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Specification Schedule/Features for
Lincoln Homes
The Holidaymaker The Seaview The Beachcomber
The WaveCatcher The RockPool

LINCOLN HOMES - MAKING IT EASY !

Lincoln Homes offers the prospective home owner flexibility in design and construction techniques.

The aim of Lincoln Homes is to design and build a quality house that is in keeping with the inspired contemporary coastal theme of the Point Boston Peninsula development.

Whilst all the houses on offer by Lincoln Homes are purpose designed to be built at Point Boston Peninsula Lincoln Homes welcomes enquiries to alter plans to suit prospective owner's individual tastes and budgets and can provide assistance with optional extras in addition to the following standard specification.

SAILOR'S CHOICE (standard specification)

PLANNING

- Planning, Building, Engineering, Energy rating, DRA(design review architect) and council fees are all included.
- Five-year structural warranty
- Construction drawings, Soil Report and contour plans are all included
- HIA Indemnity and C.I.T.B. levy

FOUNDATIONS

- Engineered slab on ground to garage area only.
- Pad footings to remainder of Duragal pole floor framing system.

POLE FRAME (under floor)

- Duragal frame
- 19mm T&G floor sheeting

EXTERNAL WORKS

- Extenda line included
- Landscaping (not included)
- External structures (not included)
- Fencing (not included)
- Privacy screens (not included)

STRUCTURE

- Supa loc steel wall and roof framing
- Structural steel elements (load bearing beams) as engineered in structure.
- All external structural elements to be hot dipped galvanised with all major fixings to be stainless steel.

ROOFING MATERIALS

- Roofing products suitable for coastal conditions.
- Corrugated Colorbond (Ultra) roof
- Colorbond (Ultra) gutters fitted with pop.

INSULATION

- Thermafoil to roof and external walls
- R3.0 Batts to ceiling
- R1.5 Batts to external walls

EXTERNAL LININGS

- Rendered 75mm Hebal power panel to 2700mm above finished floor level
- Zinc finished (Ultra) mini-orb cladding above 2700mm AFL.

INTERNAL LININGS

- 10mm gyprock to all walls & ceilings with 55 mm coved cornices
- 10mm Aquachek to wet areas

WINDOWS

- Aluminium sliding windows or awning windows with flyscreens
- Timber framed sidelight windows to entry

DOORS

- Aluminum Sliding Doors
- Aluminum Bi-Fold doors (Admiral's Choice)
- Remote Panel Door to garage (4.8 metres wide)
- Entry – 2 x 820mm solid core duracote
- Internal- 820mm hollow core redicote

HARDWARE

- Entrance lockset from builder's range
- Internal privacy sets from builder's range

WOODWORK

- 67mm MDF skirtings and architraves

KITCHEN

- Post form bench tops with melamine doors (all joinery items)
- Tile splash-back

BATHROOM AND ENSUITE

- Floor to Ceiling Tiles with selected frieze
- Tiled Floor
- Tile selection PC Sum \$50.00m2
- Frieze Selection \$50.00 Lineal/m from builder's range
- Exhaust fan & mushroom vent
- Shower screens from builder's range
- White dual Flush toilet suite
- White 2 door vanity unit 600mm x 350mm
- Taps from builders range
- Toilet roll holder from builder's range
- Towel rail from builder's range

FLOOR FINISHES

- Tiles to all bathroom, en-suite, laundry and the immediate kitchen areas
- Carpet to all bedrooms, WIR from builder's range
- Living, family areas laminate flooring from builder's range

LPG GAS

- LPG connection (12 metres and fees if required)

PLUMBING

- Backup town water connection (12 meters)
- Rainwater tanks as per approved documentation
- Town water top up connection (min 4000 litres always in tank)
- First flush diverter
- Household pressure pump complete with housing
- Charcoal filter
- Ultra violet filter with visual alarm
- LPG hot water service (solar unit optional extra)
- Biolytix waste water treatment system

- 2 x water meters connected (1 x town water backup and 1 x recycled water)

PAINTING

- Internal and External to Owners selection 2 coat system 3 colours allowed to premium builder's specification Solver or similar

ELECTRICAL

- Mains electrical connection(12 metres allowed)
- 1 smoke detector
- ceiling fans to each bedroom and living area
- 25 double power points
- 2 single power points
- 8 light points with switch
- 12 down lights with 4 switches
- Oven cable
- 1 TV point
- 3 exhaust fans with vents
- 1 meter box and internal circuit breaker board.
- Installation and certification to AS3000

CFS REQUIREMENTS

- Construction to meet bush fire risk level of MEDIUM
- Designated fire fighting petrol driven pump
- Fire Hose Reel (30 metres long)

GENERAL

- BIR's to Bed 2 and Bed 3
- All decking duragal decking frame with Modwood reeded decking (137x23mm)
- Stainless steel decking screws
- Stainless steel post and rail with ss wire.

PROGRESS PAYMENT SCHEDULE

The following percentage of the total contracted price will be required to be paid for each of the completed construction stages:-

1. Deposit on signing of contract	5%
2. Completion of Floor Frame, Flooring, Frames erected	25%
3. Windows Installed, External Cladding and Roof Fixed	35%
4. 1 st Fix Plumbing & Electrical, Gyprock Fixed	10%
5. 2 nd Fix Carpentry, Kitchen installed Tiling completed	15%
6. Practical Completion on Client handover	10%

NOTE: Prices and specifications are subject to change without notice.
Nominated brands are subject to availability at time of construction.
Construction times are subject to material availability.