



# Elevate Building Projects

## *Construction Package Inclusions Guide*

Prepared By:

ELEVATE BUILDING PROJECTS

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*"Our Commitment & Promise to you"*





Dear **Valued Customer,**

We are **thrilled to introduce** you to our **exceptional construction packages** designed to make your **dream granny flat** a reality. Our **packages are crafted** to provide you with everything you need for a **seamless building experience**. Each package includes **high-quality materials**, expert craftsmanship, and a **comprehensive range** of features to ensure your new granny flat is built to the **highest standards**. From structural elements to **interior finishes**, you can expect essentials like energy-efficient windows, durable flooring, and stylish cabinetry, giving you **peace of mind** that your investment is well-supported.

To **help you** make informed decisions, our inclusions guide clearly outlines the details of what is included in each **construction package**. In addition to **specifications** for fixtures, **fittings, and appliances**, we also include **all preliminary documents**, ensuring that you have everything necessary for a smooth **building process**. You'll find options for **customizations** to suit your **personal style**, and our transparent approach allows you to **easily envision** your **dream granny flat** while understanding the value of the **exceptional features** included in our **packages**. We are excited to embark on this journey with you and look forward to **helping you** create the perfect home.

**Warm Regards,**  
**Bronson David**

Director  
Elevate BuildingProjects





# ELEVATE BUILDING PROJECTS

## INCLUSIONS LIST

### STANDARD SITE PROCEDURE & INSURANCE

- Site inspection by Director of Elevate Building Projects, Bronson David
- QBCC, Construction & Public Liability insurances
- Meetings with Elevate Building Projects to simplify and assist with owner's selections
- Full site supervision by Elevate Building Projects

### WORKPLACE HEALTH AND SAFETY CONSIDERATIONS

- All workplace health and safety signage
- Waste removal service for all building waste
- Temporary onsite toilet for all workers if applicable
- Job site kept tidy at all times

### SITE PREPARATION / SLAB / FLOOR SYSTEMS (DEPENDING ON DESIGN PLAN)

- Earthworks and excavated soil from site preparation will either be removed or evenly distributed across the property
- All machinery, materials, labour required to complete foundation works as per the engineer's specifications
- *All trees, bushes or any other scrub will need to be removed by client prior to commencing works*

### TERMITE CONTROL

- Termite barrier applied to slab penetrations and perimeter of house (if house is on a slab)
- Termite-resistant T2 treated pine timber will be used for wall frames and trusses

### FRAMING AND ROOFING

- All framing, roof trusses, rafters, cyclone rods and bracing as per the approved plans
- Water barrier and insulation materials applied to external walls and rafters/trusses
- All Colorbond roofing materials and labour for complete roofing installation



## EXTERIOR FINISHES

- Merbau timber posts
- Merbau timber decking
- Merbau timber handrails
- All external aluminium windows and doors in 'BLACK' or 'WHITE' with 'GREY' or 'CLEAR' glass and diamond grill fly screens. *\*Invisi-gard also available at any additional cost*
- Weathertex Cladding board (3 style profiles available)
- All eaves and deck ceiling sheeted with Hardieflex

## WATERPROOFING

- Waterproofing to all wet areas to Australian Standards 3740

## INTERNAL LININGS

- Ceilings / Walls to be sheeted with 10mm plasterboard except wet areas
- Bathroom and ensuite to be sheeted with 10mm WR gyprock
- Square set ceilings in bathroom
- 75mm cove cornice throughout the rest of the house

## KITCHEN AREA

- Kitchen allowance includes entry level:
  - Appliances, joinery and benchtop,
- Stainless double bowl inset sink or Granite 1 1/4 sink (Left or right options available)
- Gooseneck mixer in matte black or chrome (optional pull out sprayer)
- \$35 per square metre for splashback allowance

## BATHROOM, ENSUITE, LAUNDRY AND TOILETS

- The allowance includes multiple product options or variations, available where applicable to the plans:
  - Vanity units - floor or wall mounted
  - Shower screens - frameless
  - Shaving cabinets as per length of vanity
  - Shower head and mixer kit - twin rail shower and shower mixer in matte black or chrome
  - Basin mixer - matte black or chrome
  - Bath kit - back to wall free standing bath in two sizes and inwall mixer in matte black or chrome
  - Double towel - matte black or chrome
  - Toilet roll holder - matte black or chrome
  - 45 litre Base laundry unit with matte black or chrome mixer
  - Back to wall toilet - with rear inlet
  - Tile insert floor wastes - matte black or chrome
  - Shower recess to allow for a seamless transition from main bathroom floor to the shower floor



## INTERNAL FIX OUT

- All internal doors with matte black or chrome handles
- The allowance includes multiple product options or variations, available where applicable to the plans:
  - Sliding doors, aluminium frame, to all robes, linens and stores
  - All materials needed in regards to walk in robes / built in wardrobes
- All architraves and skirtings – splayed/bevelled profile

## TILING AND VINYL PLANKS

- The allowance includes multiple product options or variations, available where applicable to the plans:
  - Vinyl planks – 9 style choices available
  - Tile choice allowance – up to \$35 per square metre
    - Tiling heights – shower walls to ceiling, wet area floors, splashbacks and skirting

## PAINTING

- Interior and Exterior – House fully painted with 3 coats of paint from the dulux white base range

## PLUMBING

- All plumbing works to be conducted as per the approved plans which includes:
  - Connection to water mains, storm water and sewer mains
- Hot water system – 125L Electric

## ELECTRICAL

- All power points, light switches and down-lights installed to meet the electrical requirements of the house
- 1 TV antenna point
- 1 TV antenna supplied and installed
- Exhaust fan in bathroom
- 1 split system air conditioner – Supply and install
- Fans in all bedrooms and living area
- Smoke alarms – Hard wired in accordance with council regulations
- Shut off switch to oven/hot plates
- Safety switch and circuit breakers installed as required in accordance with Australian standards



## OTHER INCLUSIONS

- Drafting of full set of working plans, including site plan, floor plan, elevations and electrical layout
- Soil tests – this inclusion is based on an S, M or HI result to the soil test only
- Plans – Engineering and draftsman, for either a slab foundation, or sub floor footings (whatever is applicable)
- 7.3 star energy efficiency certificate
- Plumbing permit from council
- QBCC home warranty insurance
- Q leave levy (if job cost is above \$150,000)
- Private certifier engagement costs and fees for inspections of foundation, frame and final
- Waste water / Septic tank treatment plant installation and design if applicable
- Complete clean to the inside and outside of the home prior to handover
- Scaffolding
- Temporary fencing
- Roofing edge protection
- Fall protection
- Fencing, grass, all landscaping
- Travel and/or accommodation for any job that is out side of a 100km radius of Bundaberg CBD

## IMPORTANT CONSIDERATIONS

Please note, the following factors may result in additional costs beyond the initial cost estimate, depending on specific site conditions:

- Non-standard engineering requirements, which may arise based on soil type.
- Hard rock removal if rock is discovered beneath the soil during construction.
- Unexpected burst services that were not identified in the initial report.
- Site access maintenance or any necessary repairs due to subsidence, should the soil be soft and require further work.

# LET'S BUILD TOGETHER!

We **appreciate you** taking the time to explore our **construction packages guide** and consider how our **innovative granny flats** can **enhance your property**. With a **commitment to quality** and **customer satisfaction**, we are **dedicated to guiding** you through every step of the process—from **design** to **final construction**. Our experienced team is here to ensure that your vision comes to life, and we are excited to partner with you on this journey.


We invite you to take the next step toward making your dream home a reality. Whether you have questions about design, customization options, or are ready to start your build, our team is eager to assist you. **Don't hesitate to reach out**—let's create the **perfect granny flat** that fits your needs and lifestyle. Your ideal living space is **just a call away!**

***“Bringing Your Unique Vision To Life”***

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