

**CANBERRA
GRANNY FLAT
BUILDERS**

canberragrannyflatbuilders.com.au



Inclusions List

*Quality brand inclusions
at an affordable price.*

No hidden extras.

UNDERSTANDING THIS 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

BENCHTOPS	 Laminate standard colour range	 Stone benchtops	 Timber benchtops	
OVEN	 Omega 00652XR Stainless Steel Electric 600mm wide	 Chef EOC617W White Electric 600mm wide	 Miele H2260B Stainless Steel Electric 600mm wide	
COOKTOP/STOVE – ELECTRIC	 Omega OC64KZ Black Ceramic Glass Electric 600mm wide with 4 heat zones	 Westinghouse WH642WA White 600mm wide with 4 heat zones	 Miele KM6322 Black Electric Induction 610mm wide with 4 cooking zones	
COOKTOP/STOVE – GAS	 Omega OG61XA Stainless steel 600mm wide with 4 burners	 Westinghouse WH640WA White 600mm wide with 4 burners	 Miele KM3621 Stainless steel 600mm wide with 4 burners	
DISHWASHER	 Omega ODW717XB Stainless steel 600mm wide	 Ariston LFB5M019X--A White 600mm wide	 Miele G4220UCS Stainless steel 600mm wide	




















KITCHEN - KITCHENETTE CONTINUED

KITCHEN CUPBOARDS AND DRAWS DOORS, DRAWER FACE, PANELS AND OPEN SHELVES	 Laminate standard colour range	 Vinyl or Timber	
KITCHEN CUPBOARDS AND DRAWS INTERNAL SHELVING	 White Laminate shelves with premium drawer runners and door hinges		
CUPBOARD HANDLES	 Stainless Steel Handles Designer Range	 Timber Handles	
SINKS	 Clark Radiant Single bowl stainless steel with drainer	 Clark Radiant Double bowl stainless steel with drainer	 Franke Double bowl stainless Steel with drainer 
TAPWARE	 Phoenix Ivy sink mixer	 Caroma Acqua sink mixer	 Grohe Minta pull out sink mixer 
SPLASHBACK	 Tiled Splashback \$50 per sqm	 Glass Splashback	 Aluminum/ stainless steel Splashback























BATHROOMS AND ENSUITES

VANITY AND HAND BASIN	 Cibo Slick Wall hung vanity with intergrated basin 600mm to 750mm wide to match floor plan White with inbuilt finger pulls to doors and drawers	 Duraplex Airies Freestanding vanity with legs and vitreous china basin 600mm to 750mm wide to match floor plan Chrome handles	 Forme Quay Cubo 900mm wide Inbuilt finger pull or chrome handles	
VANITY AND HAND BASIN TAPWARE	 Pheonix Ivy basin mixer	 Caroma Acqua basin mixer	 Grohe Eurosmart Cosmopolitan basin mixer	
VANITY AND HAND BASIN SPLASHBACK up to 300mm high above vanity or hand basin	 \$50 per sqm select colour & style	 above \$50 per sqm select colour & style	 Glass Splashback	
WALL TILES 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	
FLOOR TILES Included for bathroom floors as shown on floor plan	 \$35m per sqm select colour & style	 above \$35 per sqm select colour & style	 Biowood Timber Flooring	















BATHROOMS AND ENSUITES CONTINUED

SHOWER SCREEN	 Fully Framed Glass Screen Select from Regency range	 Fully Framed Glass Screen Select from Dolphin range	 Fully accessible Shower Curtain	 Frameless or Semi Frameless Glass Shower Screen
SHOWER TAPWARE	 Pheonix Ivy wall mixer	 Caroma Acqua wall mixer	 Grohe Eurosmart Cosmopolitan wall mixer	
SHOWER HEAD	 Pheonix Vivid Shower Rail Includes flexible hose and shower head outlet	 Caroma Tasman II shower rail Includes flexible hose and shower head outlet	 Grohe Euphoria Cosmopolitan shower head	
FLOOR DRAIN	 square or round shape grate in chrome finish	 square or round shape grate in plastic finish	 Rectangular channel grate in chrome finish	
BATH	 Decina Carina 1675mm long built in acrylic construction with white finish	 Caroma Sterling 1675mm long built in steel construction with white enamel finish	 Forme Oval Slim 1650mm long free standing double skinned acrylic construction with white finish	



BATHROOMS AND ENSUITES CONTINUED

VANITY AND HAND BASIN MIRROR	 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	 Duraplex frameless mirrored wall cabinet 600mm to 900mm wide	
BATHROOM ACCESSORIES TOILET ROLL HOLDER, TOWEL RAILS, SOAP DISH	 Pheonix Ivy range	 Caroma Cosmo range		
TOILET	 Stylus Dorado White Finish Soft Close Seat	 Caroma Regal II White Finish Soft Close Seat	 Duravit Durastyle White Finish Soft Close Seat	
SEPARATE TOILET CEILING EXHAUST FAN	 IXL Eco Ventflo ceiling exhaust fan included to toilets			




LAUNDRY

LAUNDRY TUB	 Clarke 42 Litre tub and cabinet steel construction with white cabinet and stainless steel tub	 Everhard 45 Litre tub and cabinet steel construction with white cabinet and stainless steel tub	 laminate cupboards and benchtop and customer choice of tub
TAPWARE	 Pheonix Ivy sink mixer	 Caroma Acqua sink mixer	  Grohe Minta pull out sink mixer
WALL TILES 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	 Biowood Timber Flooring
CEILING EXHAUST FAN	 IXL Eco Ventflo 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 Colorbond ceilings when using an insulated roof panel	
CEILING HEIGHT	 2400mm from finished floor level to ceiling level	 Raked ceiling as per individual design	 Customer can increase the ceiling height up to 3900mm
CORNICE	 55mm Cove cornice	 75mm Cove cornice	  Square set ceilings or alternative cornice profiles available
SKIRTING	 66mm high painted timber Available in 2 profiles including Single Bevel and Half Splayed	 66mm high painted timber Available in 2 profiles including NSW Colonial and Bullnose	 66mm high natural timber Available in 4 profiles including Half Splayed , Pencil Round , Colonial and Bullnose
















INTERIOR BUILDING FEATURES CONTINUED

WINDOW AND DOOR ARCHITRAVE	 66mm wide painted timber Available in 2 profiles including Single Bevel and Half Splayed	 66mm wide painted timber Available in 2 profiles including NSW Colonial and Bullnose	 66mm wide natural timber Available in 4 profiles including Half Splayed, Pencil Round, Colonial and Bullnose
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>	 Corinthian or Hume flush door range 2040mm high	 Corinthian or Hume panel door range 2040mm high	 Corinthian or Hume Premium door range Optional upgrade
DOOR FRAMES	 Painted timber door frames Premium Dulux colour options	 Painted timber door frames Berger colour options	 Natural timber door frames
DOOR HANDLES	 Gainsborough range	 Lockwood range	
DOOR STOPS	 Gainsborough Contemporary range	 Gainsborough Traditional range	 Cushion Door Stops 











LIGHTING AND ELECTRICAL INCLUSIONS

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











LIGHTING AND ELECTRICAL INCLUSIONS CONTINUED

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












HEATING AND COOLING









REVERSE CYCLE AIR CONDITIONING	 Daikin or Panasonic split system air conditioning Includes 1 interior outlet with remote control operation (For designs <i>above 40 sqm</i>)	 Daikin or Panasonic ducted reverse cycle air conditioning Includes multiple ceiling outlets to all or most room of the interior layout
EVAPORATIVE COOLING	 Brivis	 Breezair
WALL PANEL HEATERS	 Nobo electric wall panel heaters (For designs <i>below 40 sqm</i>)	 Siebel Eltron electric wall panel heaters (For designs <i>below 40 sqm</i>)
IN SLAB OR RADIATOR HEATING	 Inslab or Raditor Hydronic Heating Premium Daikin electric heat pump	 Inslab or Raditor Hydronic Heating Premium Bosch 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	
BATHROOMS AND LAUNDRY	 Floor Tiles \$35m per sqm See Bathroom and Laundry sections for specific details			

CURTAINS AND BLINDS

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



















ROOF DESIGN AND MATERIALS

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



















EXTERIOR WALLS

BRICK	 <i>Island Block and Paving Bricks For the Future – Premium range</i>	 <i>Austral - Everyday Life range</i>	 <i>Boral range</i>	 Painted rendered brick
PAINTED WEATHERBOARD CLADDING	 <i>Scyon range</i>	 <i>Weathertex range</i>	 <i>Biowood</i>	
TIMBER WEATHERBOARD	 Premium Australian hardwood range	 Western red cedar range		
COLORBOND	 Choice of colour and profile from <i>Colorbond</i> range			
TIMBER PANELS	 <i>Shadowclad range</i>	 <i>Weathertex range</i>		
CEMENT SHEET	 <i>Scyon range</i>	 <i>HardieFlex Range</i>		
ALUMINUM PANELS	 <i>Alucabond Range</i>			
















PAINTS

INTERIOR WALLS INTERIOR CEILINGS AND CORNICE	 Taubmans premium paint colour range	 Dulux premium paint colour range	 Low VOC (Volatile Organic Compounds) Taubmans Pure Performance Range or Dulux Enviro2
INTERIOR DOORS, SKIRTING AND ARCHITRAVE	 Taubmans premium gloss or semi gloss paint colour range	 Dulux premium gloss or semi gloss paint colour range	 Intergrain applied if natural timber doors, skirting and architrave are chosen
ENTRY AND EXTERIOR DOORS	 Taubmans premium exterior paint colour range	 Dulux premium exterior paint colour range	 Intergrain applied if natural timber entry and exterior doors are chosen
EAVESS	 Taubmans premium exterior paint colour range	 Dulux premium exterior paint colour range	
ALFRESCO, CARPORT AND ENTRY CEILING	 Taubmans premium exterior paint colour range	 Dulux premium exterior paint colour range	
EXTERIOR WALLS <i>These options apply to Timber Panels, Cement Sheeting and Painted Weatherboard Cladding</i>	 Taubmans premium exterior paint colour range	 Dulux premium exterior paint colour range	 Intergrain applied if natural timber walls are chosen


















STRUCTURAL AND EXTERNAL INCLUSIONS

FLOOR	 Concrete Slab	 Timber Frame and Base	 Steel Frame and Timber Base
INTERNAL AND EXTERNAL WALL FRAMES	 Treated Timber	 Steel	
ROOF FRAMES	 Treated Timber	 Steel	
UNDER ROOF AND WALL LINING	 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.		
TERMITE PROTECTION	 Granite Guard physical barrier with termicollars included for all concrete slab structures	 Flickguard physical and chemical barrier with termicollars included for all concrete slab structures	 Galvanised steel ant capping provided for timber and steel options
EXTERIOR GARDEN TAP	 1 exterior garden tap included on all designs over 40 sqm	 Additional taps can be included for \$128 per tap	














STRUCTURAL AND EXTERNAL INCLUSIONS CONTINUED

EAVES	 Cement sheet eaves as per design	 Colorbond eaves included with insulated roof panel designs		
HOT WATER SYSTEM	 Rheem 50 Litre electric Included for all designs with 1 or less bedrooms	 Rheem gas continuous flow (also known as instant gas) Available on all designs, subject to gas supply for the property	 Steible Eltron Electric Heat Pump Included for all design with 2 or more bedrooms	
WATER TANK <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 Poly water tank with electric pressure pump positioned on reinforced concrete slab (Connected) \$3,936	 5,000 Litre Colorbond steel water tank with electric pressure pump positioned on reinforced concrete slab (Connected) \$4,688		
WINDOWS	 Powder coated aluminum sliding, awning and fixed windows	 Western Red Cedar	 Australian Hardwood	 Double Glazing
SLIDING, STACKING AND BIFOLD DOORS <i>Subject to floorplan</i>	 Powder coated aluminum	 Western Red Cedar	 Australian Hardwood	











STRUCTURAL AND EXTERNAL INCLUSIONS CONTINUED

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






OUTDOOR ADDITIONS





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



PLUMBING AND DRAINAGE







WATER CONNECTION	 Water connection to new building. Subject to site inspection.
SEWER CONNECTION	 Sewer connection to new building including drainage inspections by local authorities and updated drainage plans. Subject to site inspection.
STORM WATER CONNECTION	 Storm water connection to new building. Subject to site inspection.

SITE PREPARATION

EXCAVATION AND EARTHWORK	 Site excavation included subject to site inspection.
SITE FENCING TO MEET HEALTH AND SAFETY REGULATIONS	 Site safety fencing <i>up to 40m</i> in length
SURVEYOR SETOUT	 Registered surveyor will survey the block and position the building to suit the approved plans
WASTE MANAGEMENT	 Regular cleaning to meet and exceed environmental protection agency regulations Skip waste bins or manual removal of waste by truck and trailer to ensure the safety and amenity of the existing residence










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>Construction Commencement certificate</p> <p>Application for Certificate of Occupancy (Certificate of Occupancy is issued by government agencies after all relevant certificates and forms have been managed by the builder)</p>
PUBLIC LIABILITY INSURANCE	 <p>Public Liability and Construction Insurance certificate</p>
HOME OWNERS WARRANTY INSURANCE	 <p>Home Owners Warranty Insurance certificate</p>



GENERAL AND GUARANTEES

<p>STANDARDS AND BUILDING CODES</p>	<p style="text-align: center;"></p> <p style="text-align: center;">Project completed to meet or exceed relevant <i>Australian standards and building codes</i></p>	
<p>STRUCTURAL WARRANTY</p>	<p style="text-align: center;"></p> <p style="text-align: center;"><i>7 Year structural warranty</i></p>	
<p>STRUCTURAL ENGINEER</p>	<p style="text-align: center;"></p> <p style="text-align: center;"><i>Structural engineer detail drawings and site soil classification</i> certificate</p>	
<p>NON STRUCTURAL GUARANTEE</p>	<p style="text-align: center;"></p> <p style="text-align: center;">2 years</p>	
<p>MAINTENANCE PERIOD</p>	<p style="text-align: center;"></p> <p style="text-align: center;">120 days</p>	
<p>ENERGY EFFICIENT BUILDING AND DESIGN</p>	<p style="text-align: center;"></p> <p>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.</p>	<p style="text-align: center;"></p> <p>Designs that do not require and energy efficiency standard can obtain an EER report for \$350.</p>