

# 115

Classic / Modern



ACT Building Lic: 2012767 NSW  
Building Lic: 259006C

**CANBERRA**  
**GRANNY FLAT**  
**BUILDERS**

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Thank you for investing your time to review our brochure for Design 115.

The purpose of this design brochure is to provide you with an example and an idea of what we can create at Canberra Granny Flat Builders. Included in this brochure for Design 115 is the following:

- Plans and images of Design 115
- CGFB's exclusive Inclusions and style guide
- Anticipated total budget for Design 115
- Timelines for Design 115
- Our guarantees
- Insurances and professional memberships
- Customer's frequently asked questions

The ultimate purpose of our business is to unlock the potential of your backyard. We start this process with our free planning assessment reports to help customers determine, if and what they can legally build on their property in the ACT. If you haven't taken advantage of your free planning assessment report, we encourage you to do so by contacting us.

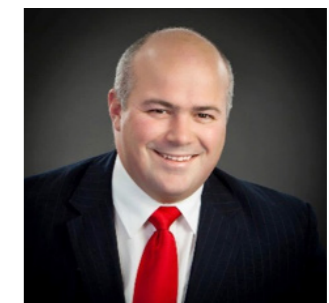
If this design doesn't suit all your needs and objectives, we can cost-effectively create a customised world-class design using our expert design team.

We look forward to working for you in the future.

Yours Sincerely,

Nick Constable | Director and Licensed Builder

Frank Walmsley | Director and Customer Service Manager



# 115

Our unique concept 115 design is offered in both classic and modern design styles with the option to choose from our range of wall, roof and colour selections.

Please note, applying the ACT legislation governing the approvals around building Secondary Residences Design 115 can be built as a Class 1 project on your property, subject to inspection. Utilize our free planning assessment process to find out which classification of project (Class10, Class 1) we can legally build on your property.

## Features



x1



x1



x1



x1



x1



x1

## CLASSIC



## MODERN



CLASSIC



# 115

## Elevations

An elevation is the height of the structure from ground level to the height of the roof.

With this design, the height from the ground level to the roof-top height is 3.619 metres.

Disclaimer: based on the alternative roof designs and roof covering that you may select and the profile of your block, these elevations are subject to potential change.

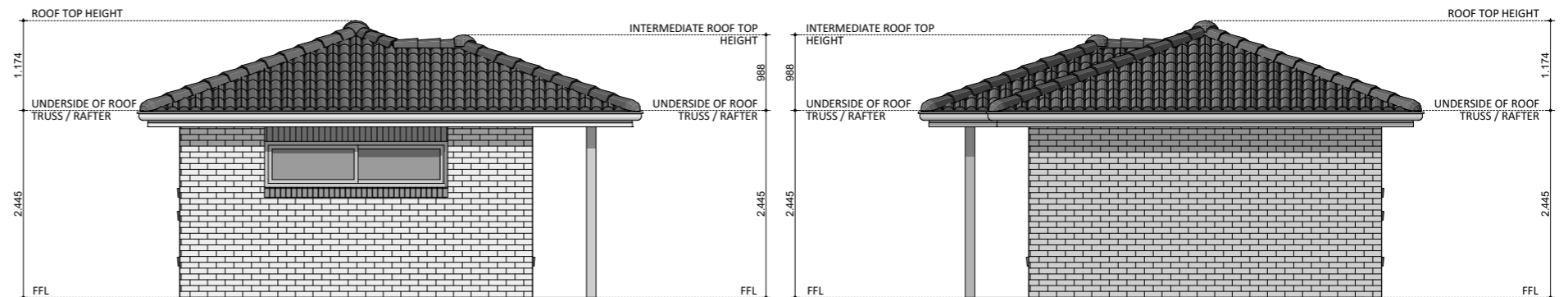
CLASSIC



ELEVATION 03



ELEVATION 01



ELEVATION 02

ELEVATION 04

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MODERN



# 115

## Elevations

An elevation is the height of the structure from ground level to the height of the roof.

With this design, the height from the ground level to the roof-top height is 3.439 metres.

Disclaimer: based on the alternative roof designs and roof covering that you may select and the profile of your block, these elevations are subject to potential change.

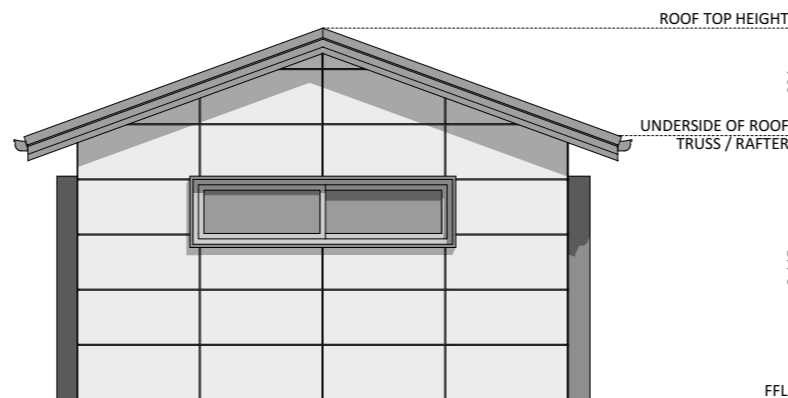
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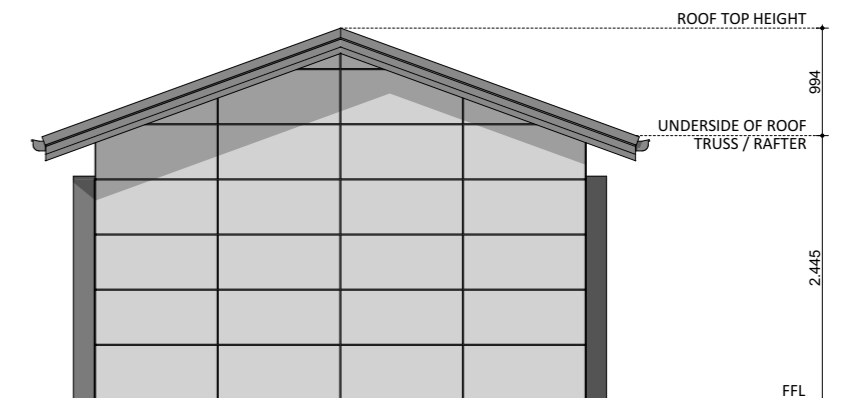
ELEVATION 03



ELEVATION 01



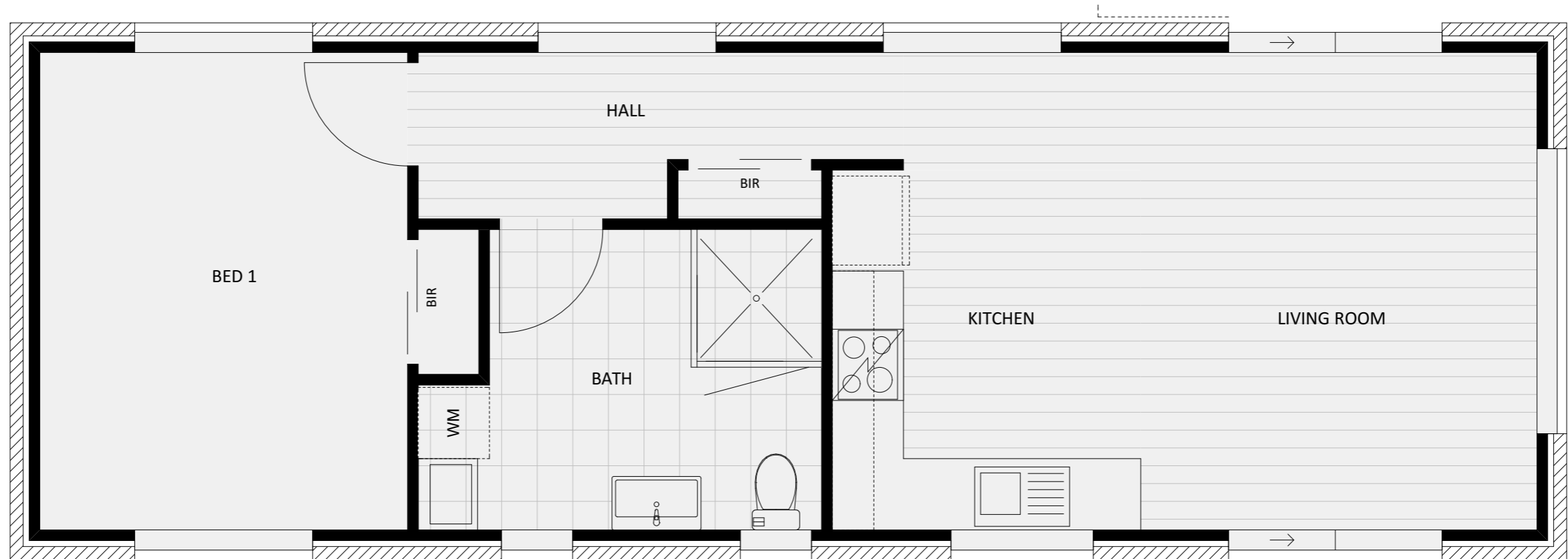
ELEVATION 02



ELEVATION 04

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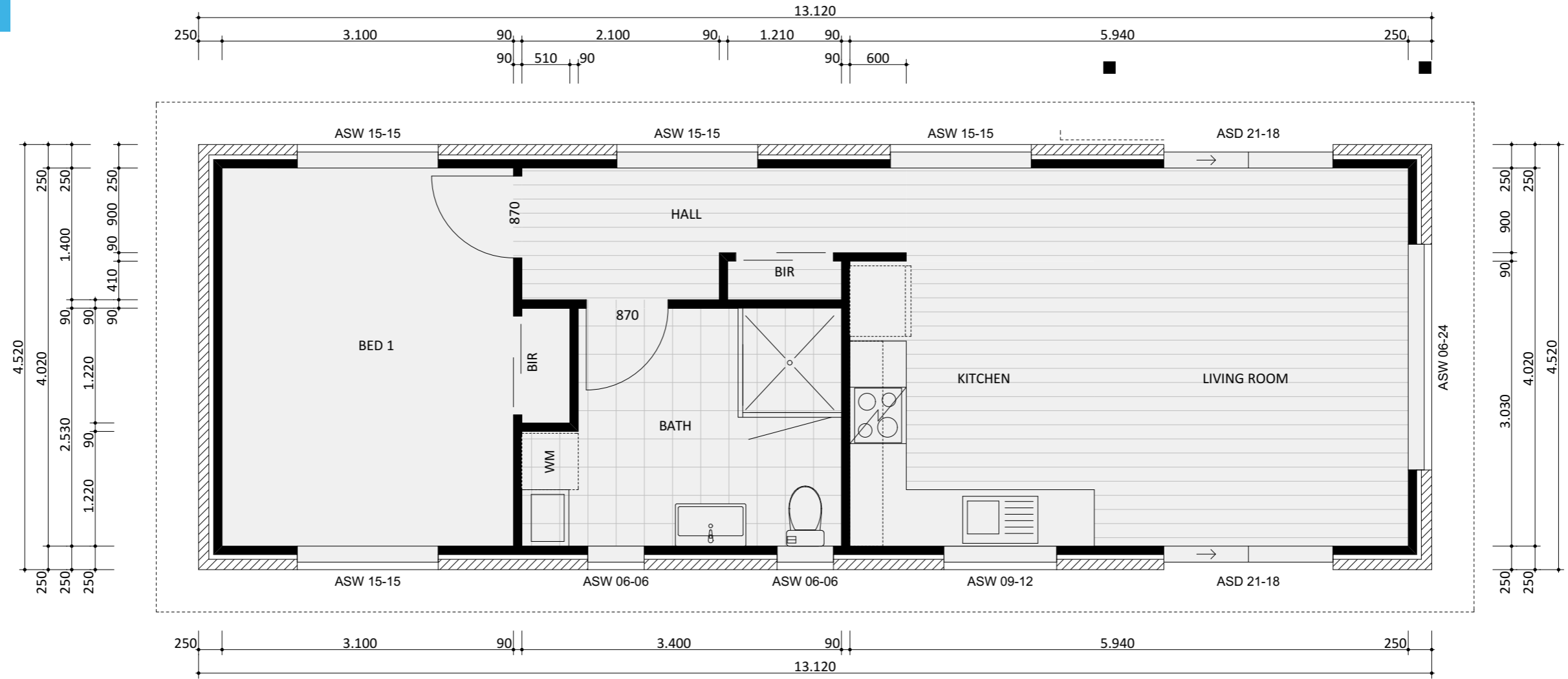


115 CLASSIC - FLOOR PLAN

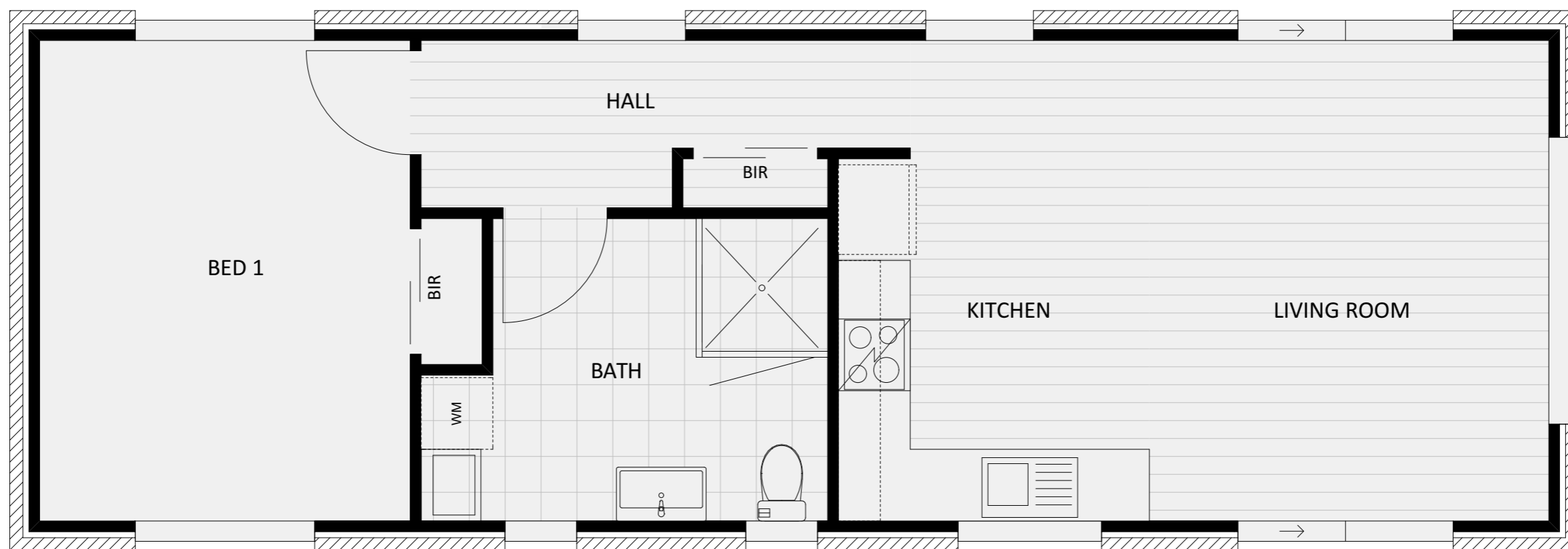


# Floor Plan with dimensions

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CLASSIC

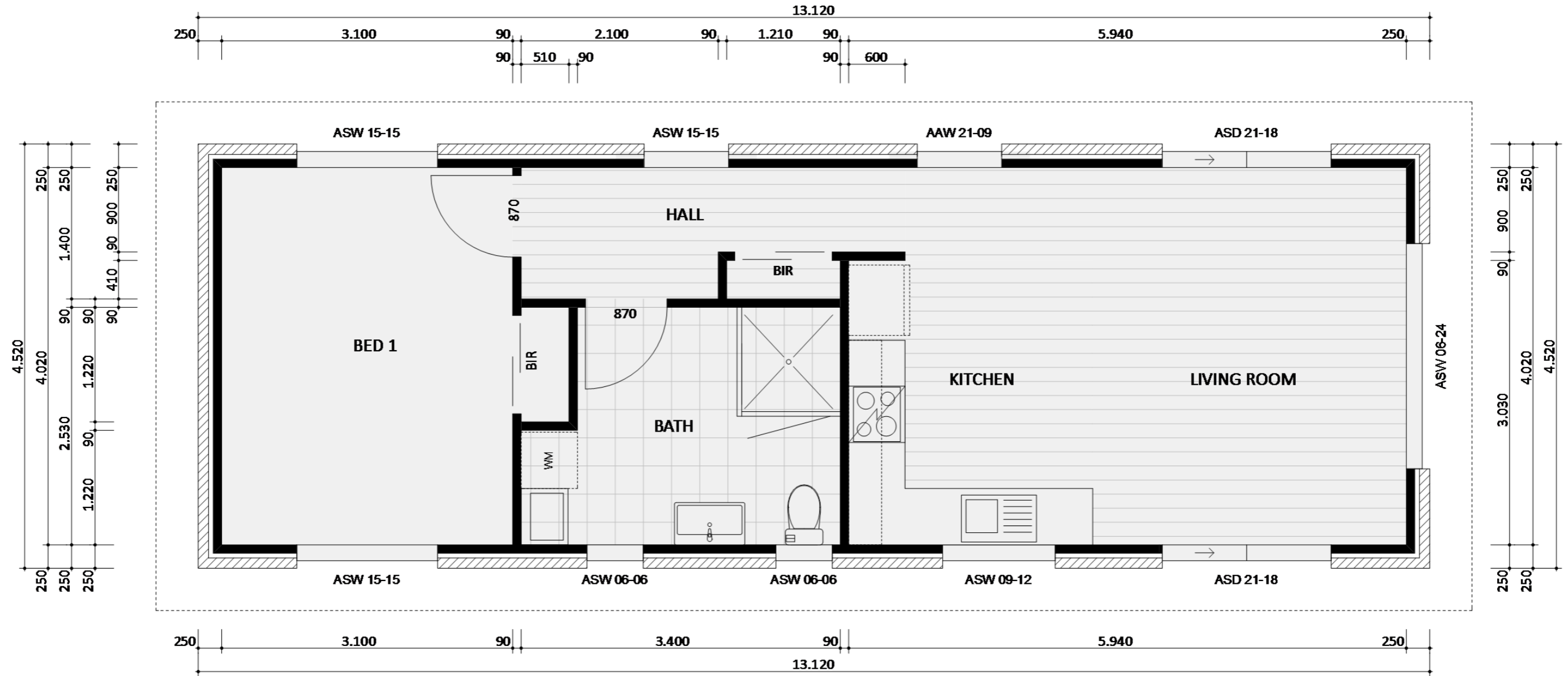


115 CLASSIC - FLOOR PLAN



115 MODERN - FLOOR PLAN

## 115 MODERN



115 MODERN - FLOOR PLAN

# Floor Plan with dimensions

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MODERN



115 CLASSIC - FLOOR PLAN

# Inclusions + Style Guide

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## Understanding this section of the document

### Purpose

This document has been designed to clearly set out your options when selecting and customising your design and choosing your internal and external inclusions.

### Inclusions by Design

Please note that the inclusions and features which are listed in this document are for our 50+ designs; please refer to the floor plan of your preferred design to determine which inclusions apply (for example, whether there is a kitchen etc).

### Measurements

sqm square metre

mm millimetre

### Appliance Codes

Where various appliances are listed, we have provided, not only a brand name, but also a model number to allow you to search for the product, so you know exactly what you're getting.

### Allowances

An allowance is a set value provided to our customers enabling them to allocate these funds towards a specific item or feature. For example, you will see an allowance for tiling of \$50 per sqm for tiles.

In practice, this means you would visit a showroom or store to select the tile of your choice up to the value of \$50 sqm – if the total cost is above this allowance, we will adjust your end budget. Similarly, if the total cost is less than \$50 sqm, we will adjust the total end budget.

All allowances and prices include GST.

## Symbols

We believe our customers should have control over the styles and inclusions to be incorporated in their design, where it's possible. We have used three symbols to help you identify what choices you have in selecting specific items.



### The Tick Symbol

When you see the tick symbol, it means the item listed is automatically included in your design. If there is more than one tick per category, you may choose between the inclusions which are listed at no additional price to the budget for the specified design.



### The Plus Symbol

























To give you further options, when you see the plus symbol, it means you can choose to upgrade to the premium item listed, at an additional price.

















### The Search Symbol

When you see the search symbol, it means you have the option to search for an alternative item yourself. We will do our best to incorporate your alternative item in your design, however, not all items can be incorporated because they may not suit the floorplan of your chosen design and/or comply with applicable Australian standards.

## KITCHEN - KITCHENETTE

<b>BENCHTOPS</b>	 <b>Laminate</b> standard colour range	 Stone benchtops	 Timber benchtops	
<b>OVEN</b>	 <b>Omega</b> 00652XR Stainless Steel Electric 600mm wide	 <b>Chef</b> EOC617W White Electric 600mm wide	 <b>Miele</b> H2260B Stainless Steel Electric 600mm wide	
<b>COOKTOP/STOVE – ELECTRIC</b>	 <b>Omega</b> OC64KZ Black Ceramic Glass Electric 600mm wide with 4 heat zones	 <b>Westinghouse</b> WH642WA White 600mm wide with 4 heat zones	 <b>Miele</b> KM6322 Black Electric Induction 610mm wide with 4 cooking zones	
<b>COOKTOP/STOVE – GAS</b>	 <b>Omega</b> OG61XA Stainless steel 600mm wide with 4 burners	 <b>Westinghouse</b> WH640WA White 600mm wide with 4 burners	 <b>Miele</b> KM3621 Stainless steel 600mm wide with 4 burners	
<b>DISHWASHER</b>	 <b>Omega</b> ODW717XB Stainless steel 600mm wide	 <b>Ariston</b> LFB5M019X--A White 600mm wide	 <b>Miele</b> or <b>Samsung</b>	
<b>KITCHEN CUPBOARDS AND DRAWS DOORS, DRAWER FACE, PANELS AND OPEN SHELVES</b>	 <b>Laminate</b> standard colour range	 Vinyl or Timber		
<b>KITCHEN CUPBOARDS AND DRAWS INTERNAL SHELVING</b>	 White <b>Laminate</b> shelves with premium drawer runners and door hinges			

<b>CUPBOARD HANDLES</b>	 Stainless Steel Handles Designer Range	 Timber Handles		
<b>SINKS</b>	 <b>Clark</b> Radiant Single bowl stainless steel with drainer	 <b>Clark</b> Radiant Double bowl stainless steel with drainer	 <b>Franke</b> Double bowl stainless Steel with drainer	
<b>TAPWARE</b>	 <b>Phoenix</b> Ivy sink mixer	 <b>Caroma</b> Acqua sink mixer	 <b>Grohe</b> Minta pull out sink mixer	
<b>SPLASHBACK</b>	 Tiled Splashback \$50 per sqm	 Glass Splashback	 Aluminum/ stainless steel Splashback	

## BATHROOMS AND ENSUITES




<b>VANITY AND HAND BASIN</b>	 <b>Cibo Slick</b> Wall hung vanity with intergrated basin 600mm to 750mm wide to match floor plan White with inbuilt finger pulls to doors and drawers	 <b>Duraplex Airies</b> Freestanding vanity with legs and vitreous china basin 600mm to 750mm wide to match floor plan Chrome handles	 <b>Forme Quay Cubo</b> 900mm wide Inbuilt finger pull or chrome handles	
<b>VANITY AND HAND BASIN TAPWARE</b>	 <b>Phoenix</b> Ivy basin mixer	 <b>Caroma</b> Acqua basin mixer	 <b>Grohe Eurosmart Cosmopolitan</b> basin mixer	
<b>VANITY AND HAND BASIN SPLASHBACK up to 300mm high above vanity or hand basin</b>	 \$50 per sqm select colour & style	 above \$50 per sqm select colour & style	 Glass Splashback	

<b>WALL TILES</b> Up to 2100mm (2.1 meters) high in shower recess, skirting tile 1 tile high to remaining walls and 600mm above bath or spa	\$35 per sqm select colour & style	above \$35 per sqm select colour & style	All walls tiled from floor to ceiling	
<b>FLOOR TILES</b> Included for bathroom floors as shown on floor plan	\$35m per sqm select colour & style	above \$35 per sqm select colour & style	<b>Biowood</b> Timber Flooring	
<b>SHOWER SCREEN</b>	Fully Framed Glass Screen Select from <b>Regency</b> range	Fully Framed Glass Screen Select from <b>Dolphin</b> range	Fully accessible Shower Curtain	Frameless or Semi Frameless Glass Shower Screen
<b>SHOWER TAPWARE</b>	<b>Pheonix Ivy</b> wall mixer	<b>Caroma Acqua</b> wall mixer	<b>Grohe Eurosmart Cosmopolitan</b> wall mixer	
<b>SHOWER HEAD</b>	<b>Pheonix Vivid</b> Shower Rail Includes flexible hose and shower head outlet	<b>Caroma Tasman II</b> shower rail Includes flexible hose and shower head outlet	<b>Grohe Euphoria Cosmopolitan</b> shower head	
<b>FLOOR DRAIN</b>	square or round shape grate in chrome finish	square or round shape grate in plastic finish	Rectangular channel grate in chrome finish	
<b>BATH</b>	<b>Decina Carina</b> 1675mm long built in acrylic construction with white finish	<b>Caroma Sterling</b> 1675mm long built in steel construction with white enamel finish	<b>Forme</b> Oval Slim 1650mm long free standing double skinned acrylic construction with white finish	














<b>VANITY AND HAND BASIN MIRROR</b>	900mm high mirror to match the width of your vanity/ hand basin with the option of a polished edge	900mm high mirror to match the width of your vanity/ hand basin with the option of a beveled edge	<b>Duraplex</b> frameless mirrored wall cabinet 600mm to 900mm wide	
<b>BATHROOM ACCESSORIES TOILET ROLL HOLDER, TOWEL RAILS, SOAP DISH</b>	<b>Pheonix Ivy</b> range	<b>Caroma Cosmo</b> range		
<b>TOILET</b>	<b>Stylus Dorado</b> White Finish Soft Close Seat	<b>Caroma Regal II</b> White Finish Soft Close Seat	<b>Duravit Durastyle</b> White Finish Soft Close Seat	
<b>SEPARATE TOILET CEILING EXHAUST FAN</b>		<b>IXL Eco Ventflo</b> ceiling exhaust fan included to toilets		












## LAUNDRY

<b>LAUNDRY TUB</b>	<b>Clarke 42 Litre</b> tub and cabinet steel construction with white cabinet and stainless steel tub	<b>Everhard 45 Litre</b> tub and cabinet steel construction with white cabinet and stainless steel tub	laminate cupboards and benchtop and customer choice of tub
<b>TAPWARE</b>	<b>Pheonix Ivy</b> sink mixer	<b>Caroma Acqua</b> sink mixer	<b>Grohe Minta</b> pull out sink mixer
<b>WALL TILES</b> Up to 600mm above laundry tub and 1 tile high skirting to walls	\$35 per sqm select colour & style	above \$35 per sqm select colour & style	All walls tiled from floor to ceiling







FLOOR TILES INCLUDED TO LAUNDRY FLOORS AS SHOWN ON FLOOR PLAN	 \$35m per sqm select colour & size	 above \$35m per sqm select colour & size	 <b>Biowood</b> Timber Flooring
CEILING EXHAUST FAN		<b>IXL Eco Ventflo</b> ceiling exhaust fan included to laundry areas, located in built in cupboards	

## INTERIOR BUILDING FEATURES








WALL AND CEILING LININGS	 10mm thick plasterboard wall and ceiling linings with the inclusion of cement sheet wall linings to bathrooms and ensuites	 Some designs may include <b>Colorbond</b> ceilings when using an insulated roof panel  *subject to floorplan	
CEILING HEIGHT	 2400mm from finished floor level to ceiling level	 Raked ceiling as per individual design  *subject to floorplan	 Customer can increase the ceiling height up to 3900mm
CORNICE	 55mm <b>Cove</b> cornice	 75mm <b>Cove</b> cornice	 Square set ceilings or alternative cornice profiles available 
SKIRTING	 66mm high painted timber Available in 2 profiles including <b>Single Bevel</b> and <b>Half Splayed</b>	 66mm high painted timber Available in 2 profiles including <b>NSW Colonial</b> and <b>Bullnose</b>	 66mm high natural timber Available in 4 profiles including <b>Half Splayed, Pencil Round, Colonial</b> and <b>Bullnose</b>

WINDOW AND DOOR ARCHITRAVE	 66mm wide painted timber Available in 2 profiles including <b>Single Bevel</b> and <b>Half Splayed</b>	 66mm wide painted timber Available in 2 profiles including <b>NSW Colonial</b> and <b>Bullnose</b>	 66mm wide natural timber Available in 4 profiles including <b>Half Splayed, Pencil Round, Colonial</b> and <b>Bullnose</b>
STAIRS <i>Two story designs</i>	 Painted timber stringers (sides) with carpet installed to treads and risers  Timber handrail in round profile with metal wall brackets	 Victorian Ash timber stringers (sides) treads and risers  Timber handrail in round profile with metal wall brackets	 Custom stairs may be negotiated including premium Australian Hardwood and steel options
BUILT IN WARDROBES (BIR) WALK IN WARDROBES (WIR)	 Wardrobe doors to match interior doors with white laminate shelving	 Mirrored doors, with white laminate shelving	
INTERIOR STORAGE	 Built in storage cupboards (example; linen) doors to match interior doors with white laminate shelving		












## INTERIOR DOORS









DOORS <i>(Includes sliding doors)</i>	 <b>Corinthian</b> or <b>Hume</b> flush door range 2040mm high	 <b>Corinthian</b> or <b>Hume</b> panel door range 2040mm high	 <b>Corinthian</b> or <b>Hume Premium</b> door range Optional upgrade
DOOR FRAMES	 Painted timber door frames <b>Premium Dulux</b> colour options	 Painted timber door frames <b>Berger</b> colour options	 Natural timber door frames







DOOR HANDLES	 <b>Gainsborough</b> range	 <b>Lockwood</b> range	
DOOR STOPS	 <b>Gainsborough Contemporary</b> range	 Traditional design Chrome finish	 Cushion Door Stops 

## LIGHTING AND ELECTRICAL INCLUSIONS

INTERIOR LIGHTING <i>Included to all rooms other than bathrooms</i>	 <b>SAL</b> LED downlights in white or chrome finish	 <b>Clipsal</b> LED downlights in white or chrome finish	 Customer choice of light fitting <i>\$50 allowance per light</i> if you would like an option other than downlights
EXTERIOR SENSOR LIGHT	 <b>SAL</b> LED downlights in white or chrome finish	 <b>Clipsal</b> LED downlights in white or chrome finish	 Customer choice of exterior sensor light <i>\$100 allowance per light</i> if you would like an option other than downlights
BATHROOM AND ENSUITE	 <b>IXL Eco Sensation</b> Includes heat lamps, exhaust fan and light	 <b>HPM Bathroom</b> Includes heat lamps, exhaust fan and light	 <b>IXL Neo</b> Includes heat lamp, exhaust fan and light functions
INTERIOR POWER POINTS	 <b>Clipsal</b> or <b>HPM</b> power points 2 x double power points installed in bedrooms and studies  1 x double power point per room and additional power point per refrigerator, dishwasher and washing machine	 Additional power points at \$126 each available on request	

TELEVISION AERIAL	 1 television point plus aerial per design (For designs above 40 sqm)	 Additional television points at \$126 each available on request
TELEPHONE	 Telephone connection to new building with 1 point per design (For designs above 40 sqm)  Telephone connection and 1 point \$485 (for designs below 40 sqm)	 Additional phone points at \$132 each available on request
POWER CONNECTION	 Connect power supply underground from new building to existing meter board	 Greater than 15 meters between new and existing building an additional \$65 per meter applies
CIRCUIT BREAKERS	 <b>Hager</b> circuit breakers for the new building installed to Australian standards	
SMOKE ALARMS	 <b>Clipsal FIRE TEK</b> installed and hardwired to Australian standards and to comply with the <b>Building Code of Australia</b>	

## HEATING AND COOLING

REVERSE CYCLE AIR CONDITIONING	 <b>Daikin</b> or <b>Panasonic</b> split system air conditioning Includes 1 interior outlet with remote control operation	 <b>Daikin</b> or <b>Panasonic</b> ducted reverse cycle air conditioning Includes multiple ceiling outlets to all or most room of the interior layout
EVAPORATIVE COOLING	 <b>Bravis</b>	 <b>Breezair</b>

WALL PANEL HEATERS	<b>Nobo</b> electric wall panel heaters	<b>Siebel Eltron</b> electric wall panel heaters
IN SLAB OR RADIATOR HEATING	<b>Inslab</b> or <b>Raditor Hydronic Heating Premium Daikin</b> electric heat pump	<b>Inslab</b> or <b>Raditor Hydronic Heating Premium Bosch</b> gas boiler

## FLOOR COVERINGS

LIVING AREAS <i>Living, dining, kitchen, halls and open plan areas</i>	Floor Tiles \$35m per sqm	Engineered Timber, Laminate or Bamboo \$55m per sqm	Polished Concrete Slab	
BEDROOMS STUDY ROOMS AND OFFICES	Carpet \$45m per sqm	Engineered Timber, Laminate or Bamboo	Polished Concrete Slab	
KITCHENS, BATHROOMS, LAUNDRY	Tiled <i>See above document sections for specifics</i>			

## CURTAINS AND BLINDS










LIVING AREA WINDOWS AND BEDROOM WINDOWS AND DOORS	<b>Luxaflex</b> Roller Blinds <b>Calypso Blockout</b> fabric range	<b>Riteway</b> Vertical Blinds <b>Elegance</b> fabric range	<b>Luxaflex</b> Venetian Blinds <b>Slimline</b> range	
BATHROOMS, ENSUITES, LAUNDRIES AND LIVING AREA DOORS	<b>Luxaflex</b> Roller Blinds <b>Calypso Blockout</b> fabric range	<b>Riteway</b> Vertical Blinds <b>Elegance</b> fabric range	<b>Luxaflex</b> Venetian Blinds <b>Slimline</b> range	

## ROOF DESIGN AND MATERIALS









ROOF FRAME	Treated pine	Steel	Insulated roof panel
ROOF COVERINGS	<b>Colorbond</b> customer choice of colours	<b>Monier</b> range roof tiles	Terracotta roof tiles, and insulated roof panel
ROOF PROFILE	Skillion or flat	Gable	Hip
GUTTER AND FASCIA	<b>Colorbond</b> quad profile gutter and fascia	Colorbond gutter and timber fascia	
DOWNPIPES	Painted PVC	<b>Colorbond</b>	
SKYLIGHTS AND ROOF WINDOWS			










## EXTERIOR WALLS

BRICK	<b>Island Block and Paving Bricks For the Future – Premium</b> range	<b>Austral - Everyday Life</b> range	<b>Boral</b> range	Painted rendered brick
PAINTED WEATHERBOARD CLADDING	<b>Scyon</b> range	<b>Weathertex</b> range	<b>Biowood</b>	












<b>TIMBER WEATHERBOARD</b>	 Premium Australian hardwood range	 Western red cedar range	
<b>COLORBOND</b>	 Choice of colour and profile from <b>Colorbond</b> range		
<b>TIMBER PANELS</b>	 <b>Shadowclad</b> range	 <b>Weathertex</b> range	
<b>CEMENT SHEET</b>	 <b>Scyon</b> range	 <b>HardieFlex</b> Range	
<b>ALUMINUM PANELS</b>	 <b>Alucabond</b> Range		

## PAINTS

<b>INTERIOR WALLS INTERIOR CEILINGS AND CORNICE</b>	 <b>Taubmans premium</b> paint colour range	 <b>Dulux premium</b> paint colour range	
<b>INTERIOR DOORS, SKIRTING AND ARCHITRAVE</b>	 <b>Taubmans premium</b> gloss or semi gloss paint colour range	 <b>Dulux premium</b> gloss or semi gloss paint colour range	 <b>Intergrain</b> applied if natural timber doors, skirting and architrave are chosen
<b>ENTRY AND EXTERIOR DOORS</b>	 <b>Taubmans premium</b> exterior paint colour range	 <b>Dulux premium</b> exterior paint colour range	 <b>Intergrain</b> applied if natural timber entry and exterior doors are chosen

<b>EVES</b>	 <b>Taubmans premium</b> exterior paint colour range	 <b>Dulux premium</b> exterior paint colour range	 <b>Intergrain</b> applied if natural timber entry and exterior doors are chosen
<b>ALFRESCO, CARPORT AND ENTRY CEILING</b>	 <b>Taubmans premium</b> exterior paint colour range	 <b>Dulux premium</b> exterior paint colour range	 <b>Intergrain</b> applied if natural timber entry and exterior doors are chosen
<b>EXTERIOR WALLS</b> <i>These options apply to materials that can be painted (Timber Panels and Cement Sheeting)</i>	 <b>Taubmans premium</b> exterior paint colour range	 <b>Dulux premium</b> exterior paint colour range	 <b>Intergrain</b> applied if natural timber entry and exterior doors are chosen

## STRUCTURAL AND EXTERNAL INCLUSIONS

<b>FLOOR</b>	 Concrete Slab	 Timber Frame and Base	 Steel Frame and Timber Base
<b>INTERNAL AND EXTERNAL WALL FRAMES</b>	 Treated Timber	 Steel	
<b>ROOF FRAMES</b>	 Treated Timber	 Steel	
<b>UNDER ROOF AND WALL LINING</b>	 Protective layer of wall and roof sarking/lining installed to provide increased resistance to moisture and dust entering the building as well as reduce heat loss and heat gain inside the building.		
<b>TERMITE PROTECTION</b>	 <b>Granite Guard</b> physical barrier with termicollars included for all concrete slab structures	 <b>Flickguard</b> physical and chemical barrier with termicollars included for all concrete slab structures	 Galvanised steel ant capping provided for timber and steel options


<b>EXTERIOR GARDEN TAP</b>	1 exterior garden tap included on all designs over 40 sqm	Additional taps can be included for \$128 per tap	
<b>EAVES</b>	Cement sheet eaves as per design	<b>Colorbond</b> eaves included with insulated roof panel designs	
<b>HOT WATER SYSTEM</b>	<b>Rheem 50 Litre</b> electric Included for all designs with 1 or less bedrooms	<b>Rheem</b> gas continous flow (also known as instant gas) Available on all designs, subject to gas supply for the property	<b>Steible Eltron</b> Electric Heat Pump Included for all design with 2 or more bedrooms
<b>WATER TANK</b> <i>(Required for all secondary residences) We have not included as a standard inclusion as some properties already have a water tank</i>	5,000 Litre <b>Poly</b> water tank with electric pressure pump positioned on reinforced concrete slab (Connected) \$3,936	5,000 Litre <b>Colorbond</b> steel water tank with electric pressure pump positioned on reinforced concrete slab (Connected) \$4,688	
<b>WINDOWS</b>	Powder coated aluminum sliding, awning and fixed windows	Western Red Cedar	Australian Hardwood Double Glazing
<b>SLIDING, STACKING AND BIFOLD DOORS</b> <i>Subject to floorplan</i>	Powder coated aluminum	Western Red Cedar	Australian Hardwood
<b>ENTRY DOOR</b>	<b>Corinthian</b> or <b>Hume</b> entry door range	Powder Coated Aluminum	

<b>ENTRY DOOR HARDWARE</b>	<b>Gainsborough</b> or <b>Lockwood</b> range	Powder Coated Aluminum door range	
<b>EXTERIOR DOORS (BACK EXTERIOR DOORS AND LAUNDRY EXTERIOR DOORS)</b>	<b>Corinthian</b> or <b>Hume</b> flush door range	Powder Coated Aluminum	
<b>WINDOW AND DOOR SCREENS</b>	Fly screens provided to all opening windows and sliding doors	Security Screens and Doors	
<b>GARAGE DOORS</b>	<b>B&amp;D Panel lift door</b> Automatic door with remote control operation	<b>B&amp;D Roll-a-door</b> Automatic door with remote control operation	<b>B&amp;D Roll-a-door</b> Manual door with key lock




## OUTDOOR ADDITIONS

<b>ALFRESCO AND ENTRY</b> <i>Included matching the roof area for designs that have an entry or alfresco covered roof on the floor plan</i>	Roof Coverings, Roof Frame and Posts <i>*subject to floorplan</i>		
<b>ALFRESCO AND ENTRY DECKS</b> <i>Included matching the roof area for designs that have an entry or alfresco covered roof on the floor plan</i>	Concrete Patio Limestone, Terracotta or Slate Grey colours	Floor Tiles	Timber Deck 
<b>CARPORTS</b> <i>Included matching the roof area for designs that have an entry or alfresco covered roof on the floor plan</i>	Pergola Roof Coverings, Roof Frame and Posts <i>*subject to floorplan</i>	Shade Sail Fabric, Stainless Steel Fittings and Posts <i>*subject to floorplan</i>	







DRIVEWAYS	 <p>Concrete Driveway Limestone, Terracotta or Slate Grey colours</p>
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## PLUMBING AND DRAINAGE

WATER CONNECTION	 <p>Water connection to new building</p>
SEWER CONNECTION	 <p>Sewer connection to new building</p>
STORM WATER CONNECTION	 <p>Storm water connection to new building including drainage inspections by local authorities and updated drainage plans</p>

## SITE PREPARATION








EXCAVATION AND EARTHWORK	 <p>Site excavation included subject to site inspection.</p>
SITE FENCING TO MEET HEALTH AND SAFETY REGULATIONS	 <p>Site safety fencing up to 50m in length</p>
SURVEYOR SETOUT	 <p>Registered surveyor will survey the block and place building to suit the approved plans</p>
WASTE MANAGEMENT	 <p>Regular cleaning to meet and exceed environmental protection agency regulations</p> <p>Skip waste bins or manual removal of waste by truck and trailer to ensure the safety and amenity of the existing residence</p>

## PLANNING AND APPROVALS

HIA FIXED PRICE AGREEMENT	 <p>This agreement means the price written is the total price that you pay. Only client initiated changes/variations result in price adjustments, with the average total variations per project is 3% of the total price</p>
GOVERNMENT FEES AND CHARGES	 <p>Manage and pay all government fees and charges for development and building approval to allow a certificate of occupancy to be issued by government agencies</p>
DEVELOPMENT APPROVALS	 <p>Develop and manage plans and documents for development approval application to achieve notice of decision for the project</p>
BUILDING APPROVALS	 <p>Develop and manage plans and documents for building approval and appointment of a building certifier</p> <p><b>Construction Commencement</b> certificate</p> <p>Application for <b>Certificate of Occupancy</b> (<b>Certificate of Occupancy</b> is issued by government agencies after all relevant certificates and forms have been managed by the builder)</p>
PUBLIC LIABILITY INSURANCE	 <p><b>Public Liability and Construction Insurance</b> certificate</p>
HOME OWNERS WARRANTY INSURANCE	 <p><b>Home Owners Warranty Insurance</b> certificate</p>



## GENERAL AND GUARANTEES

STANDARDS AND BUILDING CODES	 Project completed to meet or exceed relevant <i>Australian standards and building codes</i>	
STRUCTURAL WARRANTY	 <i>7 Year structural warranty</i>	
STRUCTURAL ENGINEER	 <i>Structural engineer detail drawings and site soil classification</i> certificate	
NON STRUCTURAL GUARANTEE	 2 years	
MAINTENANCE PERIOD	 120 days	
ENERGY EFFICIENT BUILDING AND DESIGN	 Designs that require and energy efficiency rating will be designed and built to a minimum 6 star energy rating. <i>EER Certificate</i> to be provided.	 Designs that do not require and energy efficiency standard can obtain an EER report for \$350.

# Your Design Budget

Notes and Comments:



## The Anticipated Total Project Investment for Design 115

### Building and All Inclusions

\*This includes everything except site works, planning and additional landscaping.

**\$133,585.00**

### Site Works

\*The average site works costs for this design on a conventional ACT property is 4% of the total budget.

**\$4,760.00**

### Preparation, Planning and Insurances

\*The maximum anticipated costs for planning approvals, all associated costs and relevant insurances is 9.5% of the total budget.

**\$11,150.00**

### Total Investment for Design 115 (Inc. GST)

\*This was the average total investment made by customers in the ACT in 2016. We anticipate this will be the total investment required to deliver this design on your property with no additional costs (subject to site inspection).

**\$149,495.00**

# Your Project Timeline

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Notes and Comments:



0—4 WEEKS

Project Design Stage

Your options are to select one of our pre-existing designs or to collaborate with our designer to create your own design concept (\$1500-\$2000). Once you have settled on your design concept we will price the delivery of the project and provide a list of inclusions.

4—14 WEEKS

Planning Approval and Project Finalisation

On behalf of our clients we will manage the entire planning and development process which involves working with all the relevant government agencies. During this process we will finalise your inclusions and customer design requirements.

14—24 WEEKS

Building Stage

As soon as the development application has been approved our licenced builder will commence the construction of your project. All work will be undertaken on-site by our insured and licensed trade partners. have settled on your design concept we will price the delivery of the project

COMPLETION



# Our Guarantees

Notes and Comments:

## Our Guarantees

At Canberra Granny Flat Builders, our guarantee of workmanship goes without saying. Hence, we also took the time to provide you our guarantees of price, time, quality, and safety. We believe that these guarantees provide you, the customer, certainty and assurance long after our initial agreement to work together.

### Our price guarantee

The price written is the price that you pay. Unlike many builders whose business model is built around providing an opening price with the intent of dramatically increasing it with variations and initial project omissions, we aim to be transparent and provide a total, turnkey price up front.

The only time the project price will change from the original HIA agreement, is if the customer requests a substantial project change.

### Our time guarantee

Canberra Granny Flat Builders will complete your project on time, every time. Once we receive government approvals, we guarantee to finish your project within the timeline outlined in our signed HIA agreement. If we don't meet our time commitment we will pay you \$250 per day, or pay for a 5-star room until the project is complete.

Our time guarantee is subject to:

- Changes to the project – if you alter the project in a way that impacts the timeline.
- Acts of God or unforeseen events – if the weather or an unforeseen event affects the project. If any of these events occur, we will notify you of the expected time delay.
- Access to the site – for example, if a tenant restricts our access to building your investment property.
- This is to be read in conjunction with your HIA Agreement.



# Our Guarantees

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Notes and Comments:

## Our communications guarantee

We know that the cornerstone of a successful project is clear and transparent communication at every stage. When the building starts, you won't be left in the dark regarding the progress.

- Any time we don't meet our commitment, we will take \$500 off the price of the project.
- Any changes made to your project will be in writing.
- Before the first sod is turned and your project begins, you will know exactly what the timeframes are for the completion of each stage. There will be times when things move fast, and there will be the inevitable delays, but you will always know what is going on and why.
- You can ask to meet with us at any stage of the project. As we spend most of our time building and working with clients, we can't always get to our mobile phones. If you call us on 1300 979 658 Monday to Friday between 9am - 5pm, we will take your contact details and the relevant team member will get back to you within 24-48 hours. Our email [info@cgfb.com.au](mailto:info@cgfb.com.au) is checked daily during the week, but not on weekends.

## Our safety guarantee

Safety of our staff, sub-contractors, customers and the general public is of the highest importance to our business. That's why we will ensure that;

- All our staff, tradesmen and sub-contractors are fully insured and licensed.
- We would not and will not allow any work or business practices that endangers the wellbeing of anyone associated with our projects.
- All work activities will meet and/or exceed the Government Legislation and industry codes of practice (We are members of the HIA and MBA - ACT) as it relates to residential construction in the ACT.
- We build all our customer projects on-site with locally-based and licensed tradesmen, and ensure they are compliant with the applicable ACT laws.
- All components and inclusions are of the highest standard and meet the relevant Australian Standards.



# Our Guarantees

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Notes and Comments:

# Active MBA Member

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## Our quality guarantee:

At Canberra Granny Flat Builders, it's our mission to create a world class project that increases the value of your property above the investment in that project. To do that we must use the very best materials, inclusions and tradespeople.

We have developed our detailed inclusion list and style guide to provide our customers with choice and range from among the highest quality options. Our detailed written proposals outline exactly what is included in your project.

To ensure that you are totally satisfied with what we create and build for you, you will not be required to pay the final instalment until you have walked through the project with the builder and are entirely satisfied with the end result.



## MBA Membership

Canberra Granny Flat Builders are proud members of Master Builders Association ACT.

MBA is Australia's peak building and construction industry association. In the ACT, Master Builders was formed in 1925 and represents the interests of commercial builders, residential builders, civil contractors, suppliers/subcontractors and professionals.

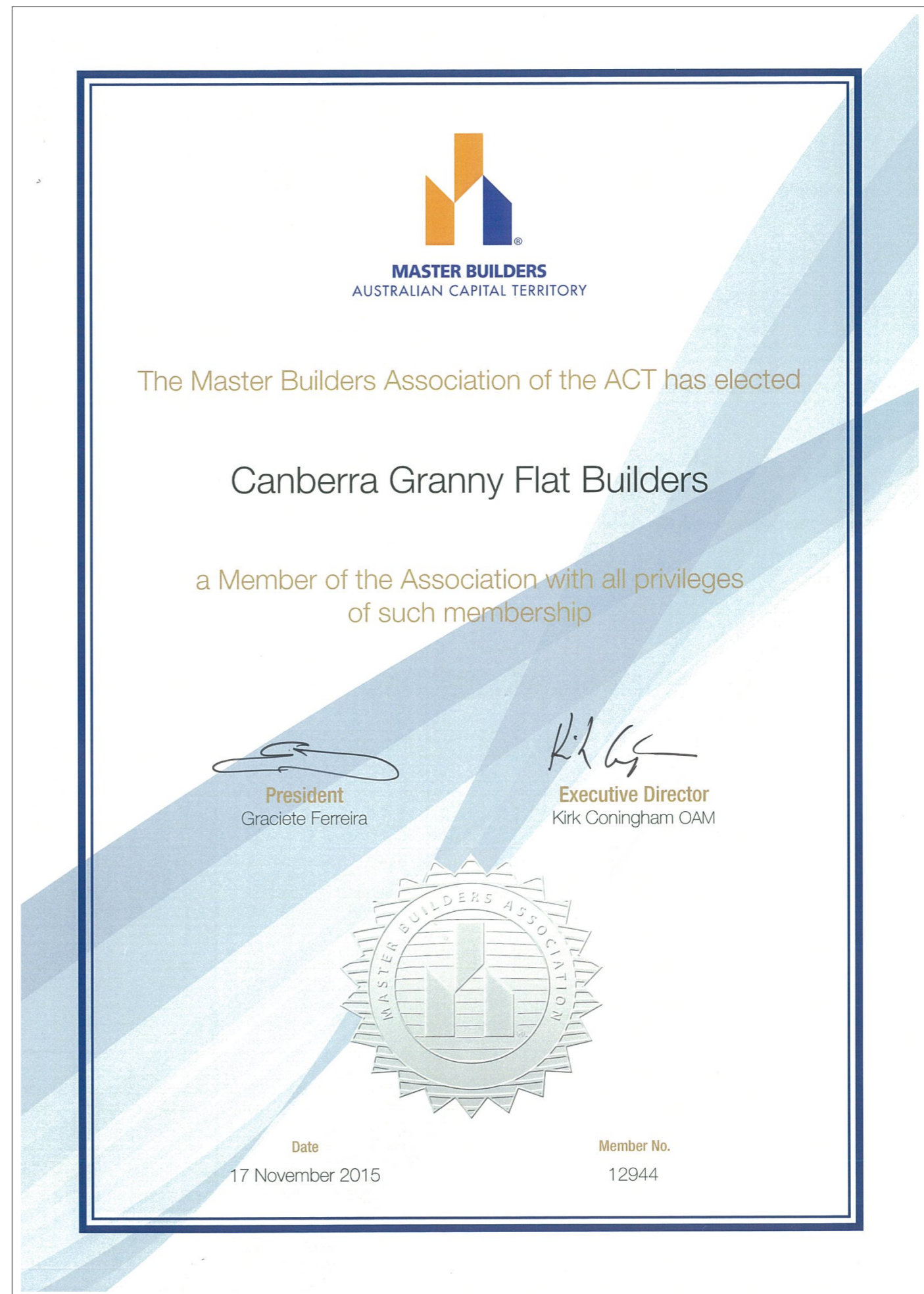
The MBA ACT is also a Registered Training Organisation and a Group Training Organisation. For more information refer to their website [www.mba.org.au](http://www.mba.org.au).



**MASTER BUILDERS**  
M E M B E R

# MBA Membership

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# HIA Membership and Insurance

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THIS IS TO CERTIFY THAT

**Turnkey Creations Pty Ltd**

was admitted to Membership of the  
Housing Industry Association Ltd

ABN 99 004 631 752

ON THE

**27<sup>th</sup> August 2012**

MEMBERSHIP NUMBER

**589190**

HIA NATIONAL PRESIDENT

HIA MANAGING DIRECTOR

Member

# HIA Membership and Insurance



eSentry Underwriting Pty Ltd\*  
 ABN 46 141 852 842  
 Level 16, Suite 8, 122 Arthur Street, North Sydney, NSW 2060  
 t: +61 2 8912 0888 f: +61 2 9925 0277  
 e: admin@esentry.com.au  
 w: www.esentry.com.au  
 AFSL: 402842

## CERTIFICATE OF CURRENCY

CLIENT CODE: E101912-123985  
 POLICY NO: E10000664  
 CLASS OF INSURANCE: Annual Projects Construction and Legal Liability Insurance Policy  
 INSURED: Turnkey Creations Pty Ltd

and Principals, Contractors, and Sub-Contractors (as specified in the Insured definition for Sections 1 and 2A only)

PERIOD OF INSURANCE: From: 31/08/2015 To: 31/08/2016 at 4.00pm where this Policy is issued  
 Plus a maximum of 12 months defects liability period or as per construction contract

PROJECT DESCRIPTION: Residential New Builds, Extensions and renovations

SUM INSURED / SUB-LIMIT / LIMIT OF LIABILITY:

Section 1 - Material Damage			
Property Insured		Sum Insured	
Contract Works		\$250,000	
Existing Structures		Not Insured	
Temporary Structures		\$25,000	
Major Plant & Equipment		Not Insured	
Minor Equipment & Tools		\$10,000 (\$5,000 any one item)	
Additional Cover		Sub-Limit	
Escalation of Construction Cost		15%	
Expediting Expenses		10%	
Mitigation Expenses		5%	
Off Site Storage		\$100,000	
Professional Fees		10%	
Removal of Debris		15%	
Transit		\$100,000	
		Limit of Liability	Sub-Limit
Section 2 - Legal & Products Liability		\$10,000,000	
Care Custody and Control			\$100,000
Vibration Removal and Weakening of Supports			\$10,000,000
Section 3 - Professional Indemnity		Not Insured	
Loss of Documents			Not Insured
Retroactive Date: NONE			

ENDORSEMENTS:

SIGNED ON BEHALF OF THE INSURER:  
 Date: 11/08/2015

Signed on behalf of TMNFA  
 ABN 80 000 438 291, AFSL 246548

Annual\_CoC - \*eSentry Underwriting Pty Ltd is an underwriting agent of the Insurer Tokio Marine & Nichido Fire Insurance Co., Ltd. (TMNFA) and acts under its own AFSL as agent of TMNFA.

# FAQs

## Notes and Comments:

**Canberra Granny Flat Builders is a business that is committed to designing and building secondary residences in the Australian Capital Territory. A secondary residence or a 'Granny Flat' is a detached residential structure built in a backyard.**

### **Q. What is a secondary residence?**

**A.** Commonly known as a granny flat, a secondary residency in the ACT is a self-contained residential structure built on a block of land which is in addition to an existing residence. The legislation provides that a secondary residence can be rented separately to an existing residence. This means that separate electrical, water and gas metering can be achieved for the majority of secondary residences.

### **Q. What size can a secondary residence be?**

**A.** A secondary residence should have a minimum size of 40m<sup>2</sup> floor area up to a maximum of 90m<sup>2</sup> floor area. In addition to your granny flat, you can build additional structures such as garages, carports, alfresco areas and pergolas. These additional structures do not count towards the total gross floor area of the secondary residence; however considerations may need to be taken account as these structures count towards the total plot ratio allowable on your block.

### **Q. What is the minimum block size on which you can build a secondary residence?**

**A.** A secondary residence can be considered/built on a minimum block size of 500m<sup>2</sup>. This is considered to be a large block according to the Single Dwelling Housing Development Code.

### **Q. Do you require development approval to build a secondary residence?**

**A.** Yes. A development approval application must be

submitted to gain approval to build a secondary residence. Development approvals are submitted to and assessed by the ACT Planning and Land Authority (ACTPLA). A development approval application may be subject to the rules set out in the following legislation and standards:

*Building Act 2004;*

*Heritage Act 2004;*

*Planning and Development Act 2007;*

*Planning and Development Regulation 2008;*

*Utilities Act 2000;* and

*Australian Standard AS 4299 Adaptable Housing.*

### **Q. Once development approval is granted do we also need to obtain building approval?**

**A.** Yes. Once we have secured development approval we will need to obtain building approval through a private building certifier.

### **Q. What does adaptable housing mean and how does it relate to our secondary residences?**

**A.** Secondary residences are to be designed to be easily adaptable to meet the needs of people with a disability. This means that the dwelling should be designed to easily meet the Australian Standard AS 4299 (Adaptable Housing).

The Residential Zones Development Code - Element 4 Rule 13 requires all Secondary Residences to be easily adaptable to suit the needs of people with a disability.

AS 4299 Adaptable Housing - attached

### **Q. What building classification will the secondary residence need to be?**

**A.** Secondary residences are classified as a Class 1a building. This is clearly defined in the Building Code of

# FAQs

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## Notes and Comments:

Australia. Structures like decks, garages, carports, stairs or ramps are classed as 10a buildings.

### **Q. How many bedrooms can a granny flat have?**

**A.** Canberra Granny Flat Builders generally build secondary residences that have one to four bedrooms, with one to two bathrooms, a number of living spaces and a kitchen and laundry.

There is no defined rule about the number of bedrooms.

### **Q. Will a granny flat in my backyard increase my rates or land tax?**

**A.** No, building a Secondary Residence will not change your rates based on current ACT legislation.

### **Q. Can a Secondary Residence (granny flat) be rented in the ACT?**

**A.** Yes, and legislation states that they can also be separately metered.

### **Q. Does Canberra Granny Flat Builders` manage the process to completion?**

**A.** Yes. We manage every aspect of the build until it's ready to be occupied. Our customer guarantees ensure that we take full ownership and accountability from start to finish.

### **Q. How much will a Secondary Residence (granny flat) cost me in the ACT?**

**A.** It is important to note that we have designs with kitchens, bathrooms and full living functionality from \$58,000 including GST which are built onsite, and are world class. These designs are predominately Class 10a designs.

Our Class 1 designs commence from \$98,000 including

GST up to \$250,000.

We are the only builders that we are aware of who provide 5 customer guarantees and manage the entire process with a fixed price agreement, so the price you agree to at the beginning is the price you pay at the end.

### **Q. Do you offer flexibility in the granny flat designs?**

**A.** Yes. There are two options. We have created a range of designs you can choose from or we can provide a custom design service to suit your needs.

### **Q. Do I get to choose the inclusions in my granny flat?**

**A.** Yes, if you wish to. We also offer a concierge service, for a fee, where one of our team will meet you at the retail supplier, record your choices and provide them to our construction team.

### **Q. Are the granny flats built on-site or are they pre-fabricated in a factory?**

**A.** We build the granny flats on-site with locally based and licensed tradesmen, and ensure they are compliant with the applicable ACT laws.

### **Q. Where are you located and why?**

**A.** We share a small office in the city in the Melbourne Building just up from the corner London Circuit and Northborne Avenue. We do this to keep our costs down whilst trying to run an efficient and effective small business.

### **Q. Communicating with us?**

**A.** As we spend most of our time building and working with clients we can't always get to our mobile phones. If you call us on 1300 979 658 Monday to Friday between 9:00 am - 5:00 pm we will be able to take your contact details and the relevant team member will aim to get back



# FAQs

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## Notes and Comments:

to you within 24 hours. Our email [info@cgfb.com.au](mailto:info@cgfb.com.au) is checked daily during the week, but not on weekends.

### **Q. Do you have any disability-friendly designs?**

**A.** All of our designs are built according to the Australian Standard AS 4299 (Adaptable Housing).

If you require a purpose-designed residence we can work with an occupational therapist to ensure that you get the design that meets your needs.

### **Q. What are the requirements for allocated car parking for a secondary residence?**

**A.** The requirements of car parking for secondary residence is that at least one parking space is provided in addition to that required for the primary residence.

Parking space for secondary residence cannot be located in the front zone unless it can achieve all the following:

- Reasonable amenity of neighboring residential blocks
- Consistency with the value of the streetscape
- Public safety especially in relation to pedestrians and cyclists
- Reasonable surveillance of parking spaces

Information pertaining to the statutory requirements of secondary residence parking can be found in element 4.3 of the Residential Development Code.

### **Q. What is GFA (Gross Floor Area)?**

**A.** Gross floor area (GFA) means the sum of the area of all floors of the building measured from the external faces of the exterior walls, or from the center lines of walls

separating the building from any other building, excluding any area used solely for rooftop fixed mechanical plant and/or basement car parking.

### **Q. What paper do you use in your design brochures?**

**A.** At Canberra Granny Flat Builders we are committed to the environment, and only used 100% recycled paper. All the paper we use is FSC (Forest Stewardship Council) certified.

# Snapshot

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115  
CLASSIC



# Snapshot

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115  
MODERN





**CANBERRA  
GRANNY FLAT  
BUILDERS**

[canberragrannyflatbuilders.com.au](http://canberragrannyflatbuilders.com.au)

✉ [info@cgfb.com.au](mailto:info@cgfb.com.au)

☎ 1300 979 658



ACT Building Lic: 2012767  
NSW Building Lic: 259006C