

G.J. Gardner HOMES

Standard Inclusions with every G.J. Gardner
Home in the Southern Highlands.

Custom Built Homes.



The New Mareeba on display at Renwick in Mittagong.

G.J. Gardner Homes Southern Highlands (02) 48722 499.

HIA members
the best in the business 

Standard Inclusions in the base house price.

General Statutory Fees & Charges

- ✓ Free Site Inspection.
- ✓ Free Written Tender provided, valid for thirty one (31) days.
- ✓ Fixed price building contract.
- ✓ Preparation and approval of building Plans & Specifications.
- ✓ Site contour survey.
- ✓ **Insurance:** Builders construction and liability insurances.
- ✓ Home Owners Warranty Insurance.
- ✓ Engineer's soil Report and slab Design in accordance with A.S. 2879.1 1988.
- ✓ Engineer certified frame & roof trusses.
- ✓ W33 / N2 wind loading design.
- ✓ Local Council Building Permit Fees
- ✓ Development & Construction Certification.
- ✓ Free Colour selection Consultation service.
- ✓ 6 year structural guarantee.
- ✓ 13 week maintenance Period.

Standard Basix Requirements

- ✓ Standard **Basix** Certificate requirements.
- ✓ **5000ltr Slim Line Colorbond** steel Rainwater tank connected to pump, toilets, laundry tub & 2 out side taps.
- ✓ 100mm concrete slab for 5000ltr slim line rain water tank.
- ✓ **5 Star** rated taps and toilets.
- ✓ **R2.0** rated Insulation to external walls only.
- ✓ **R4.0** rated Insulation to habitable living area ceilings only (excludes garage).
- ✓ **Rhino Wall Sarking** to external walls only.
- ✓ **5 Star Rated** Instantaneous Gas Hot water heater.
- ✓ **Heavy duty sarking** under roof tiles.

Standard Site Works (Costs)

- ✓ Site Costs Allowance for up to a 900M Square Site with 1M fall over building area (600mm cut & fill).
Note: Dose not include Import or Export of fill (unless stated otherwise.)
- ✓ Concrete Slab Allowance for a standard 'M' Class slab with **N25** concrete & F72 Reinforcing mesh.
- ✓ Provisional Allowance for up to **60 L/M of Concrete Piering** with N20 concrete.
- ✓ General sewer connection to suit 900M square site (up to 50 L/M).
- ✓ Storm water to street with 6 metre setback (up to 70 L/M).
- ✓ Blue metal around Sewer & Stormwater pipes.
- ✓ Single Phase Underground Electrical Connection with 6 metre setback (up to 10 L/M).
Note: Aerial connection or power pole not included (unless stated otherwise.)
- ✓ Provide water service connection with 6 metre setback (up to 10 L/M).
- ✓ House pegout survey.
- ✓ House Identification survey.
- ✓ Siltation erosion control (up to 50 L/M).
- ✓ Concrete pump for slab only.
- ✓ Roof safety rail to work cover requirements.
- ✓ Builders Site Clean up 1 at lockup and 1 at the end of the job.
- ✓ Temporary site safety fencing up to 50 L/M.
- ✓ Temporary site toilet for up to 20 weeks.
- ✓ Wet Weather builders gravel driveway onto site up to 3M.

Standard Inclusions in the base house price.

External.

- ✓ Face Brick veneer construction with natural Grey mortar.
- ✓ **Face Bricks** from Builders range.
- ✓ Two brick course step down to perimeter beams.
- ✓ 90mm x 90mm Primed Pine Timber Posts To Front Porch & Alfresco Areas.
- ✓ **2570mm** Standard Frame Heights.
- ✓ **T2 Blue Treated 90mm** External & Internal Timber Wall Framing & Trusses.
- ✓ Designer Range Concrete Roof Tiles with **heavy duty sarking**.
- ✓ Entry **Porch & Alfresco** (if applicable) plain concrete finish with roof over concrete area.
- ✓ Colorbond metal fascia and slotted quad gutters.
- ✓ PVC painted down pipes running back to water tank.
- ✓ **B&D Panelmaster** Garage door 3 Designs to choose from.
- ✓ **B&D** Controll-A-Door automatic garage door opener.
- ✓ **External garden taps** two included (one at front and one at rear connected to tank pump).
- ✓ **5 Star Rated** Instantaneous 24ltr Gas Hot water heater.
- ✓ Powder coated aluminium **sliding windows** and sliding glass doors with **keyed locks**
- ✓ **Fly screens** to all sliding windows & **Flyscreen doors** to all external glass sliding doors.
- ✓ **XN5 Hume Newington** Front Entrance door paint finish.
- ✓ **Gainsborough Tri-Lock Contemporary Series Entrance lockset** to front door.
- ✓ External Cladding Weathertex from builders range if applicable.
- ✓ **Eaves** 450mm wide, 4.5mm fibre cement lined with 30 x 19 DAR trimming paint finish.
- ✓ **Smartfilm** Termite protection to perimeter of the home.
- ✓ Termimesh termite protection to all pipe penetrations in the slab.
- ✓ **Rehau** plumbing to all hot and cold water points.
- ✓ RP3 Raven Door Seals to all external Hinged Doors.

Laundry.

- ✓ Free standing 45 Litre stainless steel Laundry Tub Square Bowl Trough & White Cabinet with suds by-pass.
- ✓ **Ceramic** floor & wall tiles, skirting tile around the room, one row above laundry Tub **\$30** per sqm all tiles are laid as a square pattern without boarders.
- ✓ **Phoenix Ivy** chrome flip mixer tap to laundry tub.
- ✓ **Phoenix Ivy** chrome Washing Machine Taps.
- ✓ 100mm Round Chrome Floor Grate.

Kitchen.

- ✓ **Polyurethane** or Laminated kitchen cupboards with Laminated Rolled edge Bench tops.
- ✓ Chrome "C" or "D" pull handles.
- ✓ Overhead cupboards to range hood.
- ✓ Built in pantry with 4 shelves as per plan.
- ✓ Splashback About 600mm high Ceramic tile to kitchen bench top. Tile allowance of **\$30** per sqm.
- ✓ 1 set 4 kitchen drawers with metal sides.
- ✓ Dishwasher provision only (Dishwasher NOT included).

Kitchen Appliances.

- ✓ **Smeg** SA561X-9 60cm **Electric Oven** – stainless steel.
- ✓ **Smeg** CIR66X 60cm **Gas Cook Top** – stainless steel.
- ✓ **Smeg** SAH460SS 60cm **Slide out Range hood**.
- ✓ **Posh Solus** stainless steel sink 1/1/3 Bowl with single drainer and **Phoenix Ivy** chrome flip Mixer tap.

Standard Inclusions in the base house price.

Main Bathroom.

- ✓ **Shower screens – Semi-Frameless** clear glass pivot door (900mm X 900mm).
- ✓ **Mirrors - Polished Edge** 800mm high by full length of vanity.
- ✓ **Phoenix Ivy Chrome** 760mm double towel rails & toilet roll holders.
- ✓ **Vanity** Bristol up to **900mm** 2 doors / 3 drawers Gloss White chrome door handles.
- ✓ **Bath** Rectangle **1675mm** white acrylic bath as per plan.
- ✓ **Toilet** Suite Valero Close Coupled – full white china dual flush cistern and pan with slim line seat.
- ✓ **Ceramic** floor & wall tiles, skirting tile, one row above vanity and above bath and about 2M in shower recess **\$30** per sqm all tiles are laid as a square pattern with a vertical feature tile up the wall in each shower without boarders.
- ✓ **Feature** tile strip running vertical in shower 2M from builders range.
- ✓ **IXL/HPM** 2 heat light/fan/ light to bathroom.
- ✓ **Floor Grate's** 100mm Round Chrome.
- ✓ Chrome Push Plug & Waste to vanity & bath.
- ✓ Waterproofing to all wet areas.

Ensuite.

- ✓ **Shower screens – Semi-Frameless** clear glass pivot door (900mm X 900mm).
- ✓ **Mirrors - Polished Edge** 800mm high by full length of vanity.
- ✓ **Phoenix Ivy Chrome** 760mm double towel rails & toilet roll holders.
- ✓ **Vanity** Bristol up to **900mm** 2 doors / 3 drawers Gloss White chrome door handles.
- ✓ **Toilet** Suite Valero Close Coupled – full white china dual flush cistern and pan with slim line seat.
- ✓ **Ceramic** floor & wall tiles, skirting tile, one row above vanity and about 2M in shower recess **\$30** per sqm all tiles are laid as a square pattern with a vertical feature tile up the wall in each shower without boarders.
- ✓ **Feature** tile strip running vertical in shower 2M from builders range.
- ✓ **IXL/HPM** 2 heat light/fan/ light.
- ✓ **Floor Grate's** 100mm Round Chrome.
- ✓ Chrome Push Plug & Waste to vanity.
- ✓ Waterproofing to all wet areas.

Powder Room & Toilet.

- ✓ **Mirrors - Polished Edge** 800mm high by full length of vanity.
- ✓ **Vanity** Bristol up to **900mm** 2 doors / 3 drawers Gloss White chrome door handles.
- ✓ **Toilet** Suite Valero Close Coupled – full white china dual flush cistern and pan with slim line seat.
- ✓ **Phoenix Ivy Chrome** towel ring & toilet roll holders.
- ✓ **Ceramic** floor & wall tiles, skirting tile, one row above vanity **\$30** per sqm all tiles are laid as a square pattern without boarders.
- ✓ **Floor Grate's** 100mm Round Chrome.
- ✓ Chrome Push Plug & Waste to vanity.
- ✓ Waterproofing to all wet areas.

Taps & Accessories.

- ✓ **Phoenix Ivy Chrome** taps to bath & shower.
- ✓ **Phoenix Ivy** basin flip Mixer tap or standard 3 piece tap to vanities.
- ✓ **Phoenix Ivy Chrome** 760mm double towel rails & toilet roll holders.
- ✓ **Phoenix Ivy** Soap Holders.

Standard Inclusions in the base house price.

Internal.

- ✓ **Hume** moulded panel range of doors 6 designs to choose from.
- ✓ Quality **Gainsborough** contractor 100 G4 series lever door furniture.
- ✓ Privacy sets supplied & Installed to main bedroom, bathroom and W.C.
- ✓ Fully painted inside and out with Premium **Wattyl Low Sheen 3 coat system** your choose of colour.
- ✓ Painted doors to robes and linen cupboards to match other internal doors.
- ✓ Built in Robes includes 1 x 16mm white melamine shelf as per plan.
- ✓ 19mm chrome hanging rail in all built in robes as per plan.
- ✓ Walk in Robes includes 1 x 16mm white melamine shelf as per plan.
- ✓ 19mm chrome hanging rail in walk in robe as per plan.
- ✓ Linen press with 4 x 16mm white melamine shelves as per plan.
- ✓ Skirting & Architrave painted PINE **68 x 18mm** (Pencil round or Half Splay).
- ✓ Cornice 90mm plaster cove & 55mm plaster cove in all cupboards.
- ✓ Plasterboard wall and ceiling linings with villa board to wet area walls.
- ✓ Fully lined garage timber frame with plasterboard walls and timber Skirting.
- ✓ 75mm white Rubber Cushion door stops to all doors.
- ✓ **2 Gas** heater points.
- ✓ Builders House clean at completion.

Electrical & Safety Devices

- ✓ Single Phase Underground Electrical Connection with 8 metre setback (up to 10 L/M).
Note: Aerial connection or power pole not included (unless stated otherwise.)
- ✓ Double power points – 1 per room 2 to main bedroom, 2 to lounge room and 3 to kitchen.
- ✓ Single power points to fridge, range hood, dishwasher opening.
- ✓ Lights 1 per room, 2 external (2 to kitchen) white batten holders & 2 fluro lights to garage.
- ✓ **IXL/HPM** 2 heat light/fan/light to bathroom & Ensuite.
- ✓ 2 TV points with about 6m of coaxial cable to roof space.
- ✓ 2 Telephone points.
- ✓ 2 Smoke detectors wired direct to 240v power as per building code.
- ✓ Earth leakage circuit breakers.

Note: * This is a starting point inclusions list only. We are Custom home builders, (**not project home builders**) therefore we are able to customize our floor plans and inclusions to suit your personal requirements, and you have the choice of adding almost any option that you wish. As at 13/09/2012. Subject to change without notice.