

EXTERNAL

Base Floor

Concrete slab using waffle pod 325 mm high (non rendered edge)
Piering under slab up to 1.8m deep (if required)

Termite Control

TERM-seal Ura-Fen shield TWB Perimeter for new buildings

Wall, Ceiling & Roof Framing

MGP10 High Grade

Timber framing, to AS1684, including 90mm studs spaced at 450mm
(Other Companies only use 70mm studs @ 600mm spacing)
Wall framing at 2450mm high, [includes external sarking](#)

Roofing

Boral concrete roof tiles at 17 - 20 degrees [including sarking](#)
(Roof pitch is subject to site and granny flat design)

Eaves & Verges

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

Insulation

R2 batts to external walls

R3.5 batts to ceiling

(Granny Flat area only - excluding porch's, patios and garages)

Windows

5 x Powder coated aluminium sliding windows, with security locks and flyscreens. (SUBJECT TO BASIX)

(Standard colours only: Black, White Primrose & Silver)

1 x Glass sliding door with security screen

(Price includes Black, White, Primrose and Silver Only- all other colours \$300 extra)

External Walls

Duratuff Vinyl Cladding

Downpipes

4 x Colourbond or PVC Downpipes

(Subject to engineering, 4 min included)

Entry Doors

Solid core 820 entry doors from builder's range which includes
[glass panel and weather strip](#)

Garden Tap

1 x external garden tap

Metering

[Separate Electricity Meter](#) (separate billing)

If required the upgrade of main house board not included

[Water flow reader](#)(measures usage between main dwelling & granny flat)

INTERNAL

Waterproofing

PVC Sheet Membranes (flexible membrane system)

[Structural step sown to bathroom slab for additional waterproofing](#)

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-66x18mm - half splay profile

Architrave- 66x18mm - half splay profile

Hollow core internal doors including all door furniture, from builders standard range

Floor Coverings

[Your choice of 450 x 450 ceramic Tiles, Floating Timber Flooring or Carpet throughout the entire Granny Flat](#) (from builders range)

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.

Timber hinged doors for laundry

Kitchen

Sprayed Polyurethane doors and panels (any colour of your choice)

10m cabinets includes upper, lower & overhead fridge cabinets & pantry

[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)

Ducted slide out rangehood(Euromaid), Clark 1 3/4 bowl sink with 'look' mixer

Bathroom

[Floor to ceiling wall tiles](#), including 300 x 600 ceramic tile options

Stylus Banksia back to wall dual flush wc

750mm Polyurethane vanity with [stone top](#), drop in sink & 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 (excludes bottles) OR

Chromagen Electric Heat Pump 170L hot water system-

(note: granny flats australia owns rebates)

Electrical

Separate Electricity meter for separate billing

Hard wired smoke detector

Internal distribution board Controlling all internal power

14 x internal double power points throughout – (Includes 4 hidden for appliances)

1 x external power point

10 x LED downlights (porch/alfresco/garages have their own extra downlights)

1 x External Sensor Light with double globe

1 x Aerial Point for TV Including external Digital Aerial

1 x Internal data point

Others

Full and final professional grade clean inside granny flat & around external

6 years Homeowners Warranty

Public Liability and Builders All Risk Insurance.

Standard Connection of Services

Electricity is connected to meter box up to 30m

Connection to sewer up to 30m

Connection to existing stormwater system up to 30m

Conduit for data line