**Plan Information: Contact us for floor plans and elevations**

3 Bedroom Home with Double Garage
House Living Area: 199 m2
Garage Area: 38 m2
Total Area: 237 m2

**Standard Price as Per Specifications and Inclusions**
13th March 2013: $45 095(Includes GST)

The package offered is based on a slab on ground construction. If you wish to have an elevated, engineered flooring system included then please see the options section below.

**Standard Delivery Provisions**:
All materials included in this package will be delivered on site in two deliveries. See “upgrade options” for alternatives.

The standard price does not include the freight. Depending on your location we will give you a fixed price quote for freight in any tender that we provide.

**Inclusions and Specifications**

Eaves: 600mm

Ceiling Height: 2440

Wind Rating: N2 (commonly known as W33)

**Plans, Designs and Systems**

* 3 sets of working drawings (excluding site plan)
* 2 sets of specifications
* Truss and frame certification of compliance
* Bracing certification
* Each Kit Home comes with a standard construction system
- Basic set of construction management tools that will assist you to build your home in a correct sequential order.
- Ask your Greenify Consulting consultant to show you a sample.

**Frames and Trusses System**

* Supply of all prefabricated H2 treated roof trusses
* Supply of 90mm H2 treated internal and external wall frames
* Supply of H2 treated veranda products
* 70 x 45 H2 treated roof batten
* Truss ancillaries
* Universal grips connecting trusses to frames
* Wall brackets for the erection of frames and trusses
* Ceiling trimmers for eaves living area and verandah
* Speed brace for roof bracing
* 70 x 35 timbers for truss and wall bracing during erection
* Strap nails for all truss and wall connections
* 90 x 19 hardwood decking (where applicable)
* Laminated primed veranda posts
* Temporary timber props for construction purposes
* Metal angle bracing to frame

**Custom Orb Roofing Gutters and Downpipes**

* Colorbond Custom orb sheets
* Colorbond High front quad gutter
* Colorbond fascia
* Rafter brackets
* Over straps
* Internal gutter brackets
* 90mm round downpipe nozzle
* 90mm round downpipe astragals/brackets to secure downpipe to walls
* Screws for gutter brackets and downpipe astragals
* Anticon blanket insulation
* Colorbond Rolltop ridge capping
* Colorbond Roofing screws
* Colorbond 90mm x 50mm X 1800mm downpipe
* Silicone gutter sealant
* Rivets

**Windows and Screens**

* Powder coated aluminium sliding windows and sliding doors with timber reveals
* Key locks fitted to all sliding windows and door
* Powder coated framed flyscreens to all windows and sliding doors with PVC screen mesh

**Weatherboards to External Walls**

* Smooth or timber grain finish Hardiplank in 4.2m lengths
* Hardiplank straight joiners
* Hardiplank aluminium external corners
* Timber internal Hardiplank stops for all internal corners
* Hardiplank 40 x 2.8 gal flat head nails for fixing hardiplank boards

**General Hardware**

* Verandah post supports
* 120 x 10 gal cup head bolts for verandah posts with nuts and washers
* Soft sheet nails for installation of eave sheets
* 50mm x 2.8mm bright steel nails for general construction
* 75MM X 3.75 bright steel framing nails
* 18mm x 18mm square dressed timber for the eave line perimeter
* Thermo tuff wall wrap to the external frame
* Foilfix clips to attach wall wrap to the frame
* Hardiflex eave sheets to standard eaves
* Hardiflex to patio eave area
* “H” PVC hardiflex joining mould for all eaves
* Roll of perforated gal strapping for general tie down use in construction
* Hume XC1 front entry door
* Duracote rear garage external access door
* Steel door jamb to suit 2040 x 820 x 35mm external door
* Steel hinges to both external doors with screws
* Gainsborough entrance sets to front and rear external doors
* Bugle roof batten screws
* Rebated door jambs to front and rear external doors

**Garage Doors**

* Supply 2 x colorbond garage roll-a-doors
* Remote control motors (optional)

**Exclusions**

**This Kit Home Package does NOT include the following**:

* Timber floor system
* Decking to underside of patio roof
* Piers
* Concrete slabs or footings
* Council fees are not included
* Soil test
* Engineer services or plan design work is not included
* Internal linings
* Internal timber fixout materials (jambs architraves skirtings robes linen cupboards, etc)
* Electrical
* Plumbing
* Floor and wall tiles
* Kitchen or any other joinery
* Paint
* Appliances
* Floor coverings
* Window dressings
* TV Antenna
* Clothes line
* Wall or ceiling insulation
* Remote control motors
* Septic waste management system
* Public liability insurance
* Construction insurance
* Casual workers compensation
* No Labour

**Please note**: If any item is not written in the final tender then it will NOT be included.

**Energy Ratings and Water Sustainability Regulations**

Depending on which state you intend to build you will need to address the energy rating requirements and the water sustainability requirements as part of your building application process. Each State is different, although some regulations are similar. We can assist you to manage this process by introducing you to our drafting service and for a reasonable investment you can have your site plan and specifications detailed to include provision for these requirements.

You will often hear language such as BERS, NATHERS, BASIX or 4 Star Rating etc. This is the language of Energy Ratings and Water Regulations. We can assist you to manage these outcomes.