

# Happy Haus Specifications

We work closely with our clients to personalise their homes. Our specification standard is high and while we can work together to make changes, most clients love where we start.





## Site Costs

- M Class Slab as per the builders engineers standard design
- Site cut to suit 500mm of fall across the block
- Connection to existing standard sewer connection to a house connection point located within 6m of the house
- Connection to an existing 20mm water connection from existing watermeter located within 6m of the house
- Standard Single phase electrical overhead connection to a riser bracket mounted on the house
- Two storm water lines run to the kerb or connection point within 9m of the house
- Set out of the house
- Concrete slab design
- Engineer's inspection of slab system
- Temporary construction fencing.

## Termite Protection

Two part termite protection system consists of:

- Part A - Flanges to concrete slab penetration
- Part B - Chemically impregnated Smart Film barrier perimeter system.

## Energy Efficiency

The following items are an estimate of items required to achieve an energy rating of 6:

- Wall insulation to external timber framed walls (not between house & garage)
- R1.5 batts to all lightweight cladding walls including breather foil
- R3.5 ceiling batts
- Anticon blanket to below roof sheets.

## Structural

- Treated timber frame to ceiling heights of 2700mm
- Treated timber trusses
- Bracing and tie down to suit a N2 Wind Classification.

## External

- Colorbond metal roofing (as per architectural plans)
- Colorbond metal fascias and gutters
- Painted PVC downpipes
- Metal metre box
- Corinthian Infinity, Blonde Oak or Slimlite entrance doors
- Trend Synergy aluminium framed windows and sliding glass doors, including keyed locks
- Front and rear garden tap
- Tiled concrete slab to patio and porch as per plan
- Exposed aggregate driveway (55m<sup>2</sup> allowance)
- Sectional overhead garage door with remote and two operators
- Acrylic external paint to all external doors
- Safety switch.

## Internal

- 10mm plasterboard to all internal walls and ceilings
- Corinthian Flush Panel hinged internal doors
- Gainsborough Tri-Lock to entry door
- Gainsborough Terrace to any other external hinged doors
- Gainsborough G4 series to internal swing doors, privacy sets to bathroom / ensuite / master bedroom door
- Splayed Profile 67mm architrave and 42mm skirting
- Square set to ceilings (unless cornice incorporated in to design)
- Three coat paint system to walls
- Two coats ceiling flat to ceilings
- Semi-gloss paint to all woodwork.



## Electrical & Gas

- Daikin Ducted Air Conditioning (designed to suit)
- Smoke Detectors as per Australian standard
- Safety switches
- Generous lighting and power allowances
- Connection point for standard oven, cook top and range hood
- LED 11w downlights to all light points
- Twin diffused fluorescent lights to the garage
- 2 TV points & data
- Phone point (Connection to house by owner)
- Exhaust fan to powder rooms, bathroom and ensuite
- Gas Connection if required. Bottles supplied by owner
- Standard hot and cold water connection to kitchen, laundry, powder room, bathroom and Ensuite (design dependent)
- Rinnai Hotflo 315L electric hot water system.

## Flooring

- Engineered Hardwood flooring to the lower level areas
- Carpet to all upper level living areas
- Wet area floor and wall tiles from more than 20 Happy Haus Select Grade ranges
- Flush transitions to all wet areas.

## Kitchen

- 20mm SmartStone bench with Aris or Pencil Round Edge
- Polytec Matte range laminate to cupboard and draw fronts
- Melamine carcasses
- Melamine shelving to pantry
- Ilve 90cm free standing JV90CSVP cooker
- Ilve 90cm under mount IVUM90 rangehood
- Ilve 60cm under bench PILFSD61 dishwasher
- ABI interiors taps
- AFA double bowl under mounted sink.

## Bathrooms & Ensuite

- Full height tiling to wet areas
- 20mm SmartStone bench with Aris or Pencil Round edge
- Polytec Matte range laminate to cupboard and draw fronts
- Melamine carcass
- Bathroom fittings and fixtures from ABI Interiors
- Posh Domanie inset bath
- Roca Debba Close coupled back-to-wall back inlet toilet
- Semi frameless shower screens in chrome or black
- Micro framed glass mirrors.

# Specifications

## Laundry

- 20mm SmartStone bench with Aris or Pencil Round Edge
- Polytec Matte range laminate to cupboard and draw fronts
- Melamine carcass
- 45 Litre drop in laundry tub
- ABI interiors tapware.

## General

- Fixed price HIA peace of mind contract
- Twelve (12) month maintenance period
- Six (6) year three (3) month structural warranty
- End of build house clean
- Builders rubbish removal from site
- QBCC insurance
- Brisbane City Council plumbing and drainage fees
- Portable long service leave levy and contractors all risk insurance
- Private certification costs (excluding any relaxations mcu applications)
- Construction drawings and specification prepared by Happy Haus
- Colours and Selections process with design team.



# We can help get you started

At Happy Haus, we're experts in designing homes that not only meet your specific requirements, but look and feel amazing.

[Learn more about Happy Haus](#)

At Happy Haus we want to make architecture you can own – if you're looking to build a new home choose us, and watch as we replace hassle with happiness throughout your home building journey.

**Contact our helpful team to discuss your project in more detail.**

[Contact Happy Haus](#)

## Contact Details

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Accurate as at May 16, 2022.

Floor covering and benchtop options, colour option and quantities subject to change without notice. Happy Haus reserves the right to alter specification, pricing and other product information at any time without notice. Happy Haus Property Group QBCC 15244958.