



# The Alba

Build for Life.

**BH**  
**BROADWAY**  
HOMES

## Specifications

### Construction

- 25 year structural guarantee
- 6 month maintenance period
- Site clean and house clean
- Anti-termites treatment
- 10m allowance for sewer, water and underground power connection
- Engineer approved 100mm reinforced concrete slab
- Engineer approved concrete Floortech floor system to upper floor
- Natural grey grano hardstand to garage
- Double clay brick construction
- 2c face brickwork from builders 'Lite Collection' range
- Render to front elevation
- Colorbond roof
- Storm slotted Colorbond overflow gutters and Colorbond fascia
- R4.0 insulation batts
- Hardiflex lining to porch, alfresco and balcony, garage and eaves
- Gyprock lined ceilings with Cove cornice
- Colorbond sectional panel lift garage door with 3 remote controls
- Brick paved double driveway up to 6m long, porch and alfresco
- Brick paving to path from your driveway to your front door
- Floor and skirting tiling to balcony
- Wet area floor and wall tiling allowance of \$44.00 / m<sup>2</sup> retail including GST (200x200mm)
- Metal corner plaster beads to trafficable areas
- MDF capping to internal plastered brick balustrade
- Aluminium powder coated windows and sliding doors
- Fly screens to all windows and sliding doors
- Key locks to all windows and sliding doors
- Timber entry door frame

- Hume Vaucluse range entry doors with clear glazed entry sidelite (if applicable)
- Gainsborough Trilock entrance set
- Duracote tempered solidcore door to garage into home
- Flush panel doors throughout internally
- Gainsborough Contractor 700 or 100 series internal door furniture
- Light point and single GPO to each room
- TV point included
- Electrical safety switches
- Mains powered smoke detectors
- Full painting excluding internal walls
- White melamine shelf to robes with chrome hanging rod
- Garden taps x 2

### Kitchen

- Postformed laminated bench top
- Colour melamine doors with ABS edging and handles to all cabinets
- Soft closing mechanism to all drawers and cupboards
- 900mm wide stainless steel gas hot plate and electric oven
- Exhaust fan above hot plate
- 600mm tiled splashback to back of hotplate and 1 row above benchtop
- Stainless steel sink 1¼ bowl with basket waste
- Chrome Tony Alder kitchen flick mixer to kitchen sink
- Kimberly twin slide out kitchen bin

### Ensuite / Bathroom / Powder / WC

- Postformed laminated bench tops
- Colour melamine doors with ABS edging and handles to all cabinets
- Framed mirrors above vanities
- White china basins

- White china wall faced toilet suites with soft closing seats
- Flumed exhaust fans
- Obscure glazed windows to ensuite, bathroom, powder and WCs
- Hand held shower to the ensuite/bathroom with sliding rail
- 2m high tiling to showers
- Floor and skirting tiles
- Glass panel and rod to showers
- Caroma Verona acrylic 1500mm bath to bathroom
- Tony Alder Alto mixers
- Tony Alder towel rails, soap holders and toilet roll holders
- Chrome round floor wastes

### Laundry

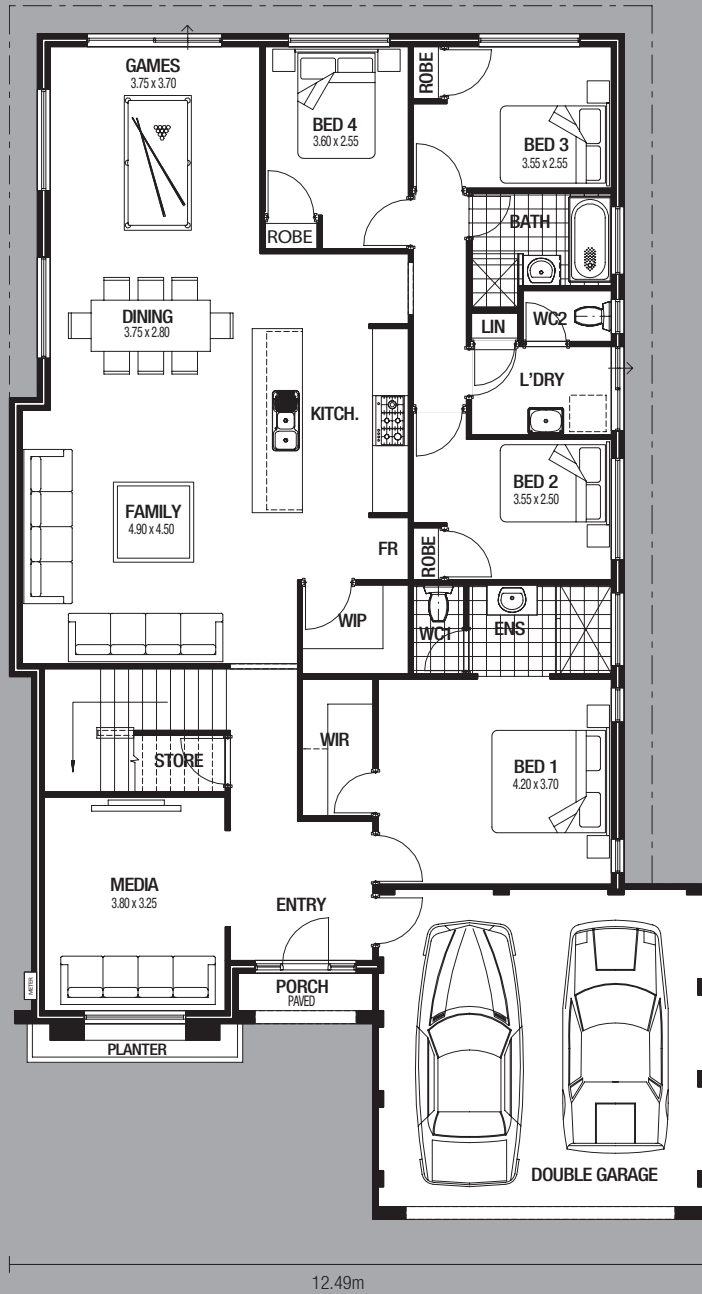
- 130 Rheem 5 star energy rated gas storage hot water system
- 45L stainless steel trough and white metal cabinet
- Tony Alder Milano veggie mixer to trough
- Automatic washing machine taps
- 2 x rows of tiling above trough and cabinets
- Skirting tiles to wall only (no allowance for floor tiling)

### Contract

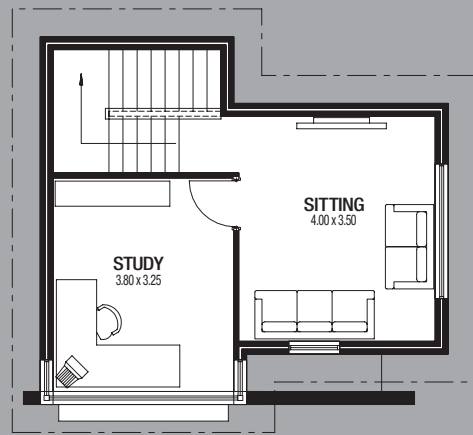
- HIA lump sum fixed price building contract
- Indemnity insurance
- Public liability, contract works and workers compensation insurance
- Standard water authority and shire building fees (Excluding planning fees)
- Housing Industry Association and Master Builders Association members

\*This specification is subject to product availability and is subject to change without notice.

## Ground Floor



## First Floor



### The Alba

Ground Floor	176.92m <sup>2</sup>
Garage	35.34m <sup>2</sup>
Porch	2.16m <sup>2</sup>
Upper Floor	40.09m <sup>2</sup>
<b>TOTAL</b>	<b>254.51m<sup>2</sup></b>

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 Winning Builder



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