



Standard Features

Initial Stage

- Property Enquiries (individual site)
- Site measure
- Soil Test
- Plans (Floor Plan & Elevations)
- 6-Star Energy Rating Report
- Building Permit & Inspections
- Home Owners Warranty & Insurances

Construction Inclusions

- Structurally Engineered Steel Base Frame assembled on Site
- Engineered Pad Footing (depth of 1m)
- Structural Building Sheet Flooring
- Structural Pine Timber Frame (2.4m internal ceiling height)
- 15 Degree Gable Truss Roof (Pine)
- Powder Coated Roof Sheets, Fascias, Guttering & Downpipes
- Aluminium Powder Coated Windows with Fly screens
- Aluminium Powder Coated Glass Sliding or Timber Entrance Door
- Built-In Robes with Sliding Doors
- Sisolation Paper (Sarking) to Walls & Roof
- Vinyl Weatherboard Cladding (your choice of colours)
- All Plumbing & Electrical to Unit (as per Plan)
- 80 litre Electric Hot Water Service
- Insulation Batts to Walls & Ceilings (as per Energy Ratings)
- 4-Panel Interior Doors and Door furniture (no locks included)
- Plaster-Lined Walls & Ceiling with Cornices
- Complete Painting of Interior & Exterior (your choice of colours)
- Carpet and Underlay to Bedrooms & Living Room
- Commercial Grade Vinyl to Wet Areas (bathroom, laundry & kitchen)

Electrical Inclusions

- Full Electrical to Unit (as per Plan)
- Smoke detectors (as per Plan)
- Double PowerPoint throughout
- Switchboard & Safety Switch included (as per Plan)
- Batten Holders Light Fittings (white)
- 1 x TV Point

Standard Features continued/.....

Kitchen Inclusions

Custom Built Kitchen (as per Plan)
Stainless Steel Single Bowl, Sink, Drain board with Flick Mixer
Tiles over Kitchen Bench
Electric Range Hood with Fan & Light (white)
Electric 4-Burner Upright Stove (white)

Bathroom Inclusions

Vanity Unit with Mirror (white)
Fibreglass Shower Module (white)
Clear Glass Sliding/Pivot Shower Door (white)
Laundry Trough (white)
Dual Flush Toilet Suite (white)
Exhaust Fan to Bathroom
Metal Tap ware

Optional Extra Features

Verandah & Decking
Connection of Services e.g. Electricity, Water, Sewerage, Gas, Storm water from Unit to Existing Dwelling
Any other Outside Cladding e.g. Cedar Weatherboard, Handiplank, etc
Heavy Duty Transportable Galvanised Steel Base Frame
Transportation of your chosen Unit to proposed Site
Electric or Gas Heating e.g. R/Cycle Air-Conditioner, Heating/Cooling or Gas Wall Furnace, etc
Full Height Sliding Mirror/Vinyl Doors to Robes
Ceiling Fans, Spa Baths, etc
Timber lining or Dado Panelling
Security Doors or Fly Doors
Bay Windows or Byfold Doors
Cathedral Ceilings or Timber Staining
Polished Floor Boards or Floating Floor
Upgrade of selected Tap ware e.g. Flick mixers, etc
Additional TV Points and Antennas
Window Coverings e.g. Vertical Blinds, etc

We are happy to discuss any other additional items you may like to include in you new Home.

Note: These above features are based on the Price List for Garden Cottages/Granny Flats dated 1/7/2014