

Granny Flat Inclusions

Kitchen

Rangehood	Bellini 60 cm Stainless Steel Slimline Canopy Rangehood
Cooktop & Oven	Bellini 60 cm cooktop and oven
Benchtop	20 mm Quantumquartz stone benchtop (Luna White)
Splashback	Ceramic tile splashback
Handles	Door handles from standard nominated range
Drawers & Doors	Laminated finish on drawers & doors
Tapware	Sink Mixer as per Basix Certificate
Sink	Single Bowl Stainless Steel Sink
Included	Provision for Dishwasher power connection Provision for microwave power connection

Bathroom

Tapware	As per Basix Certificate
Vanity	600mm wall hung with ceramic top
Shower	Shower panel 900X900
Mirrors	Frameless polished edge vanity mirror
Tiles	White 600X300 wall tiles from floor to ceiling height, Grey floor tiles 300X300
Accessories	Towel rail, toilet roll holder and towel ring.
Floor Waste	Smart waste

INTERIOR

Internal Doors	2040mm Hume doors (Oakfield Internal Door) with chrome hinges. Ikonic brushed nikel Privacy lever to all internal doors.
Architrave & Skirting	65mm architraves & skirting suitable for paint finish from standard nominated range
Ceiling	2.4m Height
Cornice	90mm cove cornice or shadow line.
Paint	Paint finish to all internal wall and woodwork with Taubman paint (2 coat application)
Included	Cushioned door stops to all internal doors

LAUNDRY

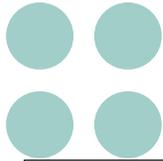
Wall & Floor Tiles	Grey 300X300 floor tiles. Skirt tile to parameter with a tiled splashback.
Tapware	Sink Mixer as per Basix Certificate
Sink	Everhard Project 45L and white coated metal cabinet with single rinse bypass.

EXTERIOR

Windows & Sliding Doors	Quality powder coated aluminium windows (choice of colour) from standard nominated range. Keyed locks to all opening windows.
Roof	Colourbond roof.
Entry Door	Hume Doors & Timber 2040X820X40mm Focus 1 Entrance Door With Translucent Laminated Glass.
Insulation	Insulation as per Basix requirements
Framing	90mm Timber stud framing to AS 1684
Bricks	Face bricks from standard range.
Included	Garden taps to front and back/side

ESSENTIAL INCLUSIONS

Electricity & Gas	<p>Gas connection (subject to availability)</p> <p>Continuous flow gas hot water system/Heat Pump.</p> <p>Light points including oyster lights to all rooms, common area, bathroom</p> <p>Smoke Detector provided</p> <p>TV points in living area and 1 x Phone points</p>
Special Inclusions	<p>Pest control certification</p> <p>Basic scaffolding as per OH&S requirements</p> <p>Site security fencing as per OH&S requirements</p>
Your Tender Includes	<p>Construction insurance premium (Home owner's warranty)</p> <p>Water authority fee (Regular connections only)</p> <p>Sediment control fencing as required by Council</p> <p>BASIX assessment to state government requirements</p> <p>Construction certificate and Occupation certificate</p> <p>Floor covering to designated areas- Carpet in the rooms, choice of Laminated timber</p>



	<p>flooring or timber-look Vinyl flooring to common area</p> <p>Fly screens to opening windows and sliding doors.</p> <p>Wardrobes in the rooms (sliding glass door).</p> <p>Sufficient Power points inside and one weatherproof power point outside.</p> <p>CLASS "M" or "H1" Australian standard engineered slab.</p> <p>Standard Basix requirement with up to 2000L slimline rain water tank.</p> <p>Earthwork: provide balanced cut and fill up to 1.0 m to achieve a level building platform.</p> <p>Peering allowance up to 1.0 m</p> <p>Concrete pump</p> <p>Sewer connection to junction at front/rear within boundary</p> <p>Provide 100mm stormwater connection to street/easement.</p> <p>Underground power connection.</p>

*TERMS AND CONDITIONS APPLIES