIONS

When Colour Selections have been done, and signed off by the Proprietor, NO FURTHER CHANGES CAN BE MADE TO THE SELECTIONS, DUE TO PLACEMENT OF ORDERS.

PLEASE ENSURE THAT YOU FULLY COMPREHEND THE SELECTIONS THAT YOU HAVE MADE. IF IN DOUBT PLEASE ASK, WHETHER IT BE IN RELATION TO COLOURS OR TYPE OF PRODUCT TO BE USED EG TILES WITH RECTIFIED EDGES WILL INCUR ADDITIONAL COSTS FOR LAYING. FURTHER.

NO CABINET WORK WILL BE COMMENCED UNTIL SIGN OFF BY CLIENT AFTER SITE MEASURE.

3. Any items added to Specification at the time of or after contract signing may be subject to an extra charge; this includes Colour Selections.

Signed: _____

Proprietor(s)

Date: _____

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TERMITE DISCLAIMER

Special Condition 30

The Builder discloses, and the Proprietor acknowledges, that the allowance for termite treatment, which is included in the contract price, is based on LOSP treated Framing, Ply and Beams & posts and Part a Physical Termite Barrier with Part B Kordon perimeter protection in accordance with AS3660.1 and BCA Housing Provisions Par 3.1.3 – Termite Risk Management.

RESI Homes will use Part A Physical Termite Barrier with Kordon termite perimeter barrier 50mm exposed edge slab protection.

The Proprietor agrees that, should the Physical Termite Barrier either unavailable or unlawful at the time when termite treatments are due to be carried out, the Builder will nominate an alternate method of termite protection which complies with the relevant Australian Standard.

The Proprietor further acknowledges that:

- a) If it is necessary to use an alternate method of termite protection it will most likely result in the actual costs of the termite treatment exceeding the amount allowed in the contract price the Proprietor will be liable for the additional costs as the contract sum will be adjusted in accordance with the General Conditions of the Contract.

Signed by the Builder: _____

Signed by the Proprietor: _____

Date: _____

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HOME OWNERS TERMITE CONTROL AGREEMENT

1. I will have the house inspected regularly by a suitable qualified pest control operator, licensed in Queensland by BSA and to seek to comply with the advice of that operator.
2. I will not build garden beds over weep holes.
3. If my perimeter barrier is the exposed slab edge, I will maintain it to allow visual inspection.
4. If I build an extension or renovate, I will reinstate any broken barriers.
5. I will ensure that if any other work breaks a barrier, the barrier will be reinstated.
6. I will not store firewood close to the house.
7. I will comply with the warranty for the system of termite control installed.
8. I will regularly inspect for infestations.
9. I will inspect the perimeter and underside (if appropriate) to detect any breach of the barriers.
10. I am aware that if I do not keep this agreement both the product warranty and the State's statutory warranty may be voided.

Signed by the Proprietor: _____

Date: _____

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