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Thank you for investing your time to review our brochure for Design 210.

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 210 is the following:

- Plans and images of Design 210
- CGFB's exclusive Inclusions and style guide
- Anticipated total budget for Design 210
- Timelines for Design 210
- 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 worldclass 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



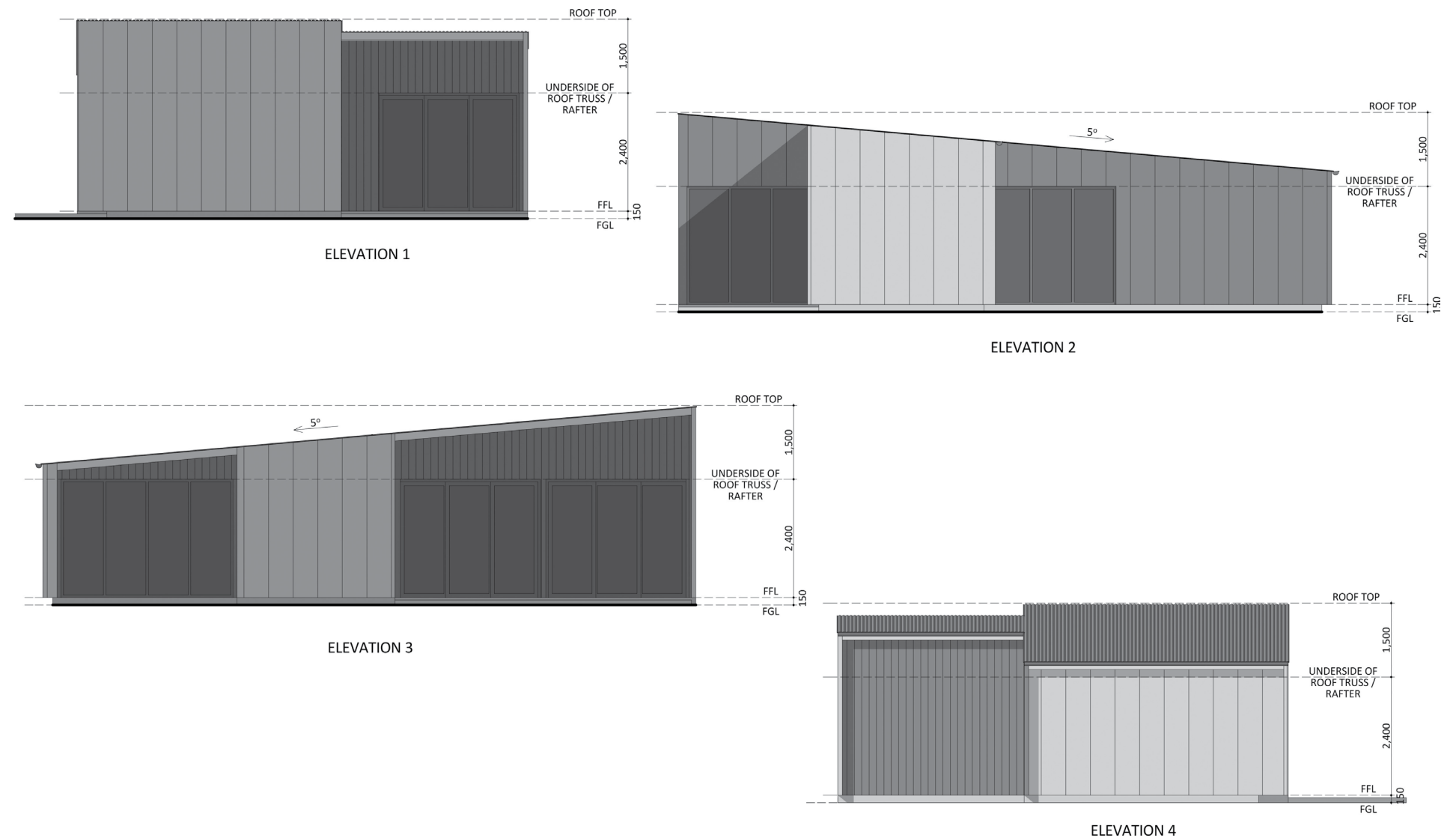
Elevations

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 3.900 metres.

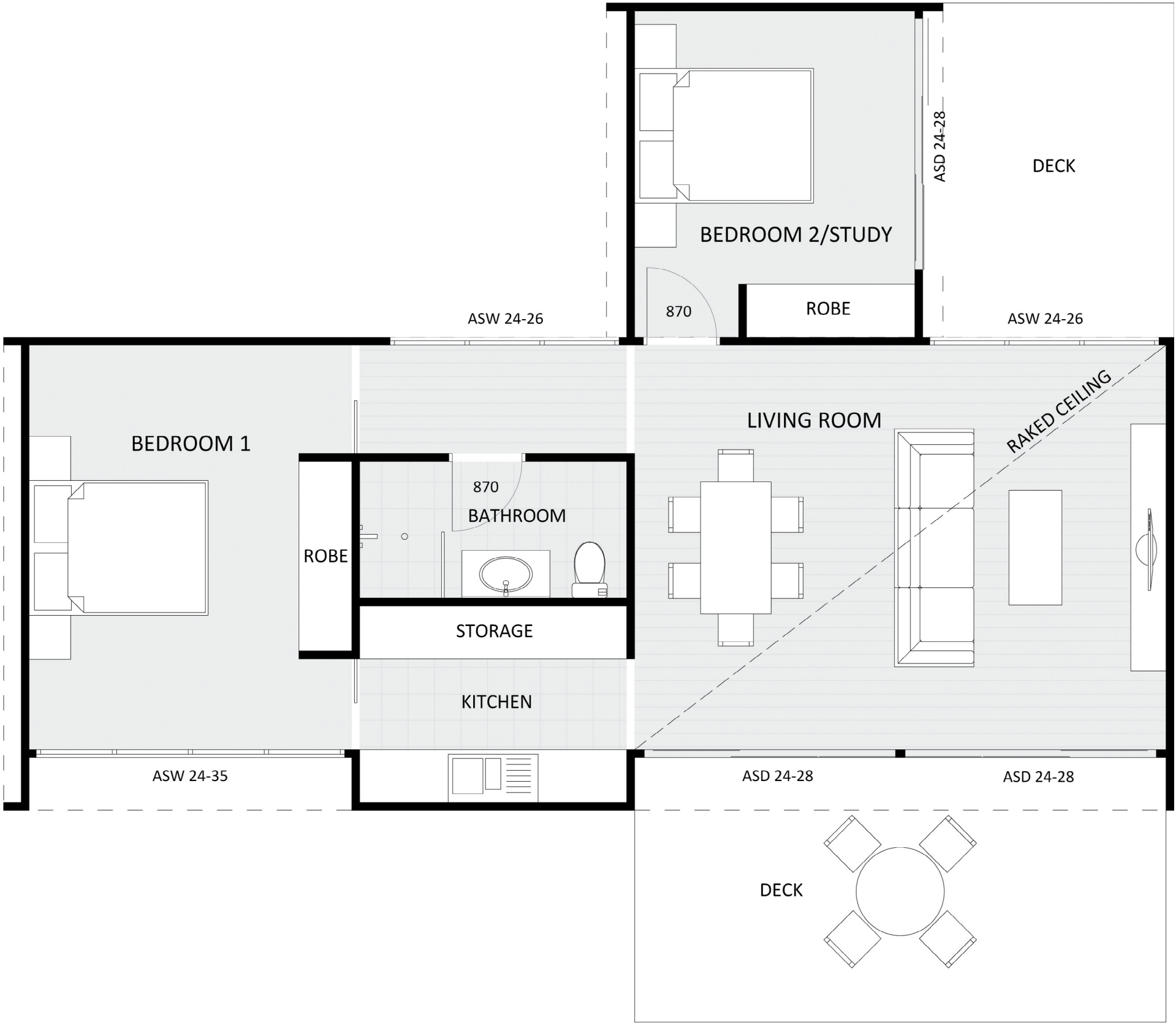
Disclaimer: based on the alternative roof designs and roof covering that you may select and the profile of your block, these elevations are subject to potential change.

210



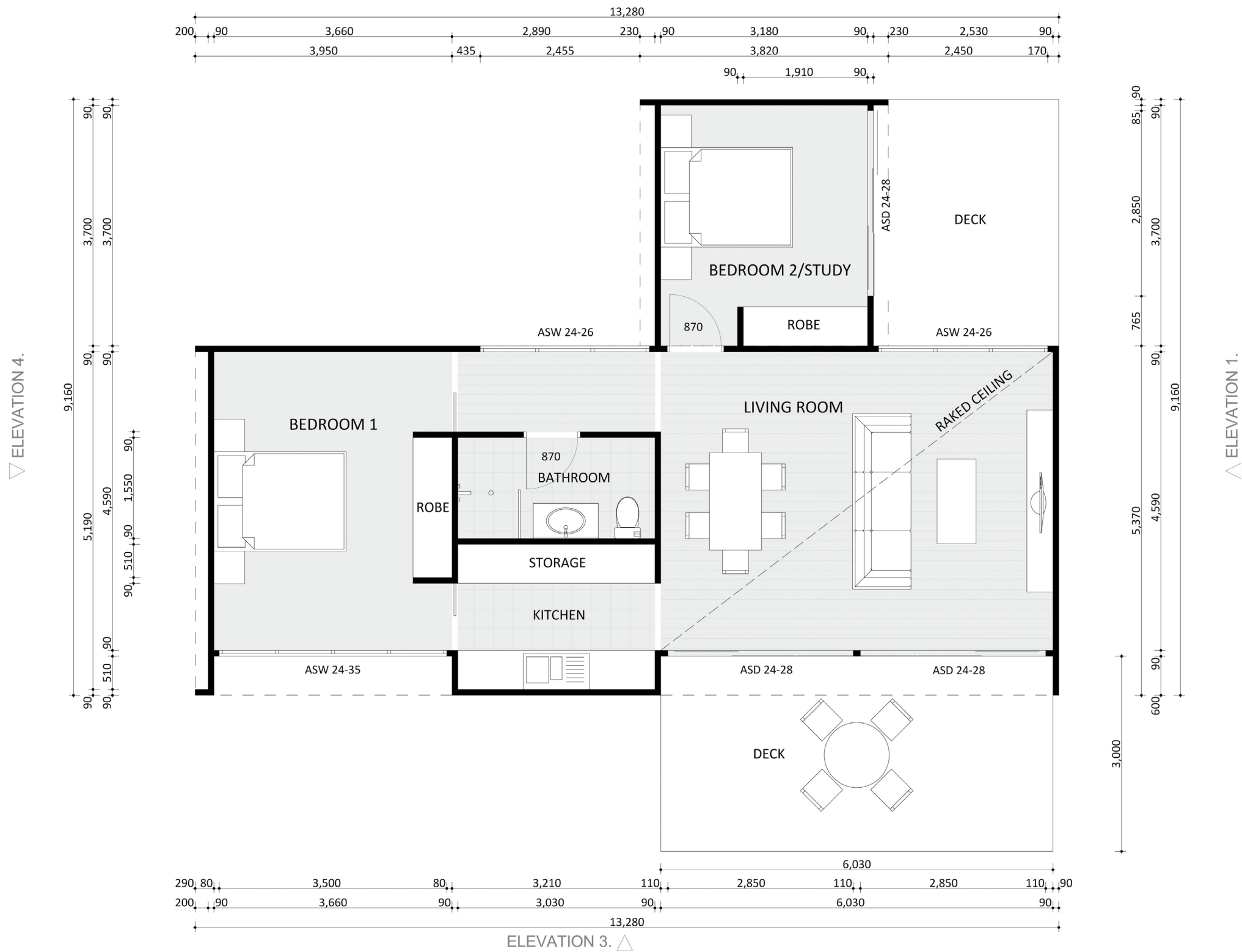
Floor Plan

210



Floor Plan with Measurements

210



Furniture Floor Plan

210



Inclusions + Style Guide

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		

Inclusions + Style Guide

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	 Traditional design Chrome finish	 Cushion Door Stops <

Inclusions + Style Guide

LIGHTING AND ELECTRICAL INCLUSIONS CONTINUED

TELEVISION AERIAL	✓ 1 television point plus aerial per design (For designs <i>above 40 sqm</i>)	+ Additional television points at \$126 <i>each</i> available on request
TELEPHONE	✓ Telephone connection to new building with 1 point per design (For designs <i>above 40 sqm</i>) Telephone connection and 1 point \$485 (for designs <i>below 40 sqm</i>)	+ Additional phone points at \$132<i>each</i> 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 <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	+ Daikin or Panasonic
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Inclusions + Style Guide



GENERAL AND GUARANTEES

STANDARDS AND BUILDING CODES	✓ Project completed to meet or exceed relevant <i>Australian standards and building codes</i>
STRUCTURAL WARRANTY	✓ 7 Year structural warranty
STRUCTURAL ENGINEER	✓ Structural engineer detail drawings and site soil classification 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. EER Certificate to be provided. + Designs that do not require and energy efficiency standard can obtain an EER report for \$350.

Your Total Project Investment

Notes and Comments:

The Anticipated Total Project Investment for Design 210

Building and All Inclusions

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

\$190,009

Site Works

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

\$7,287

Preparation, Planning and Insurances

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

\$11,911

Total Investment for Design 210 (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).

\$209,207



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ACT Building Lic: 2012767