

# Standard Inclusions & Exclusions

Category	Included	Optional / Upgrades
<b>Structure &amp; Envelope</b>	<ul style="list-style-type: none"> <li>* Engineered concrete slab/footings to typical soil conditions (up to Class M; no rock; minimal fill – final design to engineer's report)</li> <li>* Panelised structural shell</li> <li>* Tie-downs &amp; bracing to nominated wind region</li> <li>* Sarking; wall &amp; ceiling insulation to NCC requirements</li> <li>* Colorbond roof, gutters &amp; downpipes</li> <li>* Materials/fasteners to suit nominated wind and corrosion category (as per engineer/manufacturer)</li> </ul>	<ul style="list-style-type: none"> <li>* Higher-R insulation / glazing</li> <li>* Feature facades/battens</li> <li>* Acoustic upgrade</li> </ul>
<b>External Cladding &amp; Finish</b>	<ul style="list-style-type: none"> <li>* James Hardie (or equiv.) cladding</li> <li>* Manufacturer trims &amp; seals</li> <li>* Exterior paint system to spec</li> </ul>	<ul style="list-style-type: none"> <li>* Mixed-material facades (e.g., Scyon)</li> <li>* Premium colourways</li> </ul>
<b>Windows &amp; External Doors</b>	<ul style="list-style-type: none"> <li>* Powder-coated aluminium windows/sliders</li> <li>* Flyscreens; key-lock hardware</li> <li>* Safety glazing where required</li> <li>* External entry door set</li> </ul>	<ul style="list-style-type: none"> <li>* Double or Low-E glazing</li> <li>* Security screens</li> <li>* Hardware finish upgrades</li> <li>* Additional openings</li> </ul>
<b>Internal Linings, Doors &amp; Flooring</b>	<ul style="list-style-type: none"> <li>* Plasterboard walls/ceilings; two-coat paint</li> <li>* Skirtings/architraves; lever-handle doors</li> <li>* Hybrid/vinyl plank to living/kitchen</li> <li>* Carpet or hard flooring to bedrooms (std range)</li> </ul>	<ul style="list-style-type: none"> <li>* Premium paint; feature linings</li> <li>* Cavity sliders</li> <li>* Full hard flooring</li> <li>* Tiled living</li> </ul>
<b>Kitchen</b>	<ul style="list-style-type: none"> <li>* Soft-close laminate joinery</li> <li>* Laminate benchtops</li> <li>* Tiled splashback</li> <li>* 600 mm electric cooktop, oven &amp; rangehood</li> <li>* Stainless sink &amp; mixer;</li> </ul>	<ul style="list-style-type: none"> <li>* 20 mm stone benchtops</li> <li>* 900 mm appliance pack</li> <li>* Dishwasher</li> <li>* Water filter; tapware/handle upgrades</li> <li>* Extra pantry/storage</li> </ul>
<b>Bathroom &amp; Laundry</b>	<ul style="list-style-type: none"> <li>* Walk-in shower + semi-frameless screen</li> <li>* Vanity with storage + mirror; WC</li> <li>* WELS tapware/fixtures</li> <li>* Waterproofing to AS 3740</li> <li>* Floor tiles; full-height tiles to shower</li> <li>* Laundry provision (space, taps, wastes) – washing machine &amp; dryer by owner</li> </ul>	<ul style="list-style-type: none"> <li>* Tapware/fixture upgrade ranges</li> <li>* Shower niche</li> <li>* Full-height tiling throughout</li> <li>* Heated towel rail</li> <li>* Laundry joinery</li> </ul>
<b>Electrical &amp; Lighting</b>	<ul style="list-style-type: none"> <li>* LED downlights; external entry light</li> <li>* Hard-wired photoelectric smoke alarms</li> <li>* GPOs to plan; TV point; basic data point</li> <li>* Switchboard tie-in within allowance; RCDs/MCBs</li> </ul>	<ul style="list-style-type: none"> <li>* Split-system A/C to living bedrooms</li> <li>* Ceiling fans</li> <li>* Extra GPOs/data/antenna</li> <li>* Smart controls</li> <li>* EV pre-wire</li> </ul>
<b>Plumbing &amp; Hot Water</b>	<ul style="list-style-type: none"> <li>* Rough-in &amp; fit-off to fixtures</li> <li>* Electric HWS sized for dwelling</li> <li>* Tempering &amp; backflow devices</li> <li>* Connect to existing water/sewer within 10m (capacity permitting)</li> </ul>	<ul style="list-style-type: none"> <li>* Heat-pump or gas HWS (if available)</li> <li>* Solar-ready provision</li> <li>* Water filtration</li> <li>* Extra external taps</li> </ul>
<b>Docs &amp; Compliance</b>	<ul style="list-style-type: none"> <li>* Working drawings</li> <li>* Certified structural engineering</li> <li>* Energy assessment to NCC</li> <li>* Design/specification to achieve minimum NCC/QDC energy-efficiency requirements at time of approval</li> <li>* Spec &amp; selections schedules</li> <li>* QA &amp; safety documentation</li> <li>* Form 15/16 (or local equiv.)</li> </ul>	<ul style="list-style-type: none"> <li>* Extra reports if triggered (bushfire/flood/acoustic/overlay)</li> </ul>
<b>Approvals &amp; Certification</b>	<ul style="list-style-type: none"> <li>* Private building certifier approval (QLD secondary-dwelling pathway)</li> <li>* Lodgement, mandatory inspections &amp; completion certificates</li> </ul>	<ul style="list-style-type: none"> <li>* Council DA/relaxations/variations</li> <li>* Non-standard statutory/authority fees</li> </ul>
<b>Siteworks &amp; Access</b>	<ul style="list-style-type: none"> <li>* Set-out; basic sediment control</li> <li>* Standard excavation/base to typical ground conditions (no rock; no uncontrolled fill)</li> <li>* Waste removal during construction</li> <li>* Standard crane/truck allowance within 150 km, assuming normal access (clear width/height, firm ground, no overhead powerlines)</li> </ul>	<ul style="list-style-type: none"> <li>* Extra crane/traffic management</li> <li>* Spoil export/import; rock excavation</li> <li>* Access hardstand/ramps or other non-standard access solutions</li> </ul>
<b>Service Connections</b>	<ul style="list-style-type: none"> <li>* Tie-in to existing power/water/sewer within 10 m of dwelling (capacity permitting)</li> <li>* Stormwater connection/disposal to existing legal point or on-site system within standard allowance, as documented</li> </ul>	<ul style="list-style-type: none"> <li>* Longer runs over 10 m</li> <li>* New sub-mains; switchboard upgrade</li> <li>* Sewer junction cut-ins; water-meter upgrades</li> <li>* New or upgraded stormwater systems beyond standard allowance</li> <li>* NBN/telecommunications lead-in (if required by provider)</li> </ul>
<b>External Works</b>	<ul style="list-style-type: none"> <li>* Code-compliant entry landing/steps (as required)</li> </ul>	<ul style="list-style-type: none"> <li>* Deck/alfresco packages (6 m2/10 m2)</li> <li>* Roofed awning; ramps; paths</li> <li>* Privacy screens; rainwater tank (if required)</li> </ul>
<b>Warranties &amp; Handover</b>	<ul style="list-style-type: none"> <li>* Manufacturer warranties for supplied products &amp; appliances</li> <li>* Statutory defect-liability period</li> <li>* QBCC structural warranty (as applicable)</li> <li>* Handover pack &amp; maintenance guide</li> <li>* PC inspection &amp; defect rectification</li> </ul>	<ul style="list-style-type: none"> <li>* Extended maintenance service</li> <li>* Independent third-party inspections</li> </ul>

*All inclusions are subject to site conditions, engineering, planning constraints and building approval requirements. Where additional works or upgraded materials are required by authorities or consultants (e.g. due to soil classification, bushfire, flood or overland-flow overlays, services capacity or access constraints), these will be priced as variations unless expressly included in the contract.*

# Standard Inclusions & Exclusions Cont.

## Standard Inclusions:

### Policy & allowances

- **Approvals:** Included - private-certifier building approval for a standard secondary-dwelling pathway (lodgement + inspections). Non-standard pathways/ relaxations/reports are additional.
- **Service connection allowance:** to existing power/water/sewer within 10 m of the new dwelling (capacity permitting).
- **Transport/crane allowance:** within 150 km of the Gold Coast.
- **Energy/Code:** to current NCC requirements.

## Exclusions/Additional Items:

- Planning/authority contributions and utility augmentation
- Reports triggered by overlays (bushfire, flood, acoustic, heritage, coastal)
- Rock, contamination, or asbestos
- Demolition or tree works
- Major cut/fill or retaining
- Complex access, traffic control, or road closures
- Pumps, on-site effluent systems, stormwater detention
- Switchboard/main supply upgrades beyond allowance
- Driveways, landscaping, fencing, sheds/carports/pools
- Window furnishings
- Whitegoods not listed
- NBN/provider charges
- Security systems
- Rental fit-out/management



# Site Requirements

## To install a granny flat, your site generally needs:

- Sufficient access width and height for trucks and/or cranes (e.g. side access or clear front yard).
- A reasonably level building area (steeper sites may require additional engineering and retaining).
- Capacity to connect to existing services (water, sewer, electricity) at or near the dwelling location.
- A suitable planning/zoning context for a secondary dwelling under your local council's planning scheme.

## What's Included vs Excluded

### Included in our standard pricing (typical SEQ site):

- Standard concrete slab or footings designed to typical soil conditions.
- Prefabrication, delivery and on-site installation of the granny flat.
- Connection to existing services within approximately 10m of the new dwelling (subject to capacity).
- Building approval via a private certifier (standard documentation and inspections).
- Standard crane or transport allowance within 50 km of Gold Coast Warehouse.

### Items that may attract additional costs:

- Significant cut/fill, retaining walls or major site levelling.
- Complex access requiring additional craneage or traffic management.
- Long service runs, upgrades to your existing electrical supply or sewer/water infrastructure.
- Bushfire, flood, acoustic or other special planning/engineering requirements above standard.
- Works outside the immediate building area (e.g. fencing, landscaping, driveways, external stairs beyond standard).