

Standard Inclusions

SUB FLOOR		
Footings	Galvanised Steel Eco Anchor	
Structural Steel	Galvanised Steel 75x75	
Bearers	C200 Purlins	
Floor Joists	Z200 Purlins	
Fixings	As per builder's standard	
Subfloor Insulation	R2.0 Subfloor Insulation 4.5mm CFC lined	
Flooring	19mm T&G CFC	
WALL		
External Walls	Lightweight Steel Frame	
Internal Walls	Lightweight Steel Frame	
Insulation	R2.0	
ROOF FRAMING		
Roof Structure	Lightweight Steel	
Roof Pitch	Skillion 5 degree	
Eaves	300mm CFC lined eaves	
Fascia	Colourbond Flashings	
Fixings	As per builder's standard	
ROOF COVER AS/NZS 4600:2018		
Type/Maker	COLOURBOND Ultra	
Colour Selection	Colourbond Colours	Client Selection
Profile	TRIMDECK	
Flumes	N/A	
Roof Insulation	R1.3 anticon or equivalent	
Flashings	Facia & Barge Flashings	
EXTERNAL WALL LINING		
Colour Selection	TBA	Client Selection
Profile	Colourbond Trimdek	
Flashings	Corner's, J moulds, Toe moulds, Head Flashings	
INTERNAL WALL LINING		
Internal Walls	Gyprock	
Finish	Flush	
Skirting Mold	Batten 66x18	
CEILINGS		
Internal Ceiling	Gyprock	
Cornice Mold	Square Set	
Manhole	N/A	
Insulation	R2.0 Batts throughout +R1.3 Anticon (roof)	
Fixings	As per builder's standard	

INTERNAL FLOORING		
Vinyl Flooring	Clip Lock Floating	
Colour	TBA  American Oak  Marri	Client Selection
ALUMINIUM DOORS & WINDOWS AS1288-2021		
Frames	Powder coated Aluminium	
Colour	Black White	Client Selection
Glazing	Single Glazed	
Sliding Door Screens	Standard Mesh	
Window Screens	Standard Mesh	
Hardware	Standard Key Lockset	
Note: keylocks to all opening windows and doors where applicable		
Note: all external doors are best finished in light reflective colours as per manufacturer's warranty		
PAINT		
Ceilings	Dulux Ceiling White Matte/Flat 2 Coats	
Walls	Dulux Natural White Semi-Gloss 2 Coats	
Trims	Dulux Natural White Semi-Gloss 3 Coats	
LIGHTS, SWITCHES & GPO's		
LIGHTS		

PB Constructions Specifications Sheet

Main Entry External	Brilliant 240V Black Corbett Up / Down Wall Light 1 Each side of Entry Door	
Downlights	Recessed LED Down Light -White Cap- Warm White LED Lights	
Light switch	Standard White	
All	Double GPO White	
ELECTRICAL		
Smoke alarms	Hard Wire x1	
Ceiling Fans	N/A	
Air-conditioning	Hisense AC Range (KW TBA) x2	
Hot Plate	NA	

Bathroom		
Shower wall (900x2100) x2	Duratile 30x60 Dark Grey	
Feature Wall (900x2100) x1	Duratile 30x60 White Gloss	
Floor	Duratile 30x60 Dark Grey	
Vanity	CIBO 900mm White Narrow Slimline Bathroom Vanity	
Toilet	Mondella Concerto Back to Wall Rimless Toilet Suite	
Shower Head	Estilo Chrome 3 Function 1/2 Twin Rail Shower Set	
Shower Mixer	Estilo Serena Chrome Lever Shower Mixer	
Shower base	N/A Tile Bathroom Floor	

PB Constructions Specifications Sheet

Shower Screen	Elegant Showers Semi-Frameless Shower Screen Pivot Door Chrome	
Toilet Roll holder	Estilo Chrome Bella Single Toilet Roll Holder	
Kitchenette		
Cabinets	Gloss White	
Bench top	Lunga 2400 x 600 x 32mm White Benchtop	
Sink	Estilo Stainless Steel Single Bowl Square Sink	
Tap	Estilo 35mm Chrome Side Lever Pull Down Sink Mixer	
Splashback	N/A	
Miscellaneous		
Internal Doors	Chrome privacy set	

Special Conditions:

- Site needs to be within 100mm of level
- Rock breakers are not specified in these prices
- 5m run allowed for power and water (if specified)

PB Constructions Specifications Sheet



- Delivery quote is subject to a site visit