

Practical Living at a Sensible Prices

Schedule of materials included in Home price

- Structural plans
- Engineering certificate
- Building permit
- Full Certification- independent certificate
- Plumbing certificate
- Electrical certificate
- Wet Seal certificate
- Shower screen certificate
- Glazing certificate
- Energy efficient certificate
- Pest control and certificate
- Section 40 truss certification
- Routine Inspection by Independent Certifier
- Certificate of occupancy
- Concrete footings
- For homes on the ground concrete slab
- Galvanized RHS Stump poles
- 150mm x 100mm x 4mm and 150mm x 50mm x 2mm- Galvanized rhs fully welded floor base
- 17mm TNG ply flooring, screwed to the base with class 4 wing tek Philips head screws at 300mm
- Galvanized steel and timber wall frames and trusses to form home shell
- Roof and ceiling batons zincalume (steel)
- All truss tails painted black
- Colour bond fabricated fascia all round
- Colour bond corrugated roofing
- Colour bond roof flashings
- Cyclone roof assembly screws
- Cyclone ridge assembly fixed to ridge cap
- 6mm ethern insulations laid over the entire roof including eaves
- Powder coated black alum expanded mesh vermin proofing
- Colour bond corrugated wall cladding, screw fixed at 450mm centre's
- Wall framing insulated with foil paper outside under cladding
- Wall frames insulated internally with fiberglass bats (R1.5)
- Steel door frames with timber doors fitted
- Weather strips fitted to external doors
- Black powder coated windows and louver windows fitted with fly screens
- Ceiling insulated with fiberglass bats (R2.5)

- House lined internally with 10mm gyprock, flushed and painted throughout
- Bathroom, laundry lined with 6mm CFC flushed and painted
- Ceiling fans throughout
- LED downlights throughout home
- 4 fluorescent lights under elevated homes
- Electrical provisions provided for air conditioners fitted outside
- Double GPO's
- Tiled wet areas to minimum requirements. \$35m2 purchase allowance
- Fiberglass shower base in bathroom
- Overhead shower roses, with flickmixer in the wall
- Shower screen frame with clear glass in bathroom
- Mirrors
- Dux pro flo electric hot water system
- Milena stainless steel laundry tub
- Double towel rail in bathrooms
- Dual flush toilets close couple
- Toilet roll holders
- Toilet brush
- MBF laminated kitchen cupboards
- overhead cupboards
- 600mm wide bench top
- 1m wide island bench top
- All bench tops 304 No4 Stainless steel polished tops
- Feature tile splash backs
- Drop in stainless steel sink with flick mixer allowance \$450
- Stove and hot plate allowance \$1000 each
- Range hood allowance \$400
- 140mm x 19mm Merbau timber decking screwed down with class 4 win tek screws at 2 screws every 450mm centres
- Painted gloss black verandah poles and beams
- Colour bond corrugated lined verandah ceiling
- Colour bond verandah flashings
- Colour bond toe mould flashing around base of home
- Pelmetts over all windows
- Painted skirting boards throughout, tile skirting in wet area
- Clothesline
- Loose lay flooring installed throughout
- Powdercoated galvanised steel verandah railings
- Powdercoated galvanised steel stairs
- for elevated homes, powdercoated galvanised steel poles and cross bracing
- Price is for Darwin and Palmerston areas

Homes can be customised with extras at customer request

Rural pricing will need to allow service eg electrical runs, tanks, tank slab, plumbing etc