



## EXTERNAL

### Base Floor

Concrete slab using waffle pod 325 mm high OR  
Steel bearers and joists, with yellow tongue flooring and posts on concrete piers

### Termite Control

SLAB: Perimeter Termite Reticulation System- with slow releasing deterrent OR  
BEARERS & JOISTS: Exposed Steel Bearers and Joist act as visual point of annual inspection by owner

### Wall, Ceiling & Roof Framing

Timber framing, to AS1684, including 90mm timber studs spaced at 450mm intervals  
MGP10 High Grade or H2F5 Termite Treated Pine  
(Other Companies 70mm pine studs @ 600mm spacing)  
Wall framing at 2450mm high, **includes external sarking**

### Roofing

Boral concrete roof tiles at 20 degrees **including sarking**

### Eaves & Verges

300mm eaves with fibre cement lining,  
Colorbond fascia and quad guttering

### Insulation

R2 batts to external walls  
R3.5 batts to ceiling

### Windows

5 x Powdercoated aluminium sliding windows, with security locks and flyscreens. **1 sliding door with security screen**  
(Price includes Black, White, Primrose and Silver Only- all other colours additional cost)

### External Walls

James Hardie Primeline –Chamfer Profile

### Downpipes

Colourbond Downpipes, 3 Included

### Entry Doors

Solid core 820 entry doors from builder's range with **glass panel and weather strip**

### Metering

**Electricity Meter (basic allowance \$500 – Subject to quote by Electrician)**  
Water flow reader(measures usage between main dwelling & granny flat)

### Others

Full and final clean inside granny flat and around external  
6 years Home Owners Warranty  
Public Liability and Builders All Risk Insurance.

## INTERNAL

### Waterproofing

PVC Sheet Membranes (flexible membrane system)

### Wall & Ceiling Linings

10mm plasterboard to all internal walls & ceiling  
Villaboard lining to bathroom  
90mm coved cornices throughout

### Wardrobes

Mirrored or plain sliding doors with melamine shelves & drawers

### Joinery

Skirtings-66x11mm - half splay profile  
Architrave- 66x11mm - half splay profile  
Hollow core internal doors including all door furniture, from builders standard range

### Floor Coverings

450 x 450mm tiles to bathroom  
450 x 450mm tiles to kitchen, living & dining area.  
Bedrooms either carpet or floating laminate floors

### Painting

Internal: walls, ceilings, doors, skirtings & architraves.  
External: eaves, door and external walls (also downpipes if charged line)

### Separate Laundry

Clark 35L tub with cabinet and mixer, Tiled floor & skirting  
Tiled splashback behind tub. Hot & cold taps for washing machine  
Fan/light and power point.

### Kitchen

Sprayed Polyurethane doors and panels (any colour of your choice)  
7m cabinets includes upper, lower and overhead fridge cabinets  
**600mm full length pantry with microwave space**  
Laminate benchtop, Tiled splashback -includes 300 x 600 options  
Westinghouse oven and **ceramic cooktop** (Gas cooktops where available)  
Euromaid slide out rangehood, Clark 1 3/4 bowl sink with 'gooseneck' mixer

### Bathroom

1200mm high wall tiling to perimeter, including 300 x 600 tile options  
2100mm high wall tiling in shower  
**Stylus Banksia back to wall dual flush wc**  
**750mm Polyurethane vanity with stone top, drop in basin** & mirror over  
Look vanity and shower mixers  
Look towel rail & toilet roll holder  
**Framed shower screen**  
Light fan and heater combination

### Hot Water System

Bottled Gas LPG Infinity Hot Water System including automatic diverter for gas Bottles OR  
Electric Heat Pump 170L hot water system- Note:Granny Flats Australia Owns Rebates

### Electrical

Hard wired smoke detector  
Internal distribution board Controlling all internal power  
10 x usable double power points throughout – includes 1 external  
Additional 4 hidden power points for appliances  
**9 x LED downlights throughout**  
1 x External Sensor Light with double globe  
1 x Aerial Point For TV Including external **Digital Aerial**  
1 x Internal phone point

### Standard Connection of Services

Electricity is connected to meter box up to 15m  
Connection to sewer up to 15m  
Connection to existing stormwater system up to 15m  
Conduit for data line

**\$112,200 incl GST**  
**2 Bedroom, 60m2 Granny Flat**

**INCLUDES**  
**DESIGN & APPROVAL**  
*(Assuming land is fairly level, no other land issues and a standard design is selected)*

**WIDE RANGE OF UPGRADES AVAILABLE**