

PROJECT BUILDING SPECIFICATIONS

OWNER: ROBERT KNOTT

PRESENT ADDRESS: 225 MAHADYS ROAD, UPPER PLENTY, VIC 3757

PROJECT: TRANSPORTABLE HOME

BUILDER: SIMONS BUILDERS PTY. LTD. (ACN 006 467 545)
P.O. BOX 169
PAKENHAM 3810 PHONE NO: 5940 1086

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These are the specifications to be used in the construction of a building and shall be taken as being generally applicable to the accompanying drawings and other documents forming part of the building agreement or contract. The specifications specify finishes and/or materials to be used in the construction of a building. **Both parties must initial any amendments.** Alternatively, a Variation Form listing the cost (if any) of each variation will be provided by the Builder for signing by the Owner.

All works shall comply with Building Regulations and local authority requirements. Where in addition to works referred to herein any further work/s required by local authority then, such work/s will be at the Owner's expense in accordance with the Building Agreement.


Water, Gas and Electricity supply - It is the Owner's responsibility to ensure that these services are available.

The Owner shall pay All telephone connection fees.

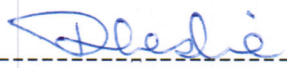
SIGNATURES:




Owner/s



Builder



Witness



Witness

12/2/09

Date

12/2/09

Date

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DETAILED REQUIREMENTS

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FOOTINGS

(A) FOUNDATION CLASSIFICATION (AS PER RESIDENTIAL SLABS & FOOTINGS
CODE AS2870)

SUB FLOOR

STEEL AS PER ENGINEERS COMPUTATIONS

SHOWER RECESS BASE

TYPE OF FINISH: POLYMARBLE - WHITE - 900x900MM

DOOR THRESHOLDS

TIMBER

BRICKWORK OR CONCRETE MASONRY BLOCKWORK

GENERAL WALLING (ABOVE BASE) - WEATHERBOARDS

SPECIAL JOINTING

N/A

TERMITE PROOFING

N/A

Initials of Owner/s-----*MS*-----

Initials of Builder-----*[Signature]*-----

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DETAILED REQUIREMENTS

TIMBER FRAMING SPECIFICATION

MEMBER	STRESS GRADE	SIZE	MAXIMUM SPACING	MAXIMUM SPAN
BEARERS	---			
FLOOR JOISTS	---			
U/FLOOR JOISTS	---			
TOP PLATES	F5	90X35		
BOTTOM PLATES	F5	90X35		
STUDS	F5	90X35	600MM	
JAMB STUDS	F5	90X35		
LINTELS	F8	200X50		OPENINGS UP TO: FROM 1500 TO 1800
	F17	245X45		FROM 1800 TO 2700
NOGGINS	F5	70X35		
BRACING	STEEL			
DESIGNED ROOF TRUSSES			600MM	
SPECIAL MEMBERS				
FASCIA	METAL			
TRUSSES AS PER THE PLANS				

Initials of Owner/s *RM*

Initials of Builder *[Signature]*

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FLOORING

PARTICLE BOARD

INSULATION AND SARKING FOR WALLS (SEE ALSO ROOFING)

- (A) INSULATION
TYPE - DOUBLE SIDED INSULATION FOIL
EXTENT - EXTERNAL WALLS
MANUFACTURER - NEOFOIL OR SIMILAR
- (B) SARKING - NOT REQUIRED

STEPS EXTERNAL (IF APPLICABLE)

N/A

JOINERY

EXTERNAL DOORS

- (A) MAIN ENTRANCE DOOR - ALUMINIUM SLIDING
- (B) REAR ENTRANCE DOOR - ALUMINIUM SLIDING

INTERNAL DOORS

TYPE AND FINISH: COLONIAL PANEL 2040 X 820 X 35

WINDOWS

TYPE AND MANUFACTURER: ALUMINIUM SLIDING STYLE
BRADNAMS OR SIMILAR

ARCHITRAVES

TYPE: COLONIAL SIZE: 67 X 18MM TIMBER SPECIES: CUSTOMWOOD

SKIRTING

TYPE: COLONIAL SIZE: 67 X 18MM TIMBER SPECIES: CUSTOMWOOD

KITCHEN CUPBOARDS

LAMINATED CUPBOARDS - ROLLED EDGES - LAYOUT ON PLAN NOT TO EXACT SCALE - REFER
CABINETMAKER FOR EXTENT.
LAMINATED BATHROOM & ENSUITE CABINETS

FENCING

N/A

ROOFING

COLOURBOND

- (A) SARKING - NOT REQUIRED
- (B) INSULATION - FOIL
EXTENT: CEILING AND WALLS
TYPE: BATTS
MANUFACTURER: INSULFLUF OR SIMILAR

Initials of Owner/s *Rh*

Initials of Builder *RE*

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DETAILED REQUIREMENTS

PLUMBING

WATER SUPPLY
N/A

HOT WATER SERVICE INSTALLATION
TYPE - ELECTRIC EXTERNAL
MANUFACTURER - HARDIE DUX OR SIMILAR
CAPACITY - 160 LITRES SINGLE ELEMENT

FITTINGS AND TAPS
STANDARD BUILDER'S SUPPLY TO ALL PLUMBING OUTLETS -
WHITE TECHNICON PROJECT BRAND OR SIMILAR AND CHROME FLICKMIXER TO KITCHEN

EAVES GUTTERS (SPOUTING)
TYPE: QUAD SIZE: 100 X 75MM
ZINCALUME

FASCIA
TYPE: METAL - ZINCALUME SIZE: 190 X 32MM

DOWNPIPES
TYPE: ZINCALUME/SQUARE SIZE: 100 X 50MM NUMBER: AS REQUIRED BY AUTHORITY

SANITARY SERVICES
N/A

STORMWATER DRAINS
N/A

AGRICULTURAL DRAINAGE
N/A

GAS SUPPLY
N/A

Initials of Owner/s *AK* -----

Initials of Builder *RS* -----

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DETAILED REQUIREMENTS**ELECTRICITY SUPPLY**

AVAILABLE

PHASE - SINGLE

NOTE: IF ELECTRICITY SUPPLY IS NOT AVAILABLE AT THE SITE, BUT IS REQUIRED, THE OWNER SHALL ARRANGE WITH THE ELECTRICITY SUPPLY AUTHORITY FOR THE EXTENSION OF THE AUTHORITY'S ASSETS TO A POINT OF SUPPLY NOMINATED BY THE SUPPLY AUTHORITY AND SHALL PAY THE COSTS OF THIS EXTENSION AS REQUIRED BY THE AUTHORITY.

ELECTRICAL WORK

WIRE TO:

- (A) LIGHT POINTS - APPROX. 8
- (B) SINGLE POWER OUTLETS - APPROX. 8
- (C) DOUBLE POWER OUTLETS - APPROX. 3
- (D) COLOUR OF ACCESSORIES - WHITE
- (E) AIR CONDITIONING - NOT REQUIRED
- (F) HEATING UNIT - NOT REQUIRED
- (G) EXHAUST FAN - BATHROOM/LAUNDRY
- (H) MICROWAVE PROVISION - NOT REQUIRED
- (I) RANGEHOOD - REQUIRED
- (J) ELECTRIC STOVE - REQUIRED
- (K) METER BOX - METAL
- (L) DISHWASHER - NOT REQUIRED
- (M) OTHER SPECIAL OUTLETS - SMOKE DETECTOR/S AS REQUIRED
- POWER SAFETY SWITCH

FIBROUS PLASTERING AND PLASTERBOARDING

WALL LININGS

PLASTERBOARD

CEILINGS

PLASTERBOARD - FIXED TO JOISTS

CORNICES

STANDARD 50MM

ARCHES SQUARE SET

FLOOR AND WALL COVERINGS**CERAMIC WALL TILING**

- (A) METHOD OF FIXING - ADHESIVE
- (B) EXTENT:
 1. BATHROOM - APPROX. 2M
 2. SHOWER RECESS - APPROX. 4M
 3. ENSUITE (IF APPLICABLE) - APPROX. 4M
 4. KITCHEN - APPROX. 3M
 5. LAUNDRY - APPROX. 1/2M

FLOOR COVERING - FROM BUILDER'S RANGE

VINYL TO KITCHEN & LAUNDRY/BATHROOM

CARPET AND OTHER FLOOR FINISHES

(FROM BUILDER'S RANGE-\$75 L/M) REST OF HOUSE - CARPET

UNDERLAY - STANDARD

Initials of Owner/s-----*AA*-----Initials of Builder-----*RS*-----

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DETAILED REQUIREMENTS

PAINTING AND FINISHING

EXTERIOR FINISHES

- (A) TIMBER
TYPE OF FINISH: ACRYLIC LOW SHEEN - SOLID COLOUR
2 COATS ONLY FROM BUILDER'S RANGE
- (B) EAVES LININGS, CEMENT SHEET
PAINTED - OFF WHITE
- (C) BRICKWORK - UNPAINTED
- (D) P.V.C. - PAINTED

INTERIOR FINISHES

- (A) TIMBER & DOORS
TYPE OF FINISH: ACRYLIC GLOSS - 2 COATS ONLY (DOUBLE STRENGTH THE INTERIOR
WALL COLOUR)
- (B) WALLS
TYPE OF FINISH: LOW SHEEN WASHABLE, 2 COATS ONLY OF ONE COLOUR
THROUGHOUT FROM BUILDER'S RANGE OF COLOURS
- (C) CEILINGS
TYPE OF FINISH: WHITE FLAT PLASTIC, NON-WASHABLE,
2 COATS ONLY
- (D) BRICKWORK
UNPAINTED

OTHER SPECIAL REQUIREMENTS

GARAGE/CARPORT

N/A

SCHEDULE OF FITTINGS

THE FOLLOWING ITEMS SHALL BE INCLUDED IN THE CONTRACT SUM AND SHALL BE SUPPLIED AND INSTALLED BY THE BUILDER. WHERE ANY ITEM INCLUDED IN THIS SCHEDULE IS TO BE SUPPLIED BY THE OWNER, IT SHALL BE MARKED "OWNER PROVIDES" AND SHALL BE FITTED BY THE BUILDER UNLESS OTHERWISE STATED.

Initials of Owner/s---RK-----Initials of Builder-----RB-----

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SCHEDULE OF FITTINGS

NOTE: ALL FITTINGS AND APPLIANCES (INCLUDING MODEL AND COLOUR) ARE DETERMINED BY THE BUILDER, UNLESS OTHERWISE SPECIFIED IN THE CONTRACT HEREINBEFORE REFERRED TO.

ITEM: DESCRIPTION (SEE NOTE ABOVE) SUBJECT TO MODEL AVAILABILITY WHEN CALLED UP BY THE BUILDER

BATH	STIRLING WHITE PORCELAIN STANDARD OR SIMILAR 1500MM
SINK	MYTTON 1-1/2 BOWL SS SINK OR SIMILAR
BASIN/S	SURREY WHITE PORCELAIN OR SIMILAR
WASH TROUGH	GLO-TUB 45 LITRE WHITE OR SIMILAR
TOILET SUITE/S (COMPLETE)	WHITE PORCELAIN - UNISSET WHITE PLASTIC CISTERN/S CAROMA OR SIMILAR
COOKER (RANGE)	ELECTRIC SIMPSON BASIC UPRIGHT STOVE OR SIMILAR
HEATING DUCTED	N/A
SHOWER SCREEN AND/OR DOOR	CLEAR TOUGHENED OR SIMILAR WITH PIVOT DOOR (ONLY IF SUFFICIENT SPACE AVAILABLE)
SOAP HOLDERS	SOAP HOLDERS IN SHOWER RECESS
LOCKS, PULLS, CATCHES AND FURNITURE (DOORS AND WARDROBES)	WORLDWIDE HARDWARE WHITE BG OR SIMILAR
RANGEHOOD	SIMPSON NOVA 600MM RDN6W (WHITE) OR SIMILAR
OTHER ITEMS	MIRRORS TO BATHROOM (FROM BUILDER'S RANGE) 2 TELEPHONE POINTS TO KITCHEN & MASTER BEDROOM (LOCATION TO BE DECIDED BY BUILDER)

Initials of Owner/s-----*AK*Initials of Builder-----*RS*