

# INCLUSIONS & STYLE GUIDE



VERSION #####

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

 1300 979 658

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

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



### 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).

### 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.

### Measurements

sqm = square metre  
mm = millimetre

#### 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.



#### TICK

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.



#### PLUS





















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.






















#### SEARCH

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

<p><b>BENCHTOPS</b></p>	<p> <b>Laminate</b> standard colour range</p>	<p> Stone benchtops</p>	<p> Timber benchtops</p>	<p></p>
<p><b>OVEN</b></p>	<p> <b>Franke</b> FCE60M5B--A Black Glass Electric 600mm wide</p>	<p> <b>Westinghouse</b> WVE615SCA Stainless Steel 600mm wide</p>	<p> <b>Bosch</b> HBA534ES0A Stainless Steel Electric 600mm wide</p>	<p></p>
<p><b>COOKTOP/STOVE – ELECTRIC</b></p>	<p> <b>Franke</b> FCE604B1 Black Ceramic Glass Electric 600mm wide with 4 heat zones</p>	<p> <b>Westinghouse</b> WHC642BC--A Black Glass 600mm wide with 4 heat zones</p>	<p> <b>Bosch</b> PKE611CA1A Black Electric 600mm wide with 4 cooking zones</p>	<p></p>
<p><b>COOKTOP/STOVE – GAS</b></p>	<p> <b>Franke</b> FCG604S1 Stainless steel 600mm wide with 4 burners</p>	<p> <b>Westinghouse</b> WHG644SC Stainless Steel 600mm wide with 4 burners</p>	<p> <b>Bosch</b> PBH6B5B90A Stainless Steel 600mm wide with 4 burners</p>	<p></p>
<p><b>DISHWASHER</b></p>	<p> <b>Fisher &amp; Paykel</b> DW60FC1X1 Stainless steel 600mm wide</p>	<p> <b>Westinghouse</b> WSF6602XA Stainless Steel 600mm wide</p>	<p> <b>Bosch</b> SMS40E08AU Stainless Steel 600mm</p>	<p></p>





















## KITCHEN - KITCHENETTE CONTINUED

<p><b>KITCHEN CUPBOARDS AND DRAWS DOORS, DRAWER FACE, PANELS AND OPEN SHELVES</b></p>	<p> <b>Laminate</b> standard colour range</p>	<p> Vinyl or Timber</p>	<p></p>	
<p><b>KITCHEN CUPBOARDS AND DRAWS INTERNAL SHELVING</b></p>	<p> White <b>Laminate</b> shelves with premium drawer runners and door hinges</p>			
<p><b>CUPBOARD HANDLES</b></p>	<p> Stainless Steel Handles Designer Range</p>	<p> Slimline Handles (No Handles)</p>	<p> Timber Handles</p> <p></p>	
<p><b>SINKS</b></p>	<p> <b>Forme</b> Jersey Single Bowl with drainer</p>	<p> <b>Franke</b> Onda Line Double bowl stainless steel with drainer</p>	<p> <b>Oliveri</b> Double bowl stainless Steel</p> <p></p>	
<p><b>TAPWARE</b></p>	<p> <b>Phoenix</b> Arlo Gooseneck Sink mixer</p>	<p> <b>Parisi</b> Envy Squareline Sink Mixer</p>	<p> <b>Methven</b> Culinary Pullout Sink mixer</p> <p></p>	
<p><b>SPLASHBACK</b></p>	<p> Tiled Splashback \$50 per sqm</p>	<p> Glass Splashback</p>	<p> Aluminum/ stainless steel Splashback</p>	














## BATHROOMS AND ENSUITES

<p><b>VANITY AND HAND BASIN</b></p>	<p>  <b>Forme Mont Albert</b>                      Wall hung vanity with intergrated basin                      600mm to 900mm wide to match floor plan                      White with inbuilt finger pulls to doors and drawers</p>	<p>  <b>Duraplex Denver</b>                      Wallhung vanity with ceramic basin                      750mm to 900mm wide to match floor plan                      Soft Close Doors</p>	<p>  <b>Marquis Norman</b>                      600mm to 1800mm wide to match floor plan                      Inbuilt finger pull or chrome handles</p>	<p></p>
<p><b>VANITY AND HAND BASIN TAPWARE</b></p>	<p>  <b>Pheonix Arlo</b>                      basin mixer</p>	<p>  <b>Parisi Envy</b> basin mixer</p>	<p>  <b>Caroma Luna</b>                      basin mixer</p>	<p></p>
<p><b>VANITY AND HAND BASIN SPLASHBACK</b>                      up to 300mm high above vanity or hand basin</p>	<p>                      \$50 per sqm                      select colour &amp; style</p>	<p>                      above \$50 per sqm                      select colour &amp; style</p>	<p>                      Glass                      Splashback</p>	
<p><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</p>	<p>                      \$35 per sqm                      select colour &amp; style</p>	<p>                      above \$35 per sqm                      select colour &amp; style</p>	<p>                      All walls tiled from floor to ceiling</p>	
<p><b>FLOOR TILES</b>                      Included for bathroom floors as shown on floor plan</p>	<p>                      \$35m per sqm                      select colour &amp; style</p>	<p>                      above \$35 per sqm                      select colour &amp; style</p>	<p>  <b>Biowood</b> Timber Flooring</p>	


## BATHROOMS AND ENSUITES CONTINUED

<p><b>SHOWER SCREEN</b></p>	<p> Fully Framed Glass Screen Select from <b>Cesana</b> range</p>	<p> <b>Fully Framed Glass Screen</b> Select from <b>Cesana</b> range</p>	<p> Fully accessible Shower Curtain</p>	<p> Frameless or Semi Frameless Glass Shower Screen</p>
<p><b>SHOWER TAPWARE</b></p>	<p> <b>Pheonix Arlo</b> wall mixer</p>	<p> <b>Parisi Envy II</b> wall mixer</p>	<p> <b>Caroma Luna</b> wall mixer</p>	<p></p>
<p><b>SHOWER HEAD</b></p>	<p> <b>Pheonix Vivid</b> Shower Rail Includes flexible hose and shower head outlet</p>	<p> <b>Parisi Envy Twin</b> shower rail Includes flexible hose and shower head outlet</p>	<p> <b>Clark Round</b> shower rose head with ceiling arm &amp; single shower on rail</p>	<p></p>
<p><b>FLOOR DRAIN</b></p>	<p> square or round shape grate in chrome finish</p>	<p> square or round shape grate in plastic finish</p>	<p> Rectangular channel grate in chrome finish</p>	<p></p>
<p><b>BATH</b></p>	<p> <b>Decina Matilda</b> 1650mm long built in acrylic construction with white finish</p>	<p> <b>Kaldewei Eurowa</b> 1700mm long built in steel construction with white enamel finish</p>	<p> <b>Decina Oval Slim</b> 1700mm long free standing double skinned acrylic construction with white finish</p>	<p></p>

## BATHROOMS AND ENSUITES CONTINUED














<p><b>VANITY AND HAND BASIN MIRROR</b></p>	<p>  <i>900mm high mirror to match the width of your vanity/ hand basin with the option of a polished edge</i></p>	<p>  <i>900mm high mirror to match the width of your vanity/ hand basin with the option of a beveled edge</i></p>	<p>  <b>Duraplex</b>  <i>frameless mirrored wall cabinet 600mm to 900mm wide</i></p>	<p></p>
<p><b>BATHROOM ACCESSORIES TOILET ROLL HOLDER, TOWEL RAILS, SOAP DISH</b></p>	<p>  <b>Pheonix Radii</b>  <i>range</i></p>	<p>  <b>Parisi Envy</b>  <i>range</i></p>	<p>  <b>Caroma Luna</b>  <i>range</i></p>	<p></p>
<p><b>TOILET</b></p>	<p>  <b>Clark</b>  <i>Round Back to Wall Suite with Back inlet</i></p>	<p>  <b>Parisi Linfa</b>  <i>White Back To Wall Suite</i></p>	<p>  <b>Caroma Luna</b>  <i>White Back to Wall Toilet Suite</i></p>	<p></p>
<p><b>SEPARATE TOILET CEILING EXHAUST FAN</b></p>	<p> <b>IXL Eco Ventflo</b> ceiling exhaust fan included to toilets</p>			

## LAUNDRY













<p><b>LAUNDRY TUB</b></p>	<p>  <b>Clarke 42 Litre</b> tub and cabinet steel construction with white cabinet and stainless steel tub</p>	<p>  <b>Everhard 45 Litre</b> tub and cabinet steel construction with white cabinet and stainless steel tub</p>	<p>  lamine cupboards and benchtop and customer choice of tub</p>
<p><b>TAPWARE</b></p>	<p>  <b>Pheonix Ivy MKII</b> sink mixer</p>	<p>  <b>Phoenix Ivy MKII</b> sink mixer with Pullout Spray</p>	<p>  <b>Caroma Husk Sink</b> mixer with Pullout Spray </p>
<p><b>WALL TILES</b>  <i>Up to 600mm above laundry tub and 1 tile high skirting to walls</i></p>	<p>  <i>\$35 per sqm select colour &amp; style</i></p>	<p>  <i>above \$35 per sqm select colour &amp; style</i></p>	<p>  All walls tiled from floor to ceiling</p>
<p><b>FLOOR TILES INCLUDED TO LAUNDRY FLOORS AS SHOWN ON FLOOR PLAN</b></p>	<p>  <i>\$35m per sqm select colour &amp; size</i></p>	<p>  <i>above \$35m per sqm select colour &amp; size</i></p>	<p>  <b>Biowood</b> Timber Flooring</p>
<p><b>CEILING EXHAUST FAN</b></p>	<p> <b>IXL Eco Ventflo</b> ceiling exhaust fan included to laundry areas, located in built in cupboards</p>		
















## INTERIOR BUILDING FEATURES

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












## INTERIOR BUILDING FEATURES CONTINUED

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

## INTERIOR DOORS









<p><b>DOORS</b> (Includes sliding doors)</p>	<p> <b>Corinthian</b> or <b>Hume</b> flush door range 2040mm high</p>	<p> <b>Corinthian</b> or <b>Hume</b> panel door range 2040mm high</p>	<p> <b>Corinthian</b> or <b>Hume Premium</b> door range Optional upgrade</p>
<p><b>DOOR FRAMES</b></p>	<p> Painted timber door frames <b>Premium Dulux</b> colour options</p>	<p> Painted timber door frames <b>Berger</b> colour options</p>	<p> Natural timber door frames</p>
<p><b>DOOR HANDLES</b></p>	<p> <b>Gainsborough</b> range</p>	<p> <b>Lockwood</b> range</p>	<p></p>
<p><b>DOOR STOPS</b></p>	<p> <b>Gainsborough Contemporary</b> range</p>	<p> Traditional design Chrome finish</p>	<p>  Cushion Door Stops</p>

## LIGHTING AND ELECTRICAL INCLUSIONS










<p><b>INTERIOR LIGHTING</b> <i>Included to all rooms other than bathrooms</i></p>	<p> <b>SAL</b> LED downlights in white or chrome finish</p>	<p> <b>Clipsal</b> 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><b>EXTERIOR SENSOR LIGHT</b></p>	<p> <b>SAL</b> LED downlights in white or chrome finish</p>	<p> <b>Clipsal</b> 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><b>BATHROOM AND ENSUITE</b></p>	<p> <b>IXL Eco Sensation</b> Includes heat lamps, exhaust fan and light</p>	<p> <b>HPM Bathroom</b> Includes heat lampss, exhaust fan and light</p>	<p> <b>IXL Neo</b> Includes heat lamp, exhaust fan and light functions</p>
<p><b>INTERIOR POWER POINTS</b></p>	<p> <b>Clipsal</b> or <b>HPM</b> 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

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









## HEATING AND COOLING

<p><b>REVERSE CYCLE AIR CONDITIONING</b></p>	<p>  <b>Daikin, Panasonic</b>                      or <b>Mitsubishi</b>                      split system air conditioning                      Includes 1 interior outlet with remote control operation</p>	<p>  <b>Daikin, Panasonic</b>                      or <b>Mitsubishi</b> split system air conditioning with Multi interior Heads &amp; 1 Outdoor System</p>	<p>  <b>Daikin, Panasonic</b>                      or <b>Mitsubishi</b>                      ducted reverse cycle air conditioning                      Includes multiple ceiling outlets to all or most room of the interior layout</p>
<p><b>EVAPORATIVE COOLING</b></p>	<p>  <b>Brivis</b></p>	<p>  <b>Breezair</b></p>	
<p><b>WALL PANEL HEATERS</b></p>	<p>  <b>Nobo</b> electric wall panel heaters</p>	<p>  <b>Siebel Eltron</b> electric wall panel heaters</p>	
<p><b>IN SLAB OR RADIATOR HEATING</b></p>	<p>  <b>Inslab</b> or <b>Raditor Hydronic Heating Premium Daikin</b> electric heat pump</p>	<p>  <b>Inslab</b> or <b>Raditor Hydronic Heating Premium Bosch</b> gas boiler</p>	


## FLOOR COVERINGS

<p><b>LIVING AREAS</b> <i>Living, dining, kitchen, halls and open plan areas</i></p>	<p> Floor Tiles \$35m per sqm</p>	<p> Engineered Timber, Laminate or Bamboo \$80m per sqm</p>	<p> Polished Concrete Slab</p>	<p></p>
<p><b>BEDROOMS STUDY ROOMS AND OFFICES</b></p>	<p> Carpet \$50m per sqm</p>	<p> Engineered Timber, Laminate or Bamboo</p>	<p> Polished Concrete Slab</p>	<p></p>
<p><b>KITCHENS, BATHROOMS, LAUNDRY</b></p>	<p> Tiled <i>See above document sections for specifics</i></p>			

## CURTAINS AND BLINDS

















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

## ROOF DESIGN AND MATERIALS


















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
















## EXTERIOR WALLS

BRICK	 <b>PGH Bricks</b> Standard range	 <b>Boral</b> range	 <b>PGH Bricks</b> Premium Range	 Painted rendered brick
PAINTED WEATHERBOARD CLADDING	 <b>Scyon</b> range	 <b>Weathertex</b> range	 <b>Biowood</b>	
TIMBER WEATHERBOARD	 Premium Australian hardwood range	 Western red cedar range		
COLORBOND	 Choice of colour and profile from <b>Colorbond</b> range			
TIMBER PANELS	 <b>Shadowclad</b> range	 <b>Weathertex</b> range		
CEMENT SHEET	 <b>Scyon</b> range	 <b>HardieFlex</b> Range		
ALUMINUM PANELS	 <b>Alucabond</b> Range			
















## PAINTS

<p><b>INTERIOR WALLS INTERIOR CEILINGS AND CORNICE</b></p>	<p> <b>Taubmans premium</b> paint colour range</p>	<p> <b>Dulux premium</b> paint colour range</p>	
<p><b>INTERIOR DOORS, SKIRTING AND ARCHITRAVE</b></p>	<p> <b>Taubmans premium</b> gloss or semi gloss paint colour range</p>	<p> <b>Dulux premium</b> gloss or semi gloss paint colour range</p>	<p> <b>Intergrain</b> applied if natural timber doors, skirting and architrave are chosen</p>
<p><b>ENTRY AND EXTERIOR DOORS</b></p>	<p> <b>Taubmans premium</b> exterior paint colour range</p>	<p> <b>Dulux premium</b> exterior paint colour range</p>	<p> <b>Intergrain</b> applied if natural timber entry and exterior doors are chosen</p>
<p><b>EAVES</b></p>	<p> <b>Taubmans premium</b> exterior paint colour range</p>	<p> <b>Dulux premium</b> exterior paint colour range</p>	<p> <b>Intergrain</b> applied if natural timber entry and exterior doors are chosen</p>
<p><b>ALFRESCO, CARPORT AND ENTRY CEILING</b></p>	<p> <b>Taubmans premium</b> exterior paint colour range</p>	<p> <b>Dulux premium</b> exterior paint colour range</p>	<p> <b>Intergrain</b> applied if natural timber entry and exterior doors are chosen</p>
<p><b>EXTERIOR WALLS</b> <i>These options apply to materials that can be painted (Timber Panels and Cement Sheeting)</i></p>	<p> <b>Taubmans premium</b> exterior paint colour range</p>	<p> <b>Dulux premium</b> exterior paint colour range</p>	<p> <b>Intergrain</b> applied if natural timber entry and exterior doors are chosen</p>

## STRUCTURAL AND EXTERNAL INCLUSIONS



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

## STRUCTURAL AND EXTERNAL INCLUSIONS CONTINUED





















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






STRUCTURAL AND EXTERNAL INCLUSIONS CONTINUED

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





## OUTDOOR ADDITIONS

<p><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></p>	 Roof Coverings, Roof Frame and Posts <i>*subject to floorplan</i>				
<p><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></p>	<table style="width: 100%; text-align: center;"> <tr> <td data-bbox="575 863 926 1228">                       Concrete Patio                      Limestone, Terracotta or Slate                      Grey colours                 </td> <td data-bbox="926 863 1192 1228">                       Floor Tiles                 </td> <td data-bbox="1192 863 1459 1228">                       Timber Deck                 </td> <td data-bbox="1459 863 1845 1228">  </td> </tr> </table>	 Concrete Patio Limestone, Terracotta or Slate Grey colours	 Floor Tiles	 Timber Deck	
 Concrete Patio Limestone, Terracotta or Slate Grey colours	 Floor Tiles	 Timber Deck			
<p><b>CARPORTS</b>  <i>Included matching the roof area for designs that have an entry or alfresco covered roof on the floor plan</i></p>	<table style="width: 100%; text-align: center;"> <tr> <td data-bbox="575 1228 926 1593">                       Pergola Roof Coverings, Roof Frame and Posts  <i>*subject to floorplan</i> </td> <td data-bbox="926 1228 1845 1593">                       Shade Sail Fabric, Stainless Steel Fittings and Posts  <i>*subject to floorplan</i> </td> </tr> </table>	 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>		
 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>				
<p><b>DRIVEWAYS</b></p>	 Concrete Driveway Limestone, Terracotta or Slate Grey colours				







## PLUMBING AND DRAINAGE

<p><b>WATER CONNECTION</b></p>	<p style="text-align: center;"></p> <p style="text-align: center;">Water connection to new building</p>
<p><b>SEWER CONNECTION</b></p>	<p style="text-align: center;"></p> <p style="text-align: center;">Sewer connection to new building</p>
<p><b>STORM WATER CONNECTION</b></p>	<p style="text-align: center;"></p> <p style="text-align: center;">Storm water connection to new building including drainage inspections by local authorities and updated drainage plans</p>

## SITE PREPARATION








<p><b>EXCAVATION AND EARTHWORK</b></p>	<p style="text-align: center;"></p> <p style="text-align: center;">Site excavation included subject to site inspection.</p>
<p><b>SITE FENCING TO MEET HEALTH AND SAFETY REGULATIONS</b></p>	<p style="text-align: center;"></p> <p style="text-align: center;">Site safety fencing <b>up to 50m</b> in length</p>
<p><b>SURVEYOR SETOUT</b></p>	<p style="text-align: center;"></p> <p style="text-align: center;">Registered surveyor will survey the block and place building to suit the approved plans</p>
<p><b>WASTE MANAGEMENT</b></p>	<p style="text-align: center;"></p> <p style="text-align: center;">Regular cleaning to meet and exceed environmental protection agency regulations</p> <p style="text-align: center;">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

<p><b>HIA FIXED PRICE AGREEMENT</b></p>	<p style="text-align: center;"></p> <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>
<p><b>GOVERNMENT FEES AND CHARGES</b></p>	<p style="text-align: center;"></p> <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>
<p><b>DEVELOPMENT APPROVALS</b></p>	<p style="text-align: center;"></p> <p>Develop and manage plans and documents for development approval application to achieve notice of decision for the project</p>
<p><b>BUILDING APPROVALS</b></p>	<p style="text-align: center;"></p> <p>Develop and manage plans and documents for building approval and appointment of a building certifier</p> <p style="text-align: center;"><b>Construction Commencement</b> certificate</p> <p><b>Application for Certificate of Occupancy (Certificate of Occupancy</b> is issued by government agencies after all relevant certificates and forms have been managed by the builder)</p>
<p><b>PUBLIC LIABILITY INSURANCE</b></p>	<p style="text-align: center;"></p> <p style="text-align: center;"><b>Public Liability and Construction Insurance</b> certificate</p>
<p><b>HOME OWNERS WARRANTY INSURANCE</b></p>	<p style="text-align: center;"></p> <p style="text-align: center;"><b>Home Owners Warranty Insurance</b> certificate</p>



## GENERAL AND GUARANTEES

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

HIA membership



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



## Certificate of Currency

Turnkey Creations Pty Ltd  
77 London Circuit  
CANBERRA CITY ACT 2601

**Date of issue** 16 December 2020

**Contact** Bree Parsons

**Telephone** 02 6102 4900

**Email** [bree.parsons@aon.com](mailto:bree.parsons@aon.com)

**We hereby certify that the under mentioned insurance policy is current as at the date of this certificate, please refer to the important notices below.**

<b>Policy Type</b>	Annual Contract Works including General Liability	
<b>Insured</b>	TURNKEY CREATIONS PTY LTD	
<b>Insurer</b>	QBE INSURANCE (AUSTRALIA) LIMITED ABN: 78 003 191 035	
<b>Policy Number</b>	132C001812CAR	
<b>Period of Insurance</b>	From: 4:00 PM Local Time 31 August 2020 To: 4:00 PM Local Time 31 August 2021	
<b>Limit of Indemnity</b>	Construction Value	\$ 1,000,000 any one project
	Public Liability	\$ 20,000,000 any one Occurrence
	Products Liability	\$ 20,000,000 any one Occurrence and in the aggregate during any one Period of Insurance
<b>Geographical Limits</b>	Anywhere in AUS	
<b>Remarks</b>	Cover is current until completion of contract not exceeding 24 Months from commencement of construction or until expiry date of policy whichever occurs first	

### Further Information

Should you have any queries, please contact us. Our details are set out in the top right side of this document.

### Important notices

- Aon does not guarantee that the insurance outlined in this Certificate will continue to remain in force for the period referred to as the Policy may be cancelled or altered by either party to the contract, at any time, in accordance with the terms of the Policy and the Insurance Contracts Act 1984(Clth).
- Aon accepts no responsibility or liability to advise any party who may be relying on this Certificate of such alteration to or cancellation of the Policy.
- Subject to full payment of premium
- This certificate does not:
  - represent an insurance contract or confer rights to the recipient; or
  - amend, extend or alter the Policy.
  - contain the full policy terms and conditions

Aon Reference: CBR 1JH93 D071809/004

HIA Insurance Services Pty Ltd ABN 84 076 460 967 (HIAIS) as an authorised representative no. 275925 of Aon Risk Services Australia Limited ABN 17 000 434 720 AFSL 241141 (Aon)

Page 1 of 1

a joint venture  
of HIA and Aon





## MBA certificate

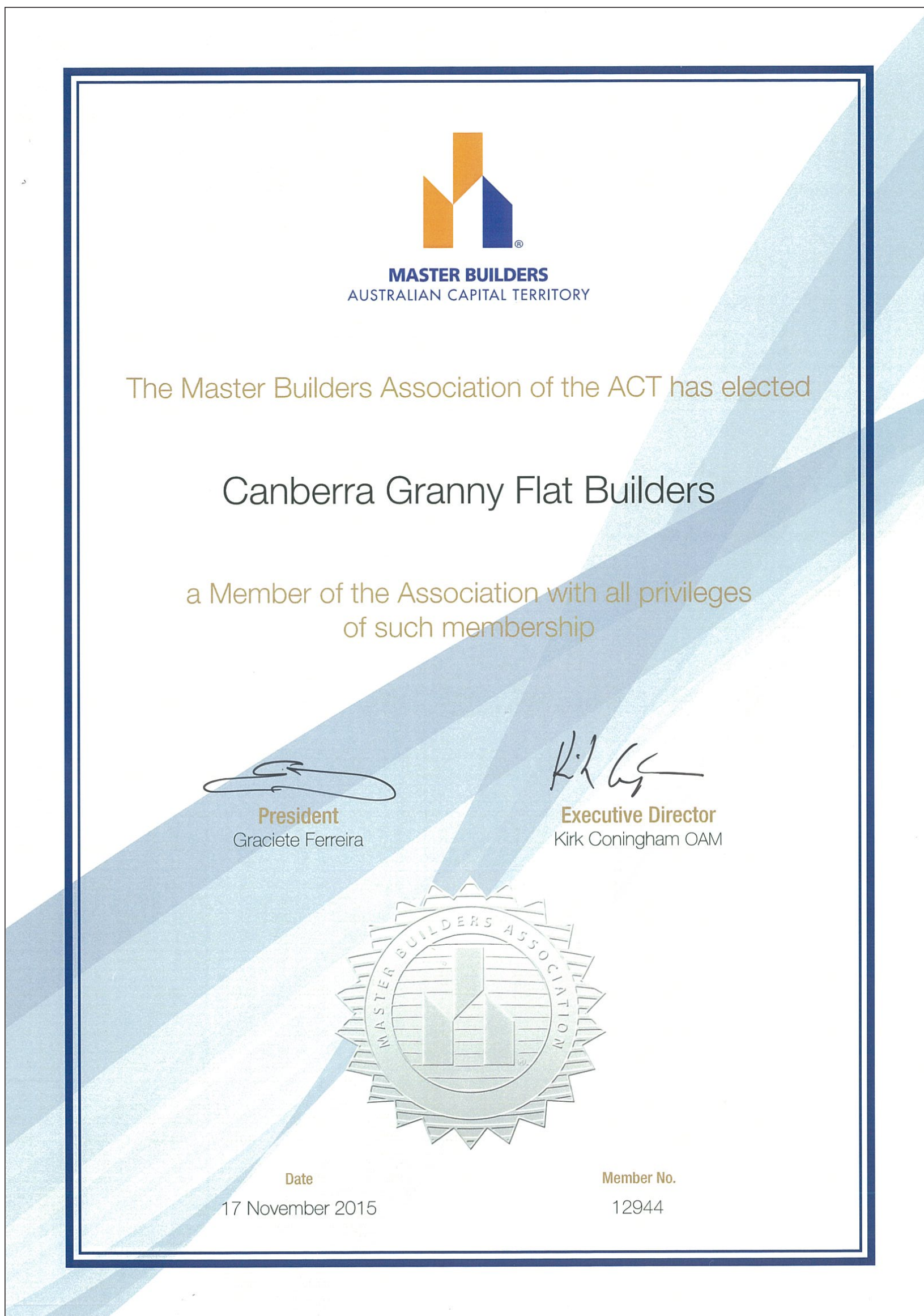
Canberra Granny Flat Builders are proud members of Master Builders Association ACT.

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.

Find more information at [mba.org.au](http://mba.org.au)



The certificate is framed in a dark blue border. At the top center is the logo for Master Builders Australian Capital Territory, featuring three stylized vertical bars in orange and blue. Below the logo, the text reads: "The Master Builders Association of the ACT has elected Canberra Granny Flat Builders a Member of the Association with all privileges of such membership". Two signatures are present: one on the left for the President, Graciete Ferreira, and one on the right for the Executive Director, Kirk Coningham OAM. At the bottom center is a circular seal of the Master Builders Association with a gear-like border and a stylized building icon in the center. At the bottom left, the date "17 November 2015" is printed. At the bottom right, the member number "12944" is printed.

**MASTER BUILDERS**  
AUSTRALIAN CAPITAL TERRITORY

The Master Builders Association of the ACT has elected

**Canberra Granny Flat Builders**

a Member of the Association with all privileges  
of such membership

**President**  
Graciete Ferreira

**Executive Director**  
Kirk Coningham OAM

**MASTER BUILDERS ASSOCIATION**

**Date**  
17 November 2015

**Member No.**  
12944

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 on a minimum block size of 500m<sup>2</sup>.

## 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 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. 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 \$100,000 including GST which are built onsite, and are world class. These designs are predominately Class 10a designs.

Our Class 1 designs commence from \$116,000 including GST up to \$350,000.

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 prefabricated 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 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 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 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 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.





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

 1300 979 658

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



ACT  
BUILDING  
LICENSE  
#2012767