

Mosaic tiles to bathroom & W.C.
Vinyl floor elsewhere

CEILINGS

Acoustic ceiling panels (5mm fibreglass faced MDF) with vinyl or exposed timber bottom chord of trusses

WINDOWS

- All light timber frame windows with protective stain finish
- Operable sashes with window mechanism with glass
- Insect fly screens
- Large glass windows to all rooms - the fixed and hinged windows have reflect glass not reflective.
- Glazed top set panels

DOORS

External doors of 1.5m wide, 1.7m high. Seven door seals and pressure-tite latches to all external louvres over laundry bay.

Internal doors - flush panel plus stain finish

Air conditioning registers built into top of door frames

AIR CONDITIONING

- 12 months guarantee
- No back draft with ceiling
- Possibility of underfloor

VERANDAHS

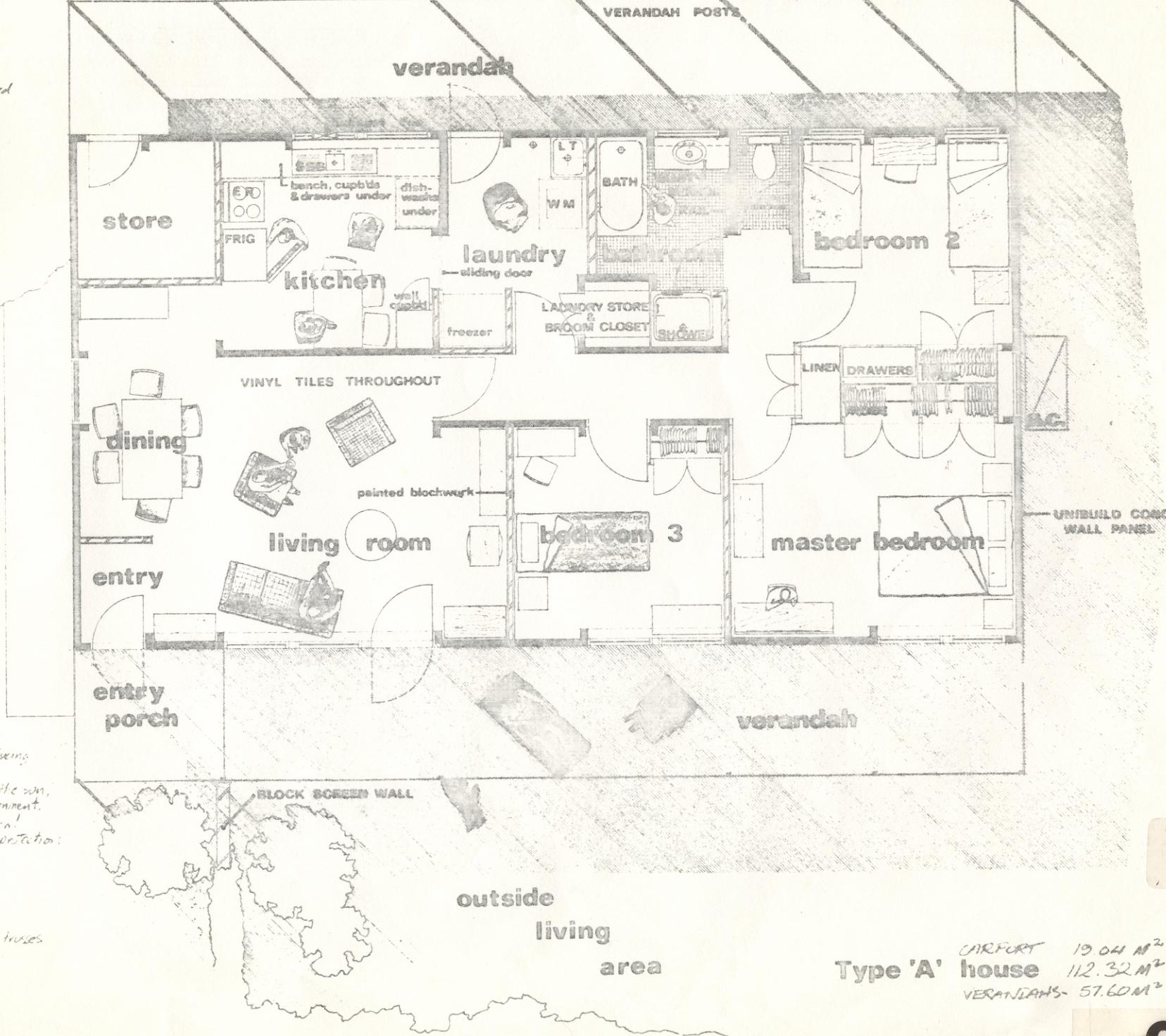
The verandahs don't have any tropical trees, as these are a high risk because:-
1. Present 'hot zone' in the transition from internal to external spaces
2. Weather protection to windows from direct solar radiation - This combined with the reflectivity properties of the concrete pavers means less cooling load and thus reducing air conditioning running costs.

3. House orientation is not determined by the sun, but by the amenity of the block of its environment.

4. Extra cyclone protection with additional verandah post supports. Also more protection to windows.

ROOF

- Coloured metal decking on galvanised trusses at 7½% pitch
- Insulation
- Similar insulation to gable ends



Type 'A' house 19.04 m²
CARPORT 11.32 m²
VERANDAS 57.60 m²

UNI
Reg.TM

09-

HOUSES FOR THE NORTH-WEST