



Avalon

GRANNY FLATS

Kit Inclusions

Pre-Works

- Concept Design and 3D images
- Preliminary plans showing siteplan, floorplan, and elevations
- Working Drawings and engineering certifications
- Energy Efficiency/BASIX report
- Foundation design and engineering certifications
- Owner-Builder Course (If required)

Stage 1

- Detailed layout diagrams for frames, trusses, verandahs
- Prefabricated steel frames and trusses
- Galvanised posts, bearers, joists (elevated floor only)
- 19mm yellowtongue STRUCTAflor Terminator® (elevated floor only)
- 88 x 19mm hardwood decking (elevated floor only)
- Verandah posts, beams, rafters, and battens
- Ceiling and roof battens
- Anticon blanket for roof areas
- Heavy duty Sisalation to external walls and verandah roof
- Building blanket to all external walls
- Colorbond® corrugated roof sheeting
- Colorbond® fascia, gutter, ridge, barge capping
- All associated fixings

Stage 2

- James Hardie 6mm HardieFlex™ Cladding
- Aluminium powder coated windows and Sliding doors
- Corinthian Urban entrance door
- Corinthian Backdoor TH7 with clear glass
- Unleaded PVC downpipes to floor level
- James Hardie 6mm HardieFlex™ eave and verandah linings



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Kit Inclusions continued.....

Stage 3

- 10mm recessed edge Plasterboard to walls and ceilings
- 70mm Cornice
- Wet area sheeting to bathroom, ensuite, and laundry
- Man Hole Kit
- 68mm LOSP treated pre-primed skirting board
- 42mm LOSP treated pre-primed architraves
- Chrome entrance set door furniture including Deadbolt
- Chrome lever internal door furniture
- Melamine shelving to pantry, linen, and built-in-robos
- Chrome hanging rail to built-in-robos
- Vinyl sliding robe doors to built-in-robos
- Redicote Flush internal doors
- Mesh nylon flyscreens to all external windows
- Security screens to all external doors

Items Excluded

- Freight
- Council approval and inspection fees
- Foundation costs
- Any on site labour
- Connection of services
- PC items (kitchen/bathroom etc.)