

premium offices general specifications



- Steel transportable floor base structure, engineer certified. Designed for set down onto a compacted foundation.
- Treated timber wall framing to AS1684.
- Flushed plasterboard lining to walls & ceilings. Cornices to be chosen from our standard range. "Shadow-line" cornice is standard for contemporary style buildings.
- Engineer designed timber roof structure with 15° **or** 20° roof pitch. (may vary on each building)
- Raking ceilings lined with plasterboard where indicated on floor plans.
- Colorbond corodek roof sheeting, gutters, downpipes and flashings. (colours vary on each building)
- R1.5 Anticon insulation to the roof area of the building (excluding verandahs). R1.2 sisalation foil with R1.5 fibre batt insulation to all external walls.
- External wall cladding from our standard range of Hardiplank, Weathertex or Western Red Cedar weatherboards or Colorbond corodek laid horizontally. (colours vary on each building)
- Colorbond Mini-orb cladding available, additional costs may apply.
- 1.8m wide verandah with steel verandah posts, CCA verandah beam and timber rafters. Painted. (colours vary on each building)
- Commercial section Aluminium windows, entry and sliding doors as per the floor plan layout. Flyscreen & Flydoors to all windows & sliding doors. Windows key locked as standard. (colours vary on each building)
- Flush panel internal doors. Painted.
- Flush panel, solid core, weatherproof external hinged doors where indicated on floor plan. Painted.
- Lockwood door furniture. (colours and models vary on each building). Standard model is "Lilly #31". Standard colour is Polished Chrome.
- Post-formed kitchen cabinet tops with laminated cabinets under. Single set of drawers included. Fridge/Freezer recess under. Stainless steel bow handles to cupboard doors/drawers. Cabinet internals are white. (colours vary on each building)
- Single bowl stainless steel sink with single drainer.
- Disabled WC layout to comply with AS1428 (not all buildings may feature this layout)
- Imperial Tribune 500 V/China vanity basin. Installed to comply with AS1428. Standard colour is White.
- Imperial Avon Care Suite. Cistern & seat installed to comply with AS1428. Standard colour is White.
- Wet area sheeting to WC. Standard colour is White. (colour may vary on each building)
- Look Tapware. Model: Aspect. Standard colour is Chrome.
- Look Tapware. Model: Blikk flick mixer. To kitchen sink only. Standard colour is Stainless Steel.
- **Toilet Sanitary fixtures – Toilet paper dispenser, Hand towel dispenser, Toilet seat sanitizer, Hand soap dispenser. Building supplied with initial stock of each consumable item.**
- Electric Instantaneous hot water service. Stiebel Eltron DHC. 1 Phase, internal unit. (may not be featured on some buildings). **Note: 3 phase mains run-in required for HWS use.**
- Internal hot & cold water service pipe work terminating at the outside wall of the building at one point.
- Buildings painted internally & externally. (colours vary on each building)
- **Commercial quality carpet to all areas marked as carpeted on the floor plan. Vinyl floor covering to all wet areas including kitchens. (colours vary on each building)**
- **Split system reverse cycle air-conditioning with remote controls. Larger buildings with separate offices will feature more than one unit.**
- **Security System with internal sensors as required. External strobe light & siren. Monitoring available, additional costs apply. Analogue phone line required for alarm monitoring.**
- Internal electrical wired to the meter box on the building. RCD's installed to all circuits as required. Ample power points and lighting provided internally. External lighting options will vary by building.
- **Security lighting externally to all sides of the building. Lighting is on an electronic timer with manual override, located securely inside the building.**

optional items

Not included with the building unless quoted otherwise

- Modular decking for verandah's
- Security screens or Clear-shield mesh
- Shade sails
- Office Furniture
- Landscaping
- Light fittings (other than those hard-wired)
- Extra Consumables – toilet paper, hand towels, hand soap & sanitizers.
- Electronic presentation systems

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our services

Items you may require in order for your building to be successfully installed at your site

- Local authority approvals
- Service connections (water, power, sewer, telstra)
- Site level & clearing
- Site Surveying
- Engineering for non-standard works
- Office furniture including custom made items

*To ensure that our buildings comply with Health Department regulations, Instant Offices provides the necessary equipment inside each building. For additional sanitary supplies place your order on (08) 9406-6600 and we'll have them delivered right to your door.
(refer to order forms for prices)*

These specifications are intended as a guide only.

As each of our buildings are unique some items may vary from building to building.

For a detailed understanding of the fit-out for your proposed building please contact one of our building consultants on (08) 9406-6600.