

STANDARD INCLUSIONS

We can tailor things to fit what you're looking for. If there's a certain upgrade you want, just **reach out** for the pricing

STRUCTURAL PROPERTIES

SUBFLOOR	Dura-Gal steel subfloor	FLOORING	Moisture proof yellow tongue partial board
WALLS	Steel frame on steel stumps		

EXTERNAL PROPERTIES

CLADDING	Painted compressed smooth fibre-cement weatherboards	WINDOWS	Powder coated aluminium windows clear toughed glass (4mm)
SLIDING DOOR	Powder coated aluminium Slider door, clear toughed glass (4mm)	ROOF & CEILING	Bondor Residential 200mm thick insulated panel, fascia, flashings, Colourbond gutter, PVC downpipes
CEILING HEIGHT	2.8m to 3.6m, dependent on Granny Flat chosen	PALINGS	Pine timber slats to enclose under house
FLYSCREENS	Powder coated aluminium with fibreglass mesh to all windows		

INTERNAL PROPERTIES

WALL LININGS	Plasterboard (10mm) Villaboard (6mm) to bathroom	INTERNAL DOORS	Builders range hollow core doors (2040mm x 870mm x 35mm) Builders range cavity slider hollow core door (2040mm x 870mm x 70mm)
FLOORS	Hybrid waterproof flooring (1230mm x 179mm x 6mm) Porcelain tile (600mm x 600mm) for wet areas	ARTCHITRAVE & SKIRTING	Bullnose FJ Pine
BEDROOM WARDROBES	Built-in laminate shelves with hanging rail, a mirror and vinyl sliding door	DOOR HANDLES	Satin Chrome passage set
		LINEN CUPBOARD	Built-in laminate shelves, vinyl sliding doors

KITCHEN

BENCHTOPS	Evostone – White Quartz	CUPBOARDS	High gloss laminated cupboards with soft close doors and drawers
SPLASHBACK	Single splashback tile (300mm x 600mm)	OVEN & COOKTOP	Black (600mm) oven with Ceramic (600mm) cooktop and Pullout (600mm) rangehood
SINK MIXER	1 & ¾ bowl with single left/right drainer with Chrome Cadenza	PULLOUT BINS	Soft close double bin drawer cupboard
MICROWAVE PROVISION	Cupboard space provisioned for own microwave	DISHWASHER PROVISION	Under bench space provisioned for own dishwasher

BATHROOM

VANITY	Freestanding vanity with Chrome vessel mixer and flat edge mirror and towel ring	SHOWER	Walk in porcelain tiled shower (600mm x 600mm) with single fixed shower panel, Rain shower head, Diverter mixer and shower niche
SPLASHBACK SKIRTING	Single splashback tile Single skirting tile (150mm -200mm)	TOWEL RAIL TOILET	Double rail towel rail (600mm) Rimless CC S trap toilet suite with toilet ring holder

LAUNDRY

BENCHTOP	Evostone – White Quartz	CUPBOARDS	High gloss laminated cupboards with soft close doors
LAUNDRY SINK	Single bowl, round stainless steel with chrome mixer	WASHING MACHINE PROVISION	Next to cupboard space provisioned for own washing machine

ELECTRICAL

SWITCHBOARD	External switchboard with safety switch	LIGHTS	Downlights with minimum 1 light switch per room and patio
POWER POINTS	Minimum 2 double power points per room with additional points for washing machine, refrigerator, oven and cooktop	EXHAUST FANS	Exhaust fans to Bathroom and Laundry through wall
CEILING FANS	To all bedrooms	SMOKE DETECTORS	All smoke detectors fitted in accordance with the building code of Australia
AERIAL	TV plug and digital outdoor aerial	AIR CON	Split system heavy duty unit fitted to living room
HOT WATER	125 litre hot water system	LOUNGE NOTE	<i>Phone connection not included</i>

ENERGY RATING

RATING	7-star minimum energy rating efficiency as per National Construction Code	INSULATION	Insulation to walls, floor and ceiling to achieve a 7-star rating
GLAZING	Energy efficient glazing to comply with National Construction Code	LIGHTING	Energy efficient glazing to comply with National Construction Code

OTHER

COLOURS	Owner to choose colours	COUNCIL	DA and relevant authority fees not included
BUILDING SITE	Site preparation not included Shed, building, tree removal, site excavation not included	SERVICES	Connection to existing water, electricity, sewer and stormwater when within 35 metres of exiting home No upgrading of existing service lines included

GRANNY FLAT SPECIFIC

PREMIUM RANGE

ALL PREMIUM FLATS

PATIO	Covered patio with Ekodeck engineered flooring and ceiling fan
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BLUEGUM

BI-FOLD SERVERY	Powder coated aluminium Bi-Fold Servery window clear toughened glass (4mm)
STACKER SLIDING DOOR	Powder coated aluminium Stacker Slider door, clear toughened glass (4mm)

PULL-OUT PANTRY	Soft close pull-out pantry with adjustable shelves
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INVESTMENT RANGE

ALL INVESTMENT FLATS

PATIO	Entrance patio with Ekodeck engineered flooring
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OPTION EXTRAS

INDEPENDENT LIVING PACKAGE RENTAL READY PACKAGE	Toilet grab rail, Shower seat and grab rail Separate digital readers for Electrical and/or Water	CUSTOM CHANGES	Custom floor plans and design services Custom cabinetry plans and design services
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