NEW BUILD

Technical Space Standards:

4b8p over 2 stories = 124m2 minimum.

Actual GIA = 158.96m2 (not including eaves storage).

Every bedroom meets or exceeds 11.5m2.

Bedroom 1 is 3.7m wide.
Bedroom 2 is 2.55m wide.
Bedroom 3 is 2.6m wide.
Bedroom 4 is 2.6m wide.

Storage Requirement = 3m2

Actual Storage Area = 8.12m2.

Under stairs = 1m2
Eaves = 18.12m2, but this area is between 900mm and 1500mm high, and so counts as 9.06m2.

Property contains 4 bathrooms, and a laundry room.

Materials as shown in full colour on the plans.

45A SPLIT (EACH HALF)

Technical Space Standards:

3b5p over 2 stories = 93m2 minimum.

Actual GIA = 93.77m2

Bedoom 1 & 2 meet or exceed 11.5m2. Bedroom 3 is 9.99m2.

Bedroom 1 is 3.1m wide. Bedroom 2 is 2.7m wide. Bedroom 3 is 3.2m wide.

Storage Requirement = 2.5m2.

Actual Storage Area = 3.11m2

Under stairs Coat Cupboard = 1m2
Master Bedroom Wardrobe = 1.01m2. Area exceeding 0.72m2 = 0.29m2.
Bedroom 2 Wardrobe = 1.17m2. Area exceeding 0.72m2 = 0.45m2.
Bedroom 3 Wardrobe = 1.37m2. Area exceeding 0.36m2 = 1.01m2
Ground Floor Laundry Cupboard (notched into bathroom) = 0.36m2

1+0.29+0.45+1.01+0.36=3.11m2

Property contains 3 bathrooms.

Materials as shown in full colour on the plans.