

Super Granny Flats

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Zindo Constructions Pty Ltd Trading as Super granny flats A.C.N 098 393 545 A.B.N 40 098 393 545 Lic.No. 132 308 C

Basic Package

(up to 60 sq m granny flat with up to 4 sq m alfresco, 2 bedrooms, 1 bathroom)

(Note: Any changes to materials included in the package will be charged at extra cost, as VARIATIONS)

- * Surveying -included
- * Architectural plans- included
- * Engineering plans- Included
- * Long Service Levy- included
- * Certification- included
- * Home Warranty Insurance- included
- * Concrete slab as per engineer spec.
- * Timber frame as per engineer spec.
- * Brick face as per engineer spec. colour to be selected from options provided. (Any option not part of provided selection at extra cost, VARIATION)
- * Roof- either concrete tiles or colour bond, on pitched or skillion roof, Choice of client, but to be determined by height restrictions of Granny Flat. Includes gutters, downpipes and Rainwater tank.
- * Aluminum powder-coated windows as per spec.
- * Insulation in walls and roof.
- * Clothes line - included
- * Interior walls, doors and ceilings painted. - included
- * Exterior eaves painted- included
- * Water usage 'READER' – included
- * Air con (1 x split system to lounge) - included
- * Removal of rubbish from site - included
- * Wardrobes, Sliding mirrored- included
- * concrete paths to exterior of granny flat (900 mm around granny flat perimeter)
- * Setup granny flat As LPG gas or Electrical only (Variation required to set up separate natural gas meter)
- * Standard doors and architraves, front door lock- included ... Screen door(s) at extra cost, (VARIATION)

KITCHEN:

- * Standard kitchen installed. Polyurethane face cupboards and melamine bench tops - included.. NOTE: Upgrades to stone bench top at extra cost,(VARIATION).
- * Upright standing stove - Included
- * Rangehood - included
- * Sink and mixer - included
- * Splashback tiles- included, as provided by builder, any variation to the tile provided will be an extra charge (VARIATION)

FLOORING:

- * Tiles throughout Granny Flat interior. Exterior tiles for porch- included. All tiles as provided by builder, any variation to the tile provided will be an extra charge (VARIATION)

LAUNDRY:

- * Laundry tub - included
- * Tap set - included

BATHROOM:

- * Shower set- included
- * Toilet - included
- * IXL, Light, heat and fan system - included.
- * Vanity with mixer - included
- * Mirror - included
- * Shower screen - included
- * Wall tiles – to ceiling in bathroom included. as provided by builder, any variation to the tile provided will be an extra charge (VARIATION)
- * Floor waste grate - included
- * Stop-taps - included
- * Towel rail - included
- * Toilet Paper roll holder - included

ELECTRICAL:

- * Batten holders for light globes and light switch, 1 per room - included.. NOTE: upgrades to downlight charged at extra cost, (VARIATION)
- * Phone point x 1 - included
- * Power points, 12 inside dwelling - included
- * Antenna point in Lounge Room x1 - included..... (ANTENNA INCLUDED)
- * Power board with meter – included (excludes any upgrade works required to existing board)

EXCLUSIONS:

- * Council contribution fees (section 94) - not included
- * Demolition or removal of any structures , trees or vegetation.
- * Sydney water requirements and fees such as sewer peg-out , inspections, encasements, & diversion of any pipes or services - not included.
- * All fencing is excluded. If client requests fencing, it will be charged at extra cost per meter, (VARIATION)
- * All landscaping is excluded. If client requests landscaping, it will be charged at extra cost, (VARIATION)

Pricing Including GST : \$136,800.00

