

**PHONE TOLL FREE 1800-830-318**

**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 \$87,387**

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 \$121,448**

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%'*

## 'The MEADOW VIEW 5 BEDROOM HOME'

### **Features include:**

- \* Huge Master bedroom with walk through robe with ensuite access
- \* built in's to all other bedrooms
- \* modern bathroom with separate toilet
- \* Large open plan living & dining
- \* Contemporary kitchen with walk-in pantry
- \* 'wrap-around' verandah 2.4m wide
- \* Large laundry
- \* (2) linen cupboards with separate broom closet
- \* Separate meals / family room
- \* Available in Steel or Timber

*12.6m x 25.8m Total 325 sq mtrs*



### **Lock-up Stage KIT – Owner Builders Pack \$87,387**

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

### **Full Supply Kit Home – Owner Builders Pack \$121,448**

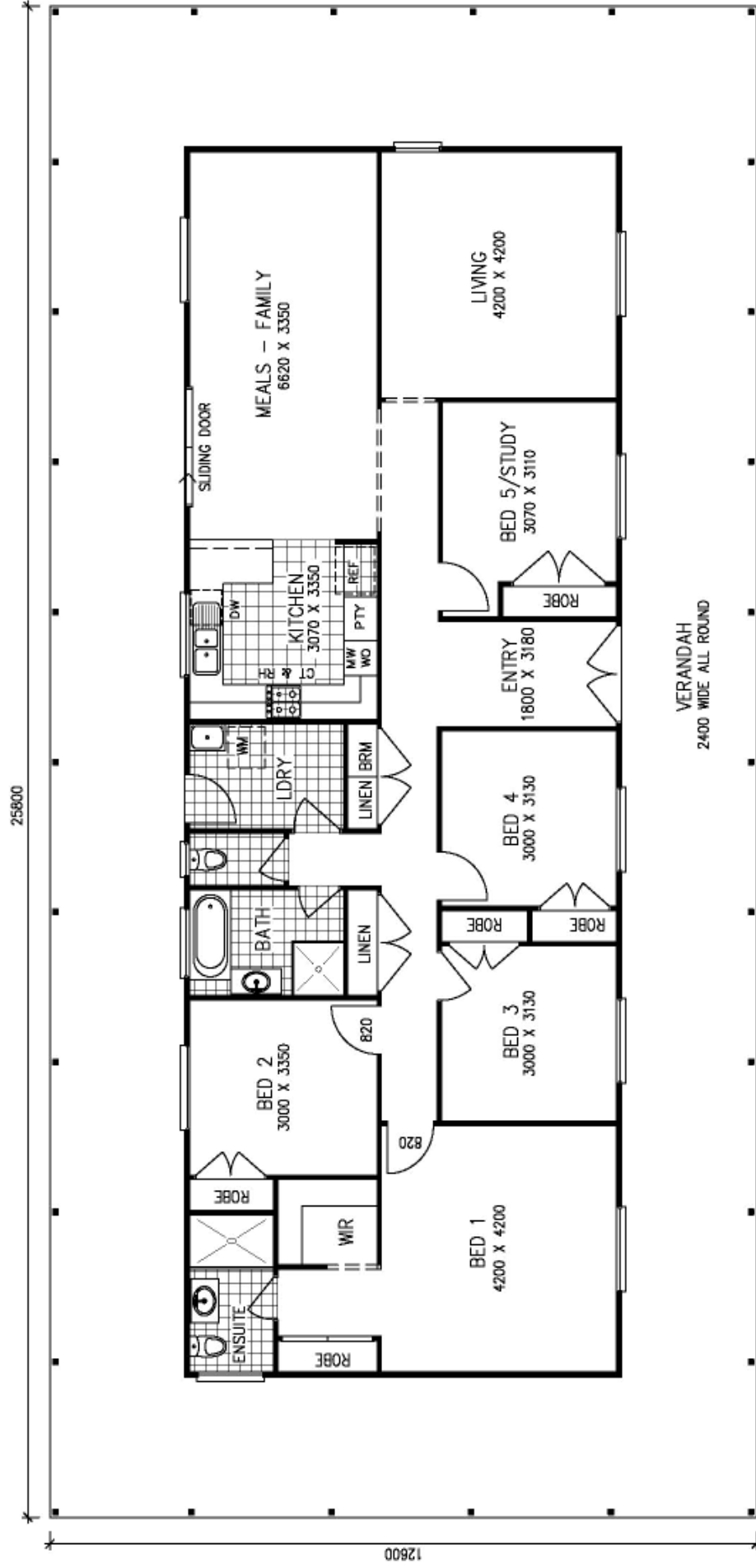
**INCLUDES LOCK-UP STAGE KIT** (Above) as well as:

- \* 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
- \* Plans for Council Submission
- \* Energy efficiency certificate

### **Optional Extras**

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

**THE 'MEADOW VIEW' 5 BEDROOM BLUESCOPE STEEL HOME. COMPLETE 2.4 METRE WIDE WRAP AROUND VERANDA. 325 SQ MTRS UNDER ROOF AREA. GREAT OPEN PLAN LIVING . FEATURES INCLUDE HUGE MASTER BEDROOM WITH WALK IN ROBE AND ENSUITE. BUILT INS TO ALL OTHER ROOMS. COUNTRY STYLE.**



#### FLOOR AREA

GROUND FLOOR LIVING	163.8 m <sup>2</sup>
VERANDAH	161.2 m <sup>2</sup>
<b>TOTAL</b>	<b>325.0 m<sup>2</sup></b>

## The Meadow View

## 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*