



VERSATILE GRANNY FLATS

2 Bedroom Granny Flat - 58.5 sqm



STRUCTURAL

- Footings engineered and designed to suit plan (600mm x 600mm)
- Galvanised steel chassis with 19mm (yellow tongue) particle board flooring
- (6mm) structural insulated wall panels/fibre cement - fibre cement skins
- Structural insulated roof panels with Colorbond finish
- Reflective insulation to all floor areas

EXTERNAL FEATURES

- Fibre cement sheeting (6mm)
- Powder-coated aluminium windows and sliding entry door fitted with fly screens and locks
- Colorbond roofing, trims and gutters
- Enclosed eaves
- Standard roofing is a choice of skillion or flat (upgrade to pitch available)
- Smooth finish with no visible joints on exterior wall panels

INTERNAL FINISHES

- Flat solid-core external entry door (where applicable) and flat hollow core internal doors (including hardware)
- (6mm) wall cladding - fibre cement sheeting with no visible joints
- Timber cornices
- Timber architraves and skirting
- Ceiling height minimum 2.4 metres
- Built-in wardrobes to all bedrooms, with mirror sliding doors, white melamine shelving and hanging rails (additional choices of door finishes and colours available)
- Colorbond ceiling panel to all internal ceilings
- Timber veneer floor boards to all living and bedroom areas (choice of colours)
- Safety locks to all windows

KITCHEN CABINETS AND APPLIANCES

- 20mm granite bench top (40mm front edge)
- 2 pac white gloss doors to cupboards and draws
- White melamine internal cupboards and draws
- Stainless steel sink
- Chrome mixer tap
- Tiled splash-back to both walls (bench to underneath of overhead cupboards)
- 600mm stainless steel under bench gas or electric oven
- 600mm stainless steel gas or electric cook-top and range-hood

BATHROOM/LAUNDRY

- Waterproofed and tiled bathroom and laundry floor, tiled skirting and tiled walls to shower recess (height to top of shower cubicle)
- Laminated glass shower screen and door (door sliding back on each side for maximum opening)
- Chrome mixer taps and floor wastes
- Water saving shower rose, soap holder, toilet roll holder, robe hook and towel rail
- 600mm vanity unit with moulded basin
- Tiled splash back to vanity
- Wall fixed mirror above vanity
- Dual flush ceramic toilet (4 star water rating)
- Space provided for washing machine (chrome washing machine tap set)
- Stainless steel laundry tub (35 litres) with chrome mixer tap

ELECTRICAL

- Sub-board and safety switch to all power and lighting points
- 8 x Double power points
- Provision of 1 x TV and 1 x Phone wall plate with draw wire attached
- 2 x External bunker lights at entry door
- 1 x Oyster light fitting per room (kitchen/living combined)
- Smoke detector direct wired and battery backup

PLUMBING

- Kitchen, bathroom and laundry connections within building
- 4 Star rated tap ware throughout

HOT WATER SYSTEM

- 20 litre continuous gas hot water system (LPG) - or natural (dependant on availability of mains supply)

PAINTING

- 2 x Coats of Dulux/Taubmans or Wattyl acrylic low sheen to internal walls
- 2 x Coats of Dulux/Taubmans or Wattyl acrylic semi-gloss to trims and doors
- 2 x Coats of Dulux/Taubmans or Wattyl acrylic to exterior walls

ADDITIONAL INCLUSIONS

- Assistance provided to assess and lodge all paperwork required by the Private Certifier in order to obtain building approval, Complying Development Certificate and Occupancy Certificate
- Referral to DA Consultants where required
- Architectural plans, site plan, electrical drawings and elevations (designed specifically for your project) and submitted to your appointed Private Certifying Authority
- Engineers drawings and hydraulic plans for submission and review by the Certifying Authority
- BASIX Certificate provided to the Private Certifying Authority on your behalf
- Engineered and built to BCA (Building Code of Australia) requirements
- Footings as per the building plan
- Freight cost within 30klm's of Sydney CBD
- Installation of plumbing and electrical services within the building
- Detailed cleaning of inside the granny flat prior to handover of building
- Home Warranty Insurance (we pay this prior to our Clients signing the building contract so that if for some reason approval is not granted, our Clients are not locked into a building contract)

UPGRADE OPTIONS

- External cladding (vinyl, colorbond, weathertex)
- External textured paint finish
- Covered verandah with timbered decking
- Various Kitchen and Bathroom upgrades available
- Window Coverings (your choice of blinds or curtains)
- External awnings over windows
- Flooring (your choice of carpet or tiles)
- Electric Hot Water System
- Oven, Stove, Range-hood (your choice of brands)
- Additional items, such as ceiling fans (with or without light), washer/dryer, fridge, washing machine
- Additional bunker lights for pathways

EXCLUSIONS - (these items can not be included in our costing as there are too many variables depending on location and individual site conditions)

- Council Fees (councils have different rules relating to building and also different fee structures. Please enquire about what fees your council will charge for the type of project that you would like to build). We are happy to make these enquires on behalf of our Clients.
- Any additional costs incurred to meet the conditions set-out by council that are associated with bush fire levels 12. 5 and above or flood prone/zone land
- Site toilet and temporary fencing and the provision of power supply if required during the building process
- Services provided by a Principal Certifying Authority (approval, complying development certificate, inspections and the provision of an occupancy certificate)

Please call us to have the above mentioned Inclusions and Exclusions explained more thoroughly.



**58.5 SQM Granny Flat as per the above specifications
\$95,000 inclusive of GST**

Prices effective as of 22nd April 2014 and are subject to change without notice. Written quotations are provided upon completion of a site inspection and the project price quoted will be held for three months from the date the quote is sent to the Client. The information above is provided and is intended as a general guideline for intended buyers. Prices stated are based on a minimum site access (for delivery of materials) of 900mm and does not include upgrade options or on site electrical, plumbing (sewer, Water, Stormwater & gas) connections to existing services.