

# CREATIVE MODULAR HOMES



MODULAR  
STANDARD  
INCLUSIONS



Showground Pavilion  
Cnr Brooker Hwy & Elwick Rd  
Glenorchy TAS 7010  
03 6272 3000

# GENERAL



All construction to National, State and Local Government Requirements

Wind classification & BAL rating

Detailed working drawings including 2 drafts and a final plan

Detailed specifications

Personal colour consultant service in Studio C to guide you the materials and colours selection process & choices

Public liability and construction insurance

Building permit (house related)

Energy assessment report

HIA building contract - 6 year warranty as per the Housing Indemnity Act 1992 and Residential Consumer Guide

Site soil investigation report by a geotechnical engineer

Development & building application fees

Drainage design & installation

Site contour survey by a registered surveyor

Tas Water authority application fees

Creative Homes Hobart are a proud member of the HIA and MBA.



# SERVICES



Water

Up to 10 metres from water meter to house. 2 garden taps (front and rear)

Power

Single phase underground power up to 10 metres from supply point

Sewer

Underfloor plus a total run of 10 metres outside slab edge to discharge point

Storm water

Connection of downpipes and surface drains as one system in 90mm stormwater pipe to LPOD within 10 metres of the house

Communication

Wiring within house as per electrical plan. Owner to organise connection from street with authority provider

NBN

# STRUCTURAL

Wind category

Minimum to suit Class N2/N3 - non cyclonic

Framing

Timber and steel frames and roof trusses to comply with AS1684 Residential Standard Timber Framing Code

# FOUNDATIONS



Concrete pump

Included for slab/footings on a standard block

Site fall

Excavation, cut and fill up to 300mm over house area

# ROOFING & FASCIA

Roofing

Colorbond corrugated iron roof at 22.5 degree pitch

Sarking under roof (Only if applicable)

Reflective foil sisolation paper

Fascia

Colorbond steel 190mm fascia

# GUTTERS & DOWNPIPES

Guttering

Colorbond quad gutter

Downpipes

UVPC 90mm downpipes

Eaves

450mm as per plans where shown

# HEATING & COOLING



Fujitsu

6kw reverse cycle heat pump

# CEILING HEIGHT & ROOF ACCESS

Nominal height

2400mm (8 ft)

Roof access

450mm x 450mm

Ceilings

Plasterboard with battens

Walls

Nominated cladding, lined with 10mm plasterboard and primed skirting where indicated

Internal access door

Flush panel with passage set

# INTERNAL LININGS



Walls	Plasterboard with 10mm water resistant board to wet areas
Ceilings	Plasterboard with battens to ceilings
Door jambs	Pre-primed pine
Architraves	67mm high x 18mm thick primed MDF from builder's range
Skirtings	67mm high x 18mm thick primed MDF from builders' range
Cornice	Square set in all rooms

# INSULATION

Ceilings	R4.0 ceiling batts
External walls	R2.0 wall batts with Enviroseal wrap
Underfloor	R2.0 50mm foam N/A if slab

# WINDOWS

Awnings	Aluminium single glazed - select from the CHH Builders Range
Keylocks	To all windows and sliding doors

# FLOOR & SKIRTING HYBRID



Floor areas

Kitchen, bathroom, laundry, WC and ensuite from CHH Standard Builders Range

NOTE

Skirting tiles to match floor tiles 100mm high

## EXTERNAL CLADDING & LINING

Lining

Cement sheet to eaves, portico and alfresco where shown on plans

Cladding

As per CHH Builders Range

## WALL TILING

Bathroom & ensuite

Shower wall tiles to 2100mm high and ensuite in CHH Builders Range

Laundry

Tile Splashback 400mm above trough only

Kitchen

Tile Splashback to 600mm high above sink and cook top benches only



# DOOR 2040 HEIGHT

Front door	Aluminium
Sidelight	Clear safety glass if shown on plans
Internal doors	Flush panel - painted
Door stop	75mm air cushion stops to all hinged doors

# DOOR FURNITURE

Front door	As per aluminium door
External set	Lockwood Symmetry Element or Vicinity Entrance set
Passage set	Lockwood Symmetry Element 755 or Vicinity 753
Privacy set	Lockwood Symmetry Element 755 or Vicinity 753

# HOT WATER SERVICE

Rinnai Electrical or CHH equivalent	160Lt x 1 bathroom 250 Lt x 2 bathroom
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# STORAGE



Door type

White sliding doors with matt natural aluminium frames, tracks & jambs if applicable with design

Wardrobes

Single melamine shelf 1800mm and chrome hanging rail

WIR

Where shown on plan with shelving & hanging available

Broom single (Subject to design)

Single melamine shelf with Builders door

Linen

Melamine shelves with sliding doors to be confirmed during design stage

NOTE

All CHH storage options are custom designed

# KITCHEN

Doors and drawers

Melamine with ABS edge to colour of choice with soft close hinges and range of handles

Cupboards

Push touch to overheads cupboards to suit custom design

Benchtops

33mm Polytech laminate with extensive colour choice

Kickboard

To match cupboards

Interior

Solid flemish high moisture resistant cabinet interior

Pantry (Subject to design)

Hinged flush doors with melamine shelves or as shown on design

Handles

Choice from CHH Builders Range



# KITCHEN APPLIANCES

Oven

Westinghouse 600mm electric with 2 year warranty

Cooktop

Westinghouse 600mm ceramic with 2 year warranty

Rangehood

Westinghouse 600mm undermount with 2 year warranty

Sink & Mixer

Chrome CHH Builders Range 1 3/4 bowl sink with CHH Builders Range Tapwear

Dishwasher

Electrical and plumbing provision only - can supply but not install

# LAUNDRY

Wash trough

45Lt project trough and cabinet with bypass

Tapwear

Chrome from CHH Builders Range mixer and stop taps

# BATHROOM, ENSUITE, WC, POWDER



Vanity units

Wall hung or floor standing unit with built in ceramic basin from CHH Builders Range

Mirrors

Polished edge, custom made mirrors, 4mm thick (900mm high x length of vanity) placed above vanity

W/C

White - from CHH Builders Range

Basins & mixer

Basin included in vanity and tap wear from CHH Builders Range

Bath & mixer

White acrylic bath from CHH Builders Range to fit design

Shower screen

Chrome framed pivot door 2100mm high with clear glass

Shower base & taps

900mm x 900mm polymarble base with chrome tap wear from CHH Builders Range

Towel rail

Chrome 750mm single rail from CHH Builders Range

Toilet Roll Holder

Chrome from CHH Builders Range



# PAINT FINISH

Ceilings

Premium ceiling white

Walls

Premium low sheen (1 x colour)

Skirtings/Architraves/Doors

Premium semi-gloss (1 x colour)

NOTE

Full 3 x coat system to manufacturers specifications

# ELECTRICAL

Power points

Designed specific throughout with 1 x double power point per standard room, 2 x master bedroom and kitchen and 1 x external waterproof

Internal lights

Downlights throughout to suit design

External lights (Subject to design)

Downlight to suit design

Smoke detectors

Hard wired smoke detectors

Ceiling exhaust fan

To all showers and other areas as per the Building Code of Australia

TV Points

1 x coaxial to ceiling void

Phone

1 x phone point

# COMPLETION



Professional house clean

Construction, rubbish removal & site clean (Please note this does not include landscaping)

Official handover celebration

90 day maintenance program