



Arafura Resources

Ocean Eyre Estate

STANDARD TURNKEY CONTRACT SPECIFICATIONS

Area

Living:	169.34 sqm
Garage:	38.04 sqm
Porch:	3.87 sqm
Alfreso:	11.35 sqm
Total:	222.6 sqm

• ADMINISTRATION

- Working Drawings
- Standard HIA contract & Specifications
- Council Application fees
- Standard connection fees for water & sewer (if applicable)
- Energy Zone 4 requirements
- Structural design for N2 / 41 mps windspeed
- Wind loading & site classification by engineer
- Home Owners Warranty Insurance
- 2420mm nominal ceiling height with 450 eaves
- Class 'M-D' site included

• EXTERIOR

- Treated timber frame and roof trusses
- Colourbond Roof, Fascia & Gutters
- Austral standard range bricks with natural mortar
- Powder coated aluminium horizontal sliding windows
- Matching powder coated aluminium flyscreens to windows
- Two coat external grade paint (2 colours)
- Solid panel front door with draught seal
- Wall mounted front & rear garden taps (2 off)
- Double panel auto door to front elevation with remote control
- R2.0 Insulation to external walls, excluding garage
- R3.5 Insulation to ceiling, including garage
- Rheem instant gas HWS
- Wall mounted rear and front garden taps (2 off)
- Deadlocks to all External Doors
- 1050 litre rainwater tank with pump, plumbed to laundry

• INTERNAL

- Three coat washable paint to internal walls
- White PVA to ceilings and cornice
- Semi Gloss Enamel paint to skirtings, architraves and internal doors.
- WC door to be fitted with lift off hinges.



- Hume Stanford woodgrain embossed internal doors with cushion door stops fitted
- Lockwood Lever door furniture with satin chrome finish
- 67mm MDF colonial skirtings, architraves & window surrounds
- 55mm cove cornice throughout

- **KITCHEN**
- Electric Oven: 5 function, auto timer, 60 litre capacity, stainless steel finish (Delonghi DE60PS)
- Gas Hot Plates: 600mm, square, front controls. Stainless steel (Delonghi DEGH60ST)
- Rangehood: slide out, single fan with 3 speeds, 600mm, stainless steel (Delonghi TR60SS)
- Dishwasher: 5 wash programs, stainless steel finish (Delonghi DEDW60S)
- Large selection of laminates from Formica/Laminex
- Laminated postform benchtops
- Fine edge cupboard doors with chrome handles
- Laminated Pantry as drawn on plan
- Overhead cupboards (this includes cupboards above Range hood & Fridge Cavity)
- Bank of 4 drawers on rollers, top drawer fitted with cutlery tray
- 1 & 3/4 Bowl, Single Drainer Stainless Steel sink with Chrome mixer tap
- Three rows of wall tiling over benchtops (600mm)

- **BATHROOM & EN-SUITES**
- "Base" mixer tapwear (or equivalent) and universal shower roses
- Caroma white ceramic basins (or equivalent)
- Dual flush ceramic toilet suite with acrylic seat, white (Concorde or equivalent)
- Chrome double towel rail, toilet roll holder and soap dish.(cosmo or equivalent)
- 900mm high polished edged frameless mirrors over full length of vanity cupboards
- Framed pivot shower screen with clear safety glass
- 500mm deep vanity cupboards with laminated benchtop
- 300mm Tiling above vanity cupboards
- Tiled Shower to 2000mm with ceramic soap holder
- 1200mm high tiling to Bathroom

- **LAUNDRY**
- Skirting Row to match floor in WC, Laundry and Vanity (if separate room)
- 45 litre stainless steel laundry trough and acrylic cabinet (Milena contour trough & cabinet or equivalent) with base sink mixer 40mm
- Chrome crosshead washing machine taps

- **ELECTRICAL**
- Standard batten fix lights as required
- Light Fittings - sphere with gold or chrome trim
- 12Volt Downlights above vanity basins & kitchen benchtops
- 18 Double and 7 Single Power Points
- 2 Single (HWS & Pump) and 1 Double Weatherproof Power Points
- 3-in-1 (Fan, Heat, Light) to Bathroom & Ensuite
- 1 Telephone Point
- 2 TV Points



- **CLEAN UP**

- Builders internal house clean on completion
- Building debris will be removed from site upon completion

- **FITTINGS AND APPLIANCES**

- 2 Built-in robes in bedrooms 2, 3 & 4 as drawn in the plan, sliding door, vinyl finish
- Security screen door to front door, fly screens to sliding door
- Carpet to all bedrooms & Lounge Room, (Carpet from Builders Range)
- Ceramic Tiles to Family, Living, Kitchen, all passage ways and wet areas
- Window Treatments, vertical blinds to sliding doors and roller blinds or slimline venetians to remainder
- Pioneer ducted reverse cycle airconditioner (or equivalent)

- **PROPERTY COMPLETION**

- Basic landscaping package to rear and front yard, low maintenance to suit arid conditions, manual irrigation system
- Concrete Driveway (66m2) & 1m wide Concrete Footpaths around the perimeter of the house
Please Note: *due to reactive soil classifications in Whyalla, natural movement will occur in paths and driveways. Warranty does not cover natural movement of soil as per HIA contract 23.1*
- Molded concrete Letterbox
- Clothes line , (Supafold duo, or equivalent)
- Colorbond, good neighbor style, fencing

Price Incl GST: \$285,678.09

Price Valid for 14 days

This specification does not include

- Land
- Extra footing allowance for blocks below kerb level

Date / /

Date / /

Owner of Property

Cavalier Homes



Real Homes... Real People.

Spencer Gulf

This quote is valid for fourteen days from this date

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