



OAK LIVING “BREAKFREE” SPECIFICATION

Pre-construction

Soil test and feature survey
Property service information
Preparation of working drawings, engineering design and computations
6 star (minimum) thermal energy assessment and report
Building permit

Service Connections

Service connection to sites up to 400m² to legal points within or immediately adjacent site and when up to 5m setback.
Includes the following:-

- Power connection (single phase)
- Dry water tapping (mains water) to same side of street
- Storm water
- Sewer drains
- Gas service
- Telephone conduit and draw-wire (connection by Owner)
- Account opening and provider fees by Owner

Site Conditions

Site excavation and vegetation scrape over the building platform, with up to 300mm fall
Excess soil will be stockpiled on site (if sufficient space)
Class ‘M1’ engineered waffle pod concrete slab based on no existing filling
Concrete pumping
Design and materials to suit wind zones up to ‘N2’
Design and materials to suit Bushfire Attack Level [BAL] ‘low’

Structure

Stabilized pine trussed roof to engineer’s specification
7 year structural guarantee
Site built or prefabricated, 90mm wall frames with 600mm stud centres to single storey homes and 450mm stud centres to lower floor external walls on double storey homes

Windows and External Doors

Clear single glazed windows with aluminium powder coated frames in awning style to front elevation and fixed/sliding style to remainder (plan specific)
Translucent glazing upgrade to bathroom, ensuite and powder room
Locks to windows and external sliding doors (keyed alike)
Gallerie Bronze range 2040mm high x 820mm wide painted front entry door
Painted 2040 x 820mm flush panel external grade door to garage external personal access door
Gallerie Bronze range entrance set to house front entry door
Double cylinder deadlock to house entry door and garage external personal access door
Weather seal to front entry door
Gallerie Bronze range sectional door with auto controller, 2 remote handsets and wall switch in Colobond finish

Insulation

R1.3 sisalation foil wrap to house external walls
Batt insulation to house external walls and house/garage adjoining walls as per thermal energy report (minimum R1.5)
Batt insulation to ceiling as per thermal energy report excluding Garage (minimum R2.5)
Batt insulation to garage ceiling adjoining first floor area, if applicable, as per thermal energy report (minimum R2.5)

External Features

Colorbond fascia, gutters and downpipes
Gallerie Bronze range brick selection with natural colour mortar and rolled joint profile
22.5 degree roof pitch with Gallerie Bronze range roof tile selection
Choice of 2 "Breakfree" Facades
Painted infill panel above front garage door
Painted infill panels over house windows and doors
Painted laminated beams to porch and courtyard

Internal Features

86mm step down from house to garage
Painted and plastered finish to internal walls and ceiling with
Gallerie Bronze range 75mm cove cornice
2040mm high, painted, flush panel room, cupboard/linen/broom closet doors and garage internal personal access door
2040mm high framed vinyl sliding door robe units to bedroom robes
Gallerie Bronze range metal lever door furniture to room doors
Linen/Broom cupboard with 4 no. white melamine shelves (design specific)
Robes with 1 no. white melamine shelf and hanging rail
Gallerie Bronze range metal lever external door furniture and weather seal to House/Garage internal access door
2440mm ceiling height to single storey homes, and both ground and first floors of double storey homes
67x18mm architraves and skirting boards, painted MDF from Gallerie Bronze range (for wet area skirting see wall tiling section)
Rubber white door cushion stops

Kitchen

Gallerie Bronze range tiled splashback behind cooker
Gallerie Bronze range 1.75 bowl kitchen sink with drainer
Gallerie Bronze range kitchen mixer tap
Gallerie Bronze range 60cm cooking appliances
Stainless steel electric wall oven
Stainless steel gas cooktop
Stainless steel faced slide-out range hood
Stainless steel dishwasher
1 no. bank of cutlery drawers
Site built pantry with 4 no. white melamine shelves

Cabinetry

Gallerie Bronze range Formica Velour benchtops, cupboards and drawer fronts to Kitchen
Gallerie Bronze range Formica Velour benchtops, cupboards and drawer fronts to Bathroom and Ensuite
Fully lined white melamine interior
Gallerie Bronze range cabinet handles

Laundry

Gallerie Bronze range mixer tap to laundry
Washing machine stop taps
45 litre stainless steel trough in white laundry cabinet unit

Bathroom, Ensuite & WC and Powder

Gallerie Bronze range toilet suite
Wall mirror with polished edge above vanity cabinet
Poly Marble shower bases
Gallerie Bronze range Sanitary and Tapware
Acrylic bath inset to tiled hob (design specific)
Polished chrome handheld shower outlet with adjustable rail
Polished chrome mixer tapware and outlets
White china insert vanity basins to Bathroom and Ensuite
White vitreous china, wall mounted vanity basin to Powder Room (plan specific)

Staircase (applicable to Double Storey Homes)

Natural MDF bullnose treads and risers
Painted MDF stringer
Painted continuous handrail to one side

Plaster/stud dwarf wall balustrade with painted MDF capping
Enclosed void under stair

Heating & Hot Water

Gas ducted heating throughout living and bedrooms of pitched roof houses.
Manual thermostat controller/s (2 for double storey homes)
2 no. external garden taps located as per plans (1 on house and 1 at meter)
200lt Solar hot water service with continuous gas booster and up to 2 solar panels (orientation specific)
Concealed plumbing (excludes spa bath pumps)

Electrical

Gallerie Bronze range double power points and light switch plates throughout (with white cover plates)
Batten holder light points throughout house and garage
Single Para flood light adjacent to rear external doors
Ceiling mounted, self-sealing, exhaust fans to Bathroom and Ensuite, and Powder Room (design specific)
Smoke detectors, hardwired with battery backup
RCD Safety switch and circuit breakers to meter box
Telephone/Data point to Main Living Room
Television points to Living Rooms with coaxial cable terminated in roof space for future (design specific)
Antenna connection by Owner

Paintwork

Professional 3 Coat Paint System (3 coats to walls)
Includes one wall colour, one timberwork colour and one ceiling colour throughout

Wall Tiling

Gallerie Bronze range wall tiling to wet areas including
2000mm above shower base and to bath hob
200mm above vanities
400mm above Laundry trough
100mm high skirting tiles to Bathroom, Ensuite, Laundry, WC and Powder Room
Tiles larger than 400mm on any edge selected from Gallerie Bronze range will incur additional installation charges

Floor Covering

Gallerie Bronze range floor covers
Ceramic floor tiling to Bathroom, Ensuite, Laundry, WC and Powder Room (includes bath hob)
Ceramic floor tiling to living areas and corridors
Carpet and underlay to bedrooms, lounge and robes (design specific)
Laminate timber floors in lieu of Ceramic floor tiles to living areas and corridors may be optioned at no additional cost. All timber floor edges are finished with a timber quad moulding between the floor surface and the skirting boards. Control joints will be installed in distances exceeding 9m in continuous length

Disclaimer: Oak Living reserves the right to substitute any product/item with an equivalent or better product item if the original product/item has become discontinued or is not available within reasonable time period during construction.