

We INCLUDE the following items in our Preliminary Agreement

Site and Contour Survey
Geological Site Investigation
Slab or Pier Engineering
Storm Water Diagram
Bushfire Assessment Level (BAL) Report (if required)
BASIX or Relevant Energy Efficient Rating for the required State of Australia
Relevant Frame and Truss Engineering
Numbered Frame Diagram
Materials and components as per the following Owner Builder Construction Kits
(6) Sets of Plans for submission to Council

Please note, we DO NOT supply or include the following:

Electrical wiring or fittings
Plumbing
Any kind of labour (we can assist with tradespeople)
Water Tanks or Septic Systems
Nails, screws or glue
Shower Screens
Concrete
Paint
Floor Coverings
Tiles

Lock-up Stage KIT – Owner Builders Pack \$38,548

Includes ALL materials to have your home locked up. EITHER Bluescope Steel, OR Timber Frames and Trusses, Aluminium Windows and Doors, Colorbond Roofing, Veranda Posts, Beams & Rafters, External Doors, Weathertex Cladding

Full Supply Kit Home – Owner Builders Pack \$58,548

The internal linings include the materials to complete the inside of the home such as skirting boards, architraves, gyprock, internal doors, Wardrobe system & insulation.

Bathroom Accessories are supplied as per plans for the particular design of the home you purchase. This basically includes taps, tapware, bath tubs, vanity units, bathroom accessories, toilet suites etc.

Kitchen supplied in flat-pack form. This includes laminate doors and laminate benchtop. Also stainless steel sink and flickmixer. (Upgrade to polyurethane doors & Caesarstone benchtop available). Stainless Steel Oven, Cooktop & Rangehood

Floor Kit (Optional) – P.O.A. NOT required if constructing on concrete slab

This kit is ONLY required if the home is not going on concrete. It includes the entire floor system. That is bearers and joists, treated pine decking for veranda areas and orange tongue flooring for the internal floors. If your home is being constructed on a concrete slab, you do not require a Floor Kit.

'We help Owner Builders Build Their Own Homes On Time. On Budget and Save 25 – 30%'

PHONE TOLL FREE 1800-830-318

'The ROSE COTTAGE 2 BEDROOM GRANNY FLAT'

10m x 6m Total 60 sq mtrs

Features include:

- * Choice of Hip Roof or Skillion Roof
- * Master bedroom 3.3m x 2.8m
- * Bedroom Two 3.3m x 2.8m
- * Modern bathroom
- * Open plan living & dining with functional kitchen
- * Front Veranda
- * Ideal as teenage retreat or additional accommodation
- * Available in Steel or Timber



Lock-up Stage KIT – Owner Builders Pack \$38,548

- * Pre-Assembled Frames and Roof Trusses (Choice of Steel or Timber)
- * Weathertex Cladding 'Ruff Sawn' (also available in colorbond, vinyl or upgrade to Hebel cladding)
- * Aluminium windows/doors with locks & Flyscreens choice of standard colours
- * Colorbond Roofing, Gutters and ancillaries
- * External Doors, Verandah Posts, Beams & Rafters

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INCLUDES LOCK-UP STAGE KIT (Above) as well as:

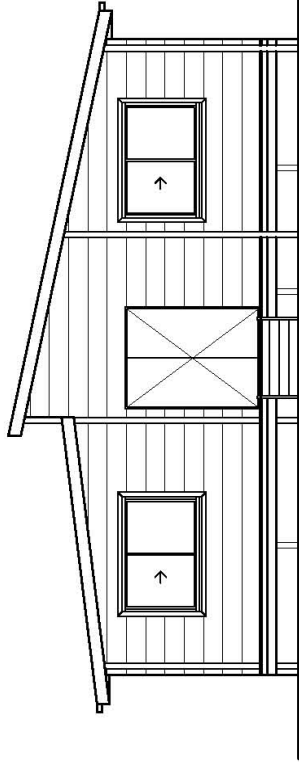
- * Internal Gyprock, Wet area Villaboard, Cornice
- * Internal Skirting Boards, Architraves, Wardrobes
- * Internal Doors & Fixing Materials, Door Handles
- * Vanity Unit, Shower Screen, Toilet Suite, Tapware, Towel Rail, Toilet Roll Holder, Mirror
- * Laundry Tub & Tapware,
- * Wall & Roof Insulation
- * Kitchen supplied in laminate with (upgrade to polyurethane & cesarstone available)
- * Electrical Hot Plate, Under Bench Oven, Rangehood & Sink
- * Energy efficiency certificate

Optional Extras

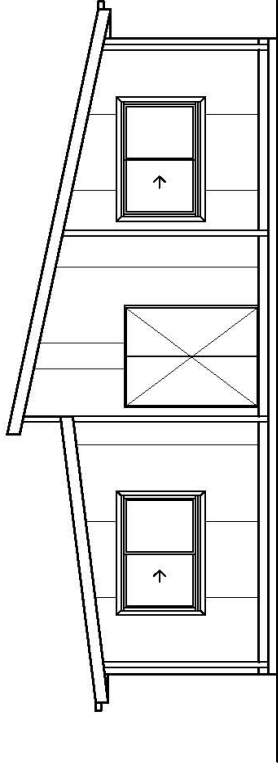
- FLOOR KIT (subject to site conditions – NOT required for concrete slab)
* Cyclonic upgrade available P.O.A.

THE 'ROSE COTTAGE' 2 BEDROOM GRANNY FLAT 10.0M X 6.0M FRONT VERANDA. 60 SQ MTRS UNDER ROOF AREA. TWO GREAT SIZED BEDROOMS AND GREAT LIVING AREA. IDEAL WEEKENDER, BACKYARD RETREAT CABIN.

REVISION 27/11/11

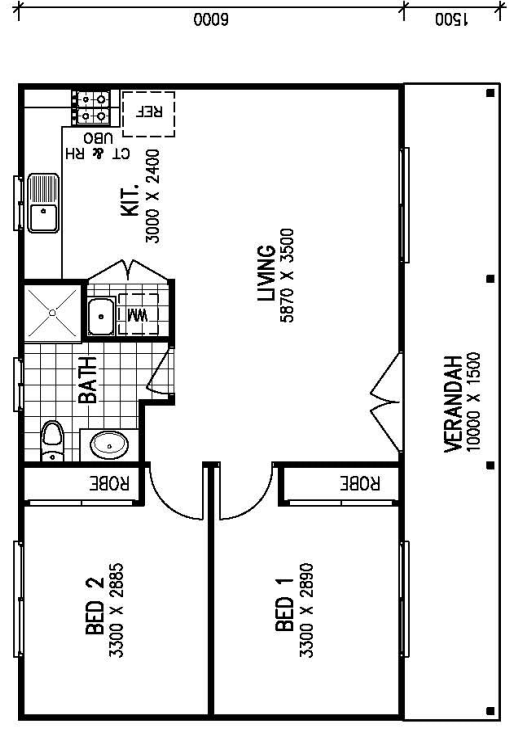


Weathertex



Easy Lap Panel

10000



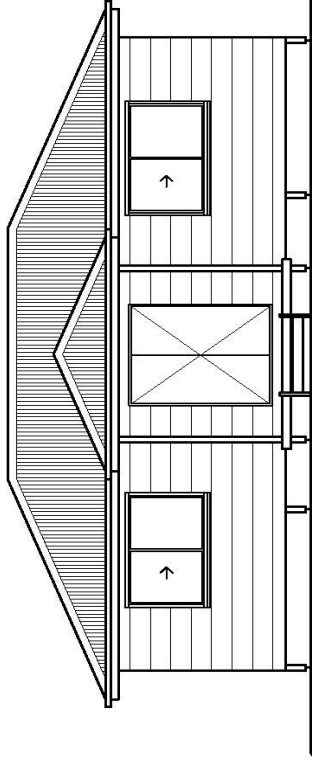
FLOOR AREA	
GROUND FLOOR LIVING	60.0 m ²
FRONT VERANDAH	15.0 m ²
TOTAL	75.0 m ²

Modern Roof 2

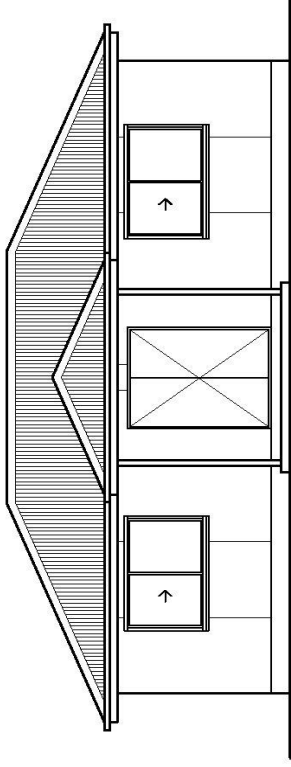
2 Bedroom Granny Flat 60m²



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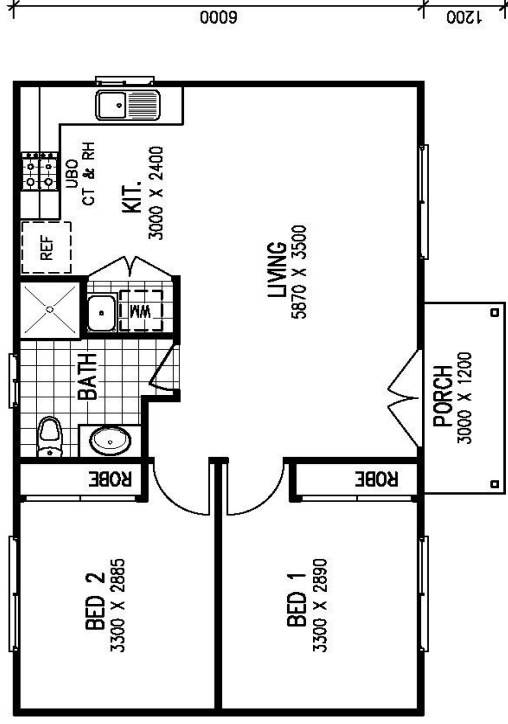


Weatherex



Easy Lap Panel

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FLOOR AREA	
GROUND FLOOR LIVING	60.0 m ²
FRONT VERANDAH	3.6 m ²
TOTAL	63.6 m²

Hip Roof

2 Bedroom Granny Flat 60m²



Lock-Up Kit Items 1 - 9

1. Preliminaries:

- Council Plans and Specifications x 6 sets
- BASIX/STAR RATING certificate
- All reports required for Council + Building Approval – refer 'Preliminary Site Investigation Agreement'

2. Builder's Manual:

- Step by step Instruction Manual
- Numbered Frame Diagram
- Engineered Truss Diagram
- Engineered Floor Installation Guide (if applicable)

3. Wall Frames – Bluescope Steel (or treated timber):

- Pre-fabricated wall frames for easy installation
- Ancillaries including dyna bolts, bracing
- Enviroseal Wall Breather

4. Roof Trusses – Bluescope Steel (or Structural Pine):

- Pre-fabricated roof trusses
- Ancillaries including ties, speed brace trimmers, brackets, triple grips etc.

5. Roof Sheeting and Components:

- Colourbond Roofing – angle cut for easy installation
- Colourbond gutters and downpipes
- Colourbond Fascia's
- Eave Sheets (if applicable)
- Ancillaries including brackets, silicone, rivets etc.

6. External Cladding:

- James Hardie 300mm "Ruff Sawn" Weathertex Cladding
- Anticon Wall Wrap
- Joiners and angles

NB: Also available in Colourbond, Hebel, Easy-Lap Panel, Brick Veneer -P.O.A.

7. Windows and Doors:

- Aluminium Sliding Windows and Doors as per plans
- Flyscreens to all windows and sliding doors
- Choice of standard colours

8. External Doors:

- Front Entry Door
- Laundry Door
- Feature Panel Front Entry Door

9. Verandahs:

- Verandah Posts
- Verandah Beams
- Verandah Rafters

Full Kit Items 10 - 17

10. Internal Linings

- Gyprock to ceilings and walls
- Villaboard to wet area walls
- Glue, screws, self adhesive easy tape for joints, metal angles, jointing cement, topping coat
- 90mm cornices

11. Internal Doors:

- Redicote doors, flush finish
- Door jambs in finger jointed pine
- Door furniture – "Gainsborough Terrace Series"
- Hinge sets and screws

12. Linen and Walk-In Robe:

- Smartrobe Wardrobe System
- Full length shelving and hanging rods supplied to walk-in robes as per plan

13. Skirting and Architraves:

- 68mm x 12mm pencil round floor skirtings in finger-jointed pine to all rooms
- 68mm x 12mm architraves for all windows and doors as per plans

16. Kitchen:

- Laminate Base and Overhead Cupboards
- Laminate bench top
- 1 ½ bowl Abbey sink
- Electric Hot Plate
- Electric Under Bench Oven
- Range hood

NB: Upgrade to caesarstone and polyurethane available – P.O.A.

17. Bathroom and Laundry Prime Cost Items:

- Vanity units for bathrooms and ensuites
- Dual flush toilet/s (W.C)
- 240 Litre /min instantaneous gas water heater
- Towel rails, toilet roll holders and soap holders
- Bath tub where indicated on plans
- 45 LTR Laundry Tub

NB: Shower screens NOT included, these must be measured on site after tiling