



# Sheppard Homes Pty Ltd

LIC NO 1095687  
ABN NO 91 118 944 246

## CROWN INVESTOR SPECIFICATIONS

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

SITE ADDRESS: \_\_\_\_\_

ALWAYS CIRCLE AND TICK WHERE NECESSARY



### 1 GENERAL

- A** These specifications specify finishes and/or materials to be used in the construction of building work referred to in the Building Contract entered into between the Builder and the Owner. The specifications may be varied by agreement between the Builder and the Owner by means of Variation.

All building work to be undertaken in accordance with this Specification shall comply with the Building Act 1991 as amended (incorporating the Building Code of Australia).

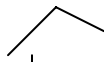
- B** Unless otherwise specified the **OWNER/**  **BUILDER** is responsible to provide the house site clear of any obstruction to building including removal of long grass, shrubs and trees where necessary.

- C** The **OWNER /**  **BUILDER** is responsible for the provision of access suitable to allow trucks as normally used in the building industry to drive in and out of land. Should access not be available, the Builder may, to the expense of the owner, carry out such works to enable access.

- D** Unless otherwise specified, the contract price allows that house 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 his expense, a temporary fresh water supply for building purposes by means satisfactory to the Builder, and must be available prior to the commencement of construction. This contract also allows for single phase/240 volt power to be available prior to and during construction. Where no such power is available, the owner must supply temporary power, satisfactory to the Builder and at the Owner's expense.



CLIENTS INITIALS: \_\_\_\_\_ BUILDERS INITIALS: \_\_\_\_\_



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**E** Designed wind rating of the works  / **N3** will be at an extra cost

**F** Termite Protection as applicable to be Termicide Non Toxic Termite Barrier.

**G** Statutory Obligations, Notices, Approvals and fees, the following applications, notices, approvals and fees are the responsibility of the **OWNER/**

**H** Engineer's soil report to be provided by the **OWNER/**

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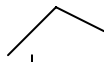
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**7 CARPENTRY AND INTERNAL FINISHES**

- A** All carpentry materials as per plan shown below to be supplied by the builder. ✓
- B** The grading and species of timber framing as per plan. M G P 10. M G P 12. ✓
- C** Timber sizes not shown on plans are to be in accordance with the 'TRADAC" timber framing manual. ✓
- D** Front door to be selected from Builders Range
  - 1. **PMAD101 With Clear Glass**
  - 2. **PMAD104 With Clear Glass**
  - 3. **PMAD04 With Clear Glass**
  - 4. **PSC7**
- E** Rear/side laundry door to be **READYCOAT FLUSH HARDBOARD**
- OTHER:** \_\_\_\_\_
- F** Architraves to be 42mm:
- G** Skirting to be 68mm:
- H** Internal walls lined with 10mm plasterboard ✓
- I** Garage wall 110mm single skin brick/piers ✓
- J** Internal Ceiling will be lined with 10mm Uni-Span plasterboard ✓
- K** All wet areas will be lined with 6mm Villaboard ✓

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**L** Cornice to be 90mm. Cove ✓

**M** Internal doors to be selected from builders range **STANFORD**

**OTHER** \_\_\_\_\_

**N** Built-in robes to be: **GYPROCK SLIDERS**

**OTHER** \_\_\_\_\_

**O** Linen Cupboard to be: **GYPROCK SLIDERS**

**OTHER** \_\_\_\_\_

**P** Internal door handles to be Whitehall Range with Chrome back-plate. ✓

**OTHER** \_\_\_\_\_

**CLIENTS INITIALS:** \_\_\_\_\_ **BUILDERS INITIALS** \_\_\_\_\_

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**11 PLUMBING FIXTURES**

**A** Kitchen sink to be Oliveri 1¾ bowl and Flick Mixer stainless steel. (Left Hand Bowl Round Edge or Right Hand Bowl Round Edge) ✓

**B** All other tap ware to be Entice Range - Chrome

**OTHER** \_\_\_\_\_

**C** Dishwasher provision  **YES** / **NO TO BE CONFIRMED BY CABINET MAKER ONLY** ✓

**Note: Power and plumbing will be placed under sink (cold water only)**

**D** Laundry tub to be Robin Hood 45 litre S/Steel Laundry Tub & Cabinet 55cm wide. **OTHER** \_\_\_\_\_ ✓

**E** Bathroom shower screens to be powdercoated aluminium frame with clear glass

**PIVOT**

**SLIDING**

**F** Bath: **STANDARD**    Size: **1500**    Shape: **RECTANGULAR** ✓

**G** Hot water System to be Gas Rinnai Infinity 25HWS/V1200 HWS  
Rinnai Recess Box to suit 25 & V1200  
Rinnai Standard Controller ✓

**H** 2 Exterior Taps - One Front / One Rear ✓

**I** Additional Inclusions:    **YES**    **NO**

**CLIENTS INITIALS:** \_\_\_\_\_ **BUILDERS INITIALS** \_\_\_\_\_

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**12 ELECTRICAL**

**A** Oven/ Hotplate to be: **WALL OVEN (Laminated Tower) and SEPARATE HOT PLATE**    ✓

**B** **TYPE OF APPLIANCE (Note: Check with Client Before Stove Cut-Out)**

Oven: **TECHNIKA FAN FORCED OVEN S/S**

Hotplate: **CERAMIC COOKTOP S/S**

Rangehood: **TECHNIKA 600MM S/S FIXED**

Dishwasher: **TECHNIKA BELLISSMO S/S**

**C** **NUMBER OF POINTS AND FIXTURES**

TV Point   2      Single Power Point   7      Double Power Point  13  

Light Fittings Throughout  **YES**      Rangehood   1      Dishwasher Point   1  

Heater Exhaust with Light       2          Telephone Point       2      

Exterior Weatherproof Point Outdoor Living area   1  

Ceiling Fan/Lights Bedroom Only   4      Lights       17      

Power point for Garage Door   1  

Castel TCL 2.5h.p. Air-Conditioner to Family Room       1      

**D** Length of underground mains included     **Overheads (25) metres**

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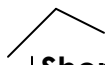
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√

**19 ADDITIONAL INCLUSIONS AND NOTES**

- |          |  |   |
|----------|--|---|
| <b>A</b> | Verticals throughout   | √ |
| <b>B</b> | Patio under roof as per plan   | √ |
| <b>C</b> | Sliding doors to have deadlocks  | √ |
| <b>D</b> | Gainsborough 540 Series double cylinder deadlocks to front entry door  | √ |
| <b>E</b> | 3 Draws to vanity in both bathroom and ensuite with chrome handles   | √ |
| <b>F</b> | 3 in 1 Heat/Exhaust/Light Fitting to bathroom & ensuite  | √ |
| <b>G</b> | Chrome bathroom fittings and 2 towel rails for both bathroom & ensuite   | √ |
| <b>H</b> | 1 L/M overhead cupboards   | √ |
| <b>I</b> | Dishwasher supply and install  | √ |
| <b>J</b> | One phone point in kitchen and one in main bedroom   | √ |
| <b>K</b> | Door stops and catches throughout. 75mm white cushion stops to wet areas   | √ |
| <b>L</b> | 1800mm High Butted Paling Fence in treated timber to rear & side boundaries to front of house and one metal gate | √ |
| <b>M</b> | Exposed driveway and path  | √ |
| <b>N</b> | Tiles surrounding bath to be 1100mm  | √ |
| <b>O</b> | Path outside laundry door and external doors to be 750mm wide by length of door except patio door.               | √ |
| <b>P</b> | Insulation Batts to Ceilings   | √ |
| <b>Q</b> | Powder Coated Letterbox - Design 1. Keg 2. Milk Can 3. Pillar Box<br>Coloured to match window colour             | √ |
| <b>R</b> | Security Screens and Security Doors  | √ |
| <b>S</b> | Ceiling Fans to all bedrooms   | √ |
| <b>T</b> | Auto Panel Lift Garage Door  | √ |
| <b>U</b> | 2.5 hp Reverse Cycle Air Conditioner   | √ |
| <b>V</b> | <b>Range Hood to Kitchen</b>   | √ |
| <b>W</b> | Fully landscaped and gardens provided  | √ |
| <b>X</b> | Main Floor fully tiled, Carpets to all bedrooms and Lounge and Dining Room                                       | √ |

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LANDSCAPING

TURF

Builders grade turf to front and rear yard. To be laid on prepared and shaped topsoil free of weeds and builders debris. Turf to be treated with pesticides prior to being harvested and bought to the site. Properties will be shaped to allow the correct overland flow of storm water. Yard gully pits and all necessary drainage to be installed as required. No area of the yard will be allowed to let water pond. All turf to be rolled with heavy-duty drum roller to remove undulations.



LANDSCAPING

Install 36 square metres of garden beds including coloured concrete edging, topsoil, river gravel and all other necessary preparation.



WATER TANK

Install a 5000lts capacity water tank as per regulations.





**CROWN INVESTMENT SPECIFICATION**

**COLOUR SELECTION**

<b>CLIENT</b>	
<b>ADDRESS</b>	

**EXTERIOR**

	<b>SELECTION</b>	<b>COLOUR</b>
<b>BRICKS</b>		
<b>MORTAR</b>		
<b>ROOF</b>		
<b>WINDOW</b>		
<b>GARAGE DOOR</b>		
<b>FRONT DOOR</b>		

**EXTERIOR PAINT**

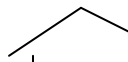
Solver Paints: Interior walls Velvetsheen; Ceiling Ultra Cover; Interior Doors/Skirting Full Gloss Enamel; Exterior Duraguard Gloss; Render/Bagging Duraguard Masonry Matt; Pergolas Duraguard Low Sheen.

<b>GUTTER</b>		<b>EAVES</b>	
<b>FASCIA</b>		<b>PERGOLA</b>	
<b>GABLE</b>		<b>METER</b>	
<b>DOWNPIPES</b>			
<b>TRIM</b>		<b>RENDER/CLADDING</b>	

**INTERIOR PAINT**

<b>CEILINGS</b>		<b>SKIRTING</b>	
<b>WALLS</b>		<b>DOORS</b>	

**NOTE: ALL PAINTS ARE -**



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<b>KITCHEN</b>			
<b>BENCHTOPS</b>		<b>DOORS</b>	
<b>HANDLES</b>		<b>DRAWS</b>	
<b>NOTE: ALL LAMINEX COLOURS ARE FORMICA</b>			
<b>BATHROOM</b>			
<b>FRAME COLOUR</b>		<b>ENSUITE</b>	
<b>SHOWER</b>		<b>FRAME COLOUR</b>	
<b>MIRROR</b>		<b>SHOWER</b>	
<b>ROBE FRAME</b>		<b>MIRROR</b>	
<b>FLOOR COVERINGS</b>			
<b>CARPET</b>			
<b>VINYL</b>			
<b>TILE SELECTION</b>			
<b>FIXTURES</b>			
<b>CLOTHESLINE</b>			
<b>VERTICALS</b>			
<b>DOOR HANDLES</b>			
<b>OTHER</b>			
<b>TILES</b>			
<b>AS PER SELECTION FORM ATTACHED</b>			
I/We the undersigned agree the above colour selections are correct			
<b>CLIENTS SIGNATURE:</b>			
<b>DATE:</b>			