

# Premium Offices

## General Specifications

These specifications are a general guide only. We produce buildings to a high standard of quality finish. You should consider visiting our production facilities so we can show you how our buildings are manufactured and the range of optional finishes that are available both internally and externally.

**All of our Premium Offices are manufactured to comply with the National Construction Code including Energy Efficiency requirements. A member of our team can explain why this is important when you're investing in a new building.**

- Steel transportable floor base structure, engineer designed and certified
- Tilt tray winching points (4 of) built in
- Crane lifting points (4 of) built in
- Structural steel coated in two coats of red-oxide
- Aquatire 19mm termite treated flooring
- Insul floor under-floor insulation included
- 90mm structural steel wall frames
- Engineer designed timber roof structure
- R4.0 fibre batt insulation to ceiling areas (excluding verandahs)
- Flushed plasterboard linings to internal walls & ceilings
- Shadow-line cornices to all main areas throughout.
- Raking ceilings lined with plasterboard where indicated on the floor plans
- Colorbond roof sheeting, gutters, downpipes and flashings
- R1.5 Anitcon to the roof area
- Aircell Insulbreak with R2.5 fibre batt insulation to all external walls only
- External wall cladding finish to be chosen from our standard range of Weathertex or Colorbond products. Other cladding available
- Verandahs included as indicated on the floor plans.
- Commercial section Aluminium Windows and Entry Doors as per the floor plan layout. Flyscreen & Flydoors to all windows & sliding doors. Windows key locked as standard.
- Flush panel internal doors. Painted.
- Lockwood door furniture internally. Standard model is "Spire". Colour; Polished Chrome.
- Square edged kitchen cabinet tops with laminated cabinets under. Single set of drawers included. Fridge recess under. Satin handles to cupboard doors/drawers. Cabinet internals are white.
- Single bowl stainless steel sink with drainer.
- Disabled WC layout including coat hook, shelf, grab rails, door closer and signage to comply with AS1428
- Vitreous china hand basins. Colour; White.
- Care Suite including back rest. Colour; White.
- Vanity Mirror, Shelf, Hand towel dispenser, Toilet roll holder & coat hook included to the WC.
- Siema Tapware throughout. Standard colour is chrome.
- Electric Instant Hot Water Service Elma-35 included
- Internal hot & cold water service pipe work terminating at a single point.
- Building painted internally & externally.
- Commercial grade carpet throughout
- Anti-slip vinyl floor covering to all wet areas including kitchens. Vinyl coved 100mm up the WC walls.
- Split system reverse cycle air-conditioning included.
- Security System included. External strobe light & siren. Monitoring available, additional costs apply.

### ELECTRICAL

- Electrical installation to comply with AS3000
- Single phase internal distribution board
- Internal electrical wired to the switchboard inside the building.
- Single connection point externally.
- RCD's installed to all circuits as required.
- LED Downlights
- Ceiling bayonet points internally where indicated on the floor plan drawings.
- Single/Double GPO's throughout as indicated on the floor plan drawings.
- Wall mounted exhaust fans as indicated on the floor plan drawings.
- 240v Smoke detectors as indicated on the floor plan drawings.
- Illuminated emergency exit lighting included as indicated on the floor plan drawings

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<p style="text-align: center;"><b>OPTIONAL ITEMS NOT INCLUDED WITH THE BUILDING UNLESS QUOTED OTHERWISE</b></p>
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- Modular Decking Systems for verandah's
- Disabled accessible ramps, handrails and landings to comply with AS1428.1-2009
- Telephone/Data points

We provide the following documentation with the purchase of all new buildings.

- Floor Plan
- Electrical Layout Plan (no line or wiring diagrams unless quoted otherwise)
- Elevations
- Steel Transportable Floor chassis Plan

<p style="text-align: center;"><b>OPTIONALS SERVICES</b></p>
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Additional drawings may be required for Structural Engineers approval, Energy Assessments and Building Permits will be produced as required at the costs as outlined in our Building Permit Application form.