

Residential Abodes Standard Specifications

external features

- Ovolo or Straightline slotted gutters
- Bristle clay roof tiles from selected range or option of Colorbond
- Sectional garage door with remote and two handsets to front elevation. Several colour options available, including cedar look
- Concrete hardstand to double garage
- Choice of more than 10 powder coat colours for aluminium windows and sliding doors
- Weather draft door seals to front entry door/s
- 25° roof pitch with flexible pointing roof tiles
- Front elevation as shown in catalogue
- Double clay brick construction with selection of face brick or acrylic texture over render to front elevation
- Cream rolled mortar joints (with face brickwork)
- Verandah and alfresco where shown
- Flyscreens to all aluminium windows and sliding doors
- Feature Solidcarve or Urban Range front door/s
- Entrance set
- Barrel bolts to double doors
- Front and rear garden taps
- Choice of clay or concrete brick paving to driveway, portico, alfresco and path up to 40m²
- 5 Star rated gas storage 135L hot water unit
- Full painting

security & safety

- Minimum of two hardwired smoke detectors
- Feature Solidcarve or Urban Range front door/s
- Barrel bolts to double doors
- Keyed vent locks to sliding windows and key locks to awning windows with the option of permanent ventilation
- Patio bolts to aluminium sliding doors
- RCD earth leakage safety circuits to power and light points
- Anti-scald tempering valve to hot water supply

kitchen features

- Stainless steel canopy rangehood
- Large selection of laminates from leading brands
- Postform or Square Style bench tops
- Custom built deluxe cupboards
- Wall tiling above bench top
- Flush doors with handles
- European stainless steel oven
- European stainless steel hot plate with wok burner
- Auto ignition gas hotplate
- Set of four drawers up to 500mm wide
- Dishwasher recess with adjoining tap and single power point
- Deluxe stainless steel sink with quality chrome flickmixer tap
- Choice of ceramic tiles up to \$44m² retail

bathroom & ensuite features

- Fully enclosed showers with pivot or sliding door
- Chrome tapware
- Modern shower rose to ensuite and bathroom
- Dual flush cisterns with ceramic pans
- Ceramic floor tiling
- Flush doors with handles to vanity cabinet
- Privacy door locks
- Large selection of laminates from leading brands
- Postform or Square Style bench top
- Custom built deluxe cabinets
- Framed mirror with choice of colours full width of vanity cupboards
- Shower wall tiling to 2 metres high
- White vitreous china basins in vanity tops
- Clear or Spotswood non-wired glass to external window
- Choice of ceramic wall and floor tiles up to \$44m² retail
- Chrome single towel rail
- Chrome toilet roll holder
- Soap dish to shower
- Exhaust fan to enclosed WC off ensuite and internal WC's

laundry features

- Chrome tapware
- Ceramic tiled skirting
- Choice of ceramic tiles up to \$44m² retail
- Washing machine taps and power point
- Wall tiling up to 400mm high above trough

internal features

- Robe recesses to bedroom with internal shelving and hanging rails including hinged, vinyl or mirror sliding doors where displayed.
- Privacy locks to master bedroom, bathroom, ensuite and WC
- Double power points throughout
- Light globes and shades to each internal ceiling light point
- Internal door handles from builder standard range
- Metal corner plaster beads to trafficable areas
- Feature Stanford or Readicoat internal doors
- Deluxe steel door frames
- 28 course ceilings unless otherwise specified
- Linen cupboards with white lined shelves with hinged or vinyl sliding doors where displayed
- Insulation batts (R.30) to ceiling including garage
- Painted MDF timber cappings to half height walls where shown
- Full painting (excluding internal walls)
- Barrel bolts to double doors
- No water hammer from polybutylene water service pipes
- Two conduits for telephone, television or similar cables by others to internal walls.

services included

- Up to 10m sewer run from last major plumbing fixture to Water Corporation connection point within lot
- Up to 10m water run from water meter to front garden tap
- Full site survey by licensed surveyor
- Removal of construction waste
- Site and house clean
- Engineer designed footing and slab
- Energy Efficiency assessment*

additional features

- 6 month defects liability period (maintenance)
- Cost of plans and specification
- Cost of standard Building, Shire and Water Corporation fees (excluding planning fees)
- No obligation site inspection
- Full indemnity insurance protection
- Termite treatment in accordance with Building Code of Australia
- Firm price quotation for 90 days from acceptance of Building Contract
- 10 year structural guarantee
- 'Kwikstream' administration process ensuring you commence construction sooner
- 5 Star energy rating

The following items are not included (unless specified):

*Additional requirements to meet energy efficiency compliance from the modification of standard designs or orientation as shown in this catalogue**, shire planning fees or developer's requirements above the builders' standard specifications, fencing and landscaping, light fittings, floor coverings and window treatments, floor tiles other than wet areas shown in catalogue, courtyards, screen walls, pergolas and patios, air conditioner and microwave oven, external planter boxes or retaining walls, deluxe taps and bathroom accessories, non standard tiling, site costs, council crossover and service connection fees, septic/alternative waste water installation, headwork fees, Western Power connection, consumer pole or power dome, display furniture and fittings including but not limited to freestanding dressing cabinets, glass shelving and/or built in furniture, items deleted in the modification of the house design, coastal and Wind Loading Requirements as determined by a structural engineer in addition to Provisional Allowances.

**Note: These costs (if applicable) are often assessed after the signing of the Building Contract and therefore considered a variation to the contract to be paid by the owners as an addition to the contract price.

Room sizes are approximate only: Plans, fittings, various features and suppliers are subject to change without notice. All featured items of this specification are from Builders' Standard Range unless otherwise specified. Specification is based on traditional titled single lot with direct access from sealed road.


Residential abodes
by Collier Homes

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