

GRANNY FLAT INCLUSIONS

PRE CONSTRUCTION

- Site inspection for contour survey, bore hole report, pegout survey & identification survey.
- Complete preliminary & Council DA drawings.
- Basix Certification to State Government requirements and assessment fees.
- Standard landscape plan (as per Kurmond's basic landscape design).
- HIA Contract presentation & colours consultation for exterior & interior.
- Developer Approvals (where required).
- Council DA lodgements & Construction Certificate preparation including application fees.
- Standard Sydney Water Board fees.
- Structural Engineer fees & Certificates for concrete slab & steel beams.
- All service connections within property boundary up to 8m from the home including storm water, water, gas connections, excludes battle-axe & private handle access lots (subject to quote).
- Three phase power connection, meter box & Telstra underground provision to be within 8 metres of the home (up to 15 metres of draw wire & conduit).
- Standard excavation for building platform with a standard balanced 500mm cut and fill unless otherwise shown in spoil removal.
- Standard M Class Slab including alfresco and front porch (design specific & subject to bore hole report).
- Concrete piling to an allowance of 50 lineal meters in total.
- Concrete pump for slab/piers.
- Temporary construction fence up to 40 lineal metres.
- All weather access (as required by Council & sediment control barrier).
- Trade waste compound (as required by Council).
- Onsite builder's toilet.
- External scaffolding and roof rail protection systems
- Durability classification exterior SL3/R2.
- Wind classification N2 medium.

BASIX FEATURES

INSULATION

- R2.0 to external walls excluding garage.
- R3.0 to residence ceiling, excluding alfrescos and porch.
- Sarking - heavy duty foil to underside of roof tiles.
- 2 external taps (1 rain water (if rainwater tank), 1 town water).

RAINWATER TANK

- Provide allowance of 2000L above ground rainwater tank, including pump and connections (not applicable for recycled water areas or acreage blocks with tank water supply only).

COOLING & HEATING SYSTEM

- 2 horse power **ACTRON** air split system air conditioner.
- Gas connection where readily available.
- 1 x gas point to nominated internal area.
- 1 x gas cook top.
- 1 x gas hot water system.
- 1 x gas outlet to alfresco.

EXTERNAL INCLUSIONS

STRUCTURAL & DESIGN

- Waffle pod concrete slab to engineers M class specifications.
- Termite protection to the perimeter of the slab and approved collars to the internal pipes.
- Bricks from builders nominated suppliers selection, including brick piers to alfresco (One colour with off white mortar joints).
- Concrete roof tiles from builder's nominated suppliers (Colorbond roof P.O.A.).
- 22.5 degree roof pitch (design specific).
- 2450mm high ceilings throughout.

GRANNY FLAT INCLUSIONS

- 450mm wide eaves to perimeter of your home (subject to design, Developer and Council requirements).
- Lightweight weatherboard cladding in paint grade finish (design specific).
- Maintenance free quad fascia and gutters in standard Colorbond colour.
- 90mm PVC down pipes painted in standard Colorbond colour.
- Moroka finish to 1 nominated feature element of front facade only (design specific). Note: one colour.
- Fibre cement sheeting to all patio ceilings and eave areas including 30mmx18mm DAR primed trimming.
- Water resistant plasterboard sheeting to alfresco ceilings with 90mm cornice.
- 26L instantaneous gas hot water system.
- Earth leakage electrical safety switch in three phase meter box to each circuit.
- **TAUBMANS/ WATTYL** paint system to external eaves, porch ceilings and cladding.

DOORS & WINDOWS

- Colour, powder coated aluminium frame windows with nylon mesh fly screens in matching colour (windows and sliding doors to be keyed alike).
- Colour, powder coated aluminium frame single sliding door to alfresco, with nylon mesh sliding flyscreen in matching colour (stacker and hinge doors are P.O.A.) (design specific).
- Front entry door (2040mm x 820mm) with clear glass insert(s) in paint grade finish.
- **GAINSBOROUGH** entrance set to all external hinged doors (including dead bolt lock to front entry door only - all keyed alike).

INTERNAL INCLUSIONS

INTERNAL FIXTURES

- Plasterboard linings to all internal areas, 90mm cove cornice throughout all living areas, bedrooms and garage.
- **TAUBMANS/ WATTYL** 3 coat paint system in one colour to all internal walls.

- 67mm half splay skirting and architraves in **TAUBMANS/ WATTYL** gloss paint system - one colour.
- 2040mm high flush panel internal hinged doors.
- **GAINSBOROUGH** passage lever sets to all internal hinged doors, finger pulls to CSD and matching dummy levers to linen and robe doors.
- Privacy locks to main bathroom and bedroom 1.

KITCHEN

- Kitchen layout as per standard house design (increase to size and layout will be P.O.A.).
- Melamine flush doors with designer handles to kitchen cabinets in one colour as per builder's selection range.
- Laminate 33mm bullnose bench top from builders selection range (standard breakfast bar 800mm wide).
- 1 x bank of 4 standard drawers (450mm wide unless design specific).
- **BLANCO** 600mm wide underbench oven.
- **BLANCO** 600mm wide gas cooktop.
- **BLANCO** 600mm wide slide out rangehood (ducted externally) (bulkheads to be P.O.A.).
- **CLARK** double bowl sink with single strainer.
- **STYLUS** sink mixer tap.

WET AREAS

- Villaboard lining to internal walls of bathrooms.
- Waterproofing to all wet areas (design specific).
- Chrome floor waste to wet areas.
- **CLARK** Stainless steel laundry tub cabinet with mixer tap (includes standard washing machine taps).
- Melamine vanities with 33mm laminated benchtop to all bathrooms (sizes design specific).
- **CAROMA** vanity basins, toilets and bath tubs as per standard house design.
- **CAROMA** tapware to bathroom as per standard design.
- Polished edge mirror per vanity (design specific).
- Framed shower screens with laminated safety glass.
- **CAROMA** bathroom accessories, Note: 600mm wide double towel rails to main bathroom.
- Standard hand towel ring and toilet roll holder.

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INTERNAL SHELVING/STORAGE

- 1 x white melamine shelf with hanging rail under to each robe (design specific).
- 4 x white melamine shelves equally spaced to linen.

TILES & FLOORING

- Ceramic tiles or laminated timber flooring throughout entry, meals, kitchen and open living areas.
- Carpet to all bedrooms (one colour only, includes standard underlay).
- Ceramic tiles to front porch and alfresco (design specific).
- Ceramic tiles to wet areas as per builder's standard inclusions (2100mm high tiles to shower cubicles and skirting tiles to remainder of bathroom).
- Ceramic tiles to laundry as per builder's standard inclusion (1 tile high skirting and splashback behind tub cabinet).
- Tiled splashback to kitchen to underside of overhead cupboards (design specific).

ELECTRICAL

FRONT PATIO AND ALFRESCO

- 1 x bayonette light fitting to front patio (design specific).
- 1 x bayonette light fitting alfresco (design specific).

BEDROOMS

- 1 x bayonet light fitting per bedroom.
- 2 x white double power points per bedroom.

KITCHEN

- 1 x bayonet light fitting to kitchen.
- 2 x white double power points above kitchen bench.
- 1 x white single power point per dishwasher, microwave and rangehood.
- 1 x white single power point on separate electrical circuit for refrigerator.
- Hard wired electrical connection on separate electrical circuit for oven.

- Smoke detector/s hard wired with battery backup to BCA requirements.

LIVING ROOMS & UTILITIES

- 1 x bayonet light fitting per living room and utility area.
- 2 x white double power points per living room (design specific) excluding dining/ meals.
- 1 x TV points to allocated areas.
- 1 x telephone points to allocated areas bathroom, ensuite & laundry.
- 1 x bayonet light fitting per bathroom & laundry.
- 1 x white double power point above each vanity.
- 1 x white double power point fitting for washing machine & dryer.

COMPLETION OF CONSTRUCTION

- Site cleaned, internal & external house clean.
- 6 years structural guarantee & 13 week maintenance period.