

**Our
standard
inclusions.**



Photographs may depict fixtures, finishes and features not supplied by G.J. Gardner Homes.

Welcome **home.**

G.J. Gardner. **HOMES**

| Kitchen | ULTIMATE | EXECUTIVE | COAST |
|--|--|--|--|
| + Benchtops | Caesarstone 20mm standard range | Laminate standard range | Laminate standard range |
| + Cooking Appliances | SMEG SA9010X 900mm gas/ electric cooker | Omega 00664X oven, OC64KZ cooktop | D'amani DA065S oven, DGH60 gas cook top |
| + Rangehood | SMEG K24X90 wallmount | Omega ORT6WXA slide-out | D'amani GEH6018 slide-out |
| + Sink | Everhard squarline double-bowl sink with drainer | Everhard squarline double-bowl sink with drainer | Everhard squarline double-bowl sink with drainer |
| + Sink mixer | SMEG ST100SC gooseneck | Phoenix Ivy | Phoenix Ivy |
| + Fully laminate kitchen cupboards | ✓ | ✓ | ✓ |
| + Stainless steel pull handles - from builders selection | ✓ | ✓ | ✓ |
| + Built in pantry with 4 shelves - design specific as per working drawings | ✓ | ✓ | ✓ |
| + Kitchen drawers 1 set of 4 | ✓ | ✓ | ✓ |
| + Kitchen pot drawers | 1 set | ✗ | ✗ |
| + Soft close kitchen drawers up to 800mm wide | ✓ | ✓ | ✓ |
| + Tiled Splashback - 600mm tiling. | \$30 per sqm | \$30 per sqm | \$25 per sqm |
| + Microwave provision - design specific as per working drawings | ✓ | ✓ | ✓ |
| + Dishwasher provision - design specific as per working drawings | ✓ | ✓ | ✓ |
| Bedroom Inclusions | | | |
| + Built in Robes as per plan (single shelf with hanging rail and swinging doors) | ✓ | ✓ | ✓ |
| + Selection of lever and dummy door furniture to doors and robes | ✓ | ✓ | ✓ |
| Bathroom and Laundry Inclusions | | | |
| + Vanity | Custom made Caesarstone 20mm tops | QD designer | QD designer |
| + Vanity basin | KADO LUX china counter top | Moulded | Moulded |
| + Stainless steel pull handles - from builders selection | ✓ | ✓ | ✓ |
| + Mirror polished edge 900mm high by full length of vanity | ✓ | ✓ | ✓ |
| + Ceramic tiled shower base with square chrome waste | ✓ | ✓ | ✓ |
| + Shower Screen (design specific as per working drawings) | Semi frameless | Framed | Framed |
| + Tapware & accessories | Phoenix Gen X | Phoenix Gen X | Phoenix Gen X |
| + Shower | Irwell Invigra shower rail | Irwell Invigra shower rail | Shower arm |

| | ULTIMATE | EXECUTIVE | COAST |
|--|-------------------------|-------------------------|--------------------------|
| + Maxton rectangle bath, white acrylic (design as per working drawings) | ✓ | ✓ | ✓ |
| + WC Roca Victoria close coupled toilet suite with soft close seats | ✓ | ✓ | ✓ |
| + Tiling to bathroom, ensuite and WC - 600mm above bath, 2000 high in showers | \$30 per sqm | \$30 per sqm | \$25 per sqm |
| + Recessed wet area floors (ensuite, bathroom, laundry, wc) | ✓ | ✓ | ✗ |
| + Milena contour 45 litre square laundry bowl and cabinet with suds bypass | ✓ | ✓ | ✓ |
| + Tiling to laundry, skirting and tub splashback to 600mm. | \$30 per sqm | \$30 per sqm | \$25 per sqm |
| + Square chrome floor waste | ✓ | ✓ | ✓ |
| Internal Inclusions | | | |
| + Fully lined garage walls | ✓ | ✓ | ✓ |
| + Plasterboard wall and ceiling linings with villaboard to wet areas | ✓ | ✓ | ✓ |
| + 75mm cornice to all rooms | ✓ | ✓ | ✓ |
| + Timber skirting and architrave 66 x 11mm pencil round or splayed | ✓ | ✓ | ✓ |
| + Robes include shelf and rail as per plan | ✓ | ✓ | ✓ |
| + Ceiling height 2400mm throughout | ✓ | ✓ | ✓ |
| + Cushion door stops to internal doors | ✓ | ✓ | ✓ |
| + Two storey homes - cover grade internal stairs with painted internal handrail and balustrade | ✓ | ✓ | ✓ |
| Lighting and Electrical Inclusions | | | |
| + Lights - Kitchen & living areas | LED downlights | Oyster lights | Lamp shades |
| + Lights - Bedrooms, laundry & WC | Oyster lights | Oyster lights | Lamp shades |
| + Lights - entry porch & alfresco | LED downlights | LED downlights | LED downlights |
| + Lights - Garage - 2 to double, 1 to single - twin fluoro strip light | Twin fluoro strip light | Twin fluoro strip light | Twin fluoro strip light |
| + Bathroom electrical | HPM 4 in 1 heat lamps | HPM 4 in 1 heat lamps | Exhaust fan & lamp shade |
| + Power points - 2 per living room, 2 to main bedroom, 1 to each minor bedroom, 3 to kitchen, 1 to garage, 1 each bathroom | Double | Double | Double |
| + External power points - 1 weatherproof | ✓ | ✓ | ✓ |
| + Smoke detectors as per Australian Building Code | ✓ | ✓ | ✓ |
| + Earth leakage circuit breakers | ✓ | ✓ | ✓ |
| + Telephone points | 2 | 2 | 1 |
| + TV points | 2 | 2 | 1 |

| | ULTIMATE | EXECUTIVE | COAST |
|--|---------------------|---------------------|---------------------|
| Painting Inclusions | | | |
| + Premium paint system | Endure 3 coats | Endure 3 coats | Easycoat 3 coats |
| + Feature wall - 1 colour | ✓ | ✓ | ✗ |
| + Sealer undercoat with enamel top coat to external front door and other external doors | ✓ | ✓ | ✓ |
| + Painted PVC downpipes | ✓ | ✓ | ✓ |
| + Undercoat with enamel gloss top coat (1 colour) to internal doors and trims | ✓ | ✓ | ✓ |
| Internal Doors | | | |
| + Pine door jambs | ✓ | ✓ | ✓ |
| + Hume flush panel doors - gloss painted | ✓ | ✓ | ✓ |
| + Gainsborough home collection lever and dummy door hardware | ✓ | ✓ | ✓ |
| + Gloss paint finish | ✓ | ✓ | ✓ |
| + Air cushion door stops | ✓ | ✓ | ✓ |
| General Inclusions | | | |
| + Fixed price building contract upon receipt of engineers soil test, foundation design and BASIX/Nathers report | ✓ | ✓ | ✓ |
| + Standard house related council building application fees and permits | ✓ | ✓ | ✓ |
| + Standard construction and liability insurances | ✓ | ✓ | ✓ |
| + Engineer designed slab | ✓ | ✓ | ✓ |
| + Wind load design | W33/N2 | W33/N2 | W33/N2 |
| + Management and lodgement of plans to council/certification | ✓ | ✓ | ✓ |
| + Builders cleaned internally and externally upon completion | ✓ | ✓ | ✓ |
| + Home Owners Warranty | ✓ | ✓ | ✓ |
| + Structural guarantee | 6 years | 6 years | 6 years |
| + Non-structural guarantee | 2 years | 2 years | 2 years |
| + Maintenance period | 90 days | 90 days | 90 days |
| + Preparation of working drawings including modification | ✓ | ✓ | ✓ |
| + Construction – Home Owners Warranty Insurance | ✓ | ✓ | ✓ |
| + Construction to Australian BCA (Building Code of Australia) | ✓ | ✓ | ✓ |
| + Colour consulting appointment to fully customise your home | ✓ | ✓ | ✓ |
| Site Preparation | | | |
| + Foundation concrete slab allowance in accordance with | 'M' type slab | 'M' type slab | 'M' type slab |
| + Concrete pier allowance | allowance to 60m | allowance to 50m | allowance to 50m |
| + Local council requirements - sediment control, trade waste removal, all weather access and temporary toilet hire | ✓ | ✓ | ✓ |
| + Site works included up to 1m fall, equal cut and fill to house site | ✓ | ✓ | ✓ |
| + Sewer connection up to 10m | ✓ | ✓ | ✓ |
| + Water service connection up to 10m | ✓ | ✓ | ✓ |

| | ULTIMATE | EXECUTIVE | COAST |
|---|---|------------------------|--|
| + Underground power connection up to 10m | ✓ | ✓ | ✓ |
| + Storm water connection to street with a 10m set back | ✓ | ✓ | ✓ |
| + 3 phase (provision only) to house up to 10m | ✓ | ✓ | ✓ |
| + Site fencing as per OH&S regulations | 100m | 100m | 80m |
| + Concrete pumping included | ✓ | ✓ | ✓ |
| + Standard surveyor house setout | ✓ | ✓ | ✓ |
| External Inclusions | | | |
| + Frames T2 treated timber pine | ✓ | ✓ | ✓ |
| + Trusses T2 treated timber pine | ✓ | ✓ | ✓ |
| + External walls -brick veneer | ✓ | ✓ | ✓ |
| + 90mm external wall frame | ✓ | ✓ | ✓ |
| + 70mm internal frames | ✓ | ✓ | ✓ |
| + Termite treatment | Smartfilm | Smartfilm | Smartfilm |
| + External garden taps | 2 | 2 | 2 |
| + Ausplex plumbing to all hot and cold water points | ✓ | ✓ | ✓ |
| + Bricks - select from builders range, with off white mortar and flush joints | Boral & Austral | Boral & Austral | Coast Range |
| + Roof (select from builders range) | Colorbond | Concrete Tile | Concrete Tile |
| + Under roof lining | 50mm Anticon Blanket | Sarking | Sarking |
| + Colorbond metal fascia and gutter | ✓ | ✓ | ✓ |
| + Garage Door | B&D Panel lift door with auto lift and 2 remotes | B&D Roll-a-door | B&D single Roll-a-doors |
| + Hot Water System | Rheem 340ltr solar 2 panels with electric booster | Rheem 325ltr heat pump | Thermann 26ltr constant flow instant gas |
| + Powder coated aluminium windows and sliding doors with keyed locks | ✓ | ✓ | ✓ |
| + Screens to all windows | ✓ | ✓ | ✓ |
| + Entry door including a Gainsborough 'Trilock' contemporary series lockset | XN5 with side light - Hume | XN5 - Hume | XV10 - Hume |
| + Front door entry set | Contemporary Trilock | Contemporary Trilock | Contractor Ambassador Lever |
| + Roof pitch | 22.5 | 22.5 | 22.5 |
| Standard BASIX Inclusions | | | |
| + BASIX & Nathers energy assessment report | ✓ | ✓ | ✓ |
| + Standard BASIX requirements | ✓ | ✓ | ✓ |
| + Water 'Think Tank' system with submersible pump on a concrete pad. Includes connection to WCs, garden tap and washing machine | 5000 ltr Slimline Colorbond | 3000 ltr Slimline Poly | 3000 ltr round Colorbond |
| + 4 star rated taps / 4 star rated WCs | ✓ | ✓ | ✓ |
| + Insulation to external walls R1.5 and ceiling R3.5 | ✓ | ✓ | ✓ |

Get the facts up front

Building your own home should be fun, exciting and memorable. But the right approach means doing the right research up front to ensure no unwanted surprises emerge down the track.

From soil tests, to insulation and drainage issues, G.J. Gardner Homes helps you get the facts up front, avoid common traps and potentially save thousands on your building costs.

We make building your new home with certainty surprisingly easy.

Locals at hand.

When you visit your local G.J. Gardner Homes New Home Display Centre, we want you to feel like you're already home. Every franchise is owned and operated by people with local knowledge, insights, expertise and advice.

We know the local council and the best local tradies, because we work with them every day.



Inclusions are applicable to G.J. Gardner Homes Wollongong and Shoalhaven ONLY.
Inclusions are correct as of 24/11/15 and are subject to change without notice.

South Cove Pty Ltd Trading as G.J. Gardner Homes Wollongong. Builders Licence: 282935C.
White Sands Pty Ltd Trading as G.J. Gardner Homes Shoalhaven. Builders Licence: 226776C.

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