

Our standard inclusions.



We pride ourselves on offering you certainty on a fixed price that includes everything you need in your new home.

Before you make a final choice on your new home, check that all the following essential features are included in other builders' prices, or are they extra cost options that you get informed about during construction?

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**Give us a call or drop in
for a chat today.**

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Welcome **home.**

G.J. Gardner. HOMES

Inclusions	G.J. Gardner. <small>HOMES</small>	OTHER BUILDERS
+ Owned and operated by a local builder	✓	
+ Backed by the support of an International network and brand with over 25 years experience	✓	
+ Fixed price building contract	✓	
+ Certified house plans, contours, soil test, engineer designed footings and slab, allowing for a soil rating of "M"	✓	
+ Builder Indemnity Insurance	✓	
+ 6 year Structural Warranty	✓	
+ Standard BASIX requirements, 3 star rated taps and 4 star rated dual flush W.C's, R2.0 Bradford Glasswool to external walls and internal walls adjacent to garage, R4.0 Bradford Glasswool to ceilings (excludes garage walls and ceiling), 3000Ltr slimline corrugated iron above ground rainwater tank	✓	
+ General building fees (drafting, preparation for development application, submission of Development Application, Long Service Levy and standard Council related fees)	✓	
+ Engineering (soil test, W33/N2 wind loading design, structural details, certified frame and roof trusses)	✓	
+ Insurances (Home Owners Warranty, Construction Works, Public Liability)	✓	
+ Surveying (contour survey, house peg-out)	✓	

Design	G.J. Gardner. <small>HOMES</small>	OTHER BUILDERS
+ Fully flexible to alter any standard design or build custom designs	✓	
+ Complimentary site consultation with our New Home Consultant and the Builder	✓	
+ Colour selection consultation - 5hrs	✓	
+ Two opportunities to amend plans prior to submission	✓	
+ Range of quality, optional upgrades & alternative products	✓	

Construction	G.J. Gardner. <small>HOMES</small>	OTHER BUILDERS
+ Dedicated Construction Supervisor	✓	
+ 8 metre run for Utility Services included (gas, water, power, sewer)	✓	
+ Scaffolding and roof guard rails	✓	
+ 13 week maintenance period after completion	✓	
+ Builder's internal house clean – all external construction debris removed	✓	
+ R2 exterior wall batts	✓	

+ R4 ceiling batts	✓	
+ Termite treatment and certificate	✓	
+ Piering allowance of 80lm	✓	
+ Perimeter security fencing (up to 60m)	✓	
+ Stabilised site access to prevent tracking of sediment onto roadways	✓	
+ Sediment control fencing	✓	
+ Workers' amenities	✓	
+ Excavation (clear vegetation/site scrape, site works to house area to 500mm fall, excess spoil to remain on-site)	✓	
+ Removal of construction debris	✓	
+ Water (20mm water service and connection within 8m of proposed dwelling, under road boring not included, provide 2 external garden taps)	✓	
+ Sewer (provide sewer connection from junction in property boundaries within 10m of the proposed dwelling)	✓	
+ Stormwater (connect to 3000L rainwater tank with overflow to street based on 8m front setback, subject to council approval and compliance to BASIX certificate, drainage via charged 100mm round PVC lines)	✓	
+ Electrical (electrician to provide conduit and draw wire for underground service, lead-in and connection fees by builder)	✓	
+ Natural Gas (provide connection for oven cooktop, hot water unit and 1 internal heating point, lead-in and connection fees by owner)	✓	

Exterior	G.J. Gardner. <small>HOMES</small>	OTHER BUILDERS
+ Concrete slab to comply with Australian Standards 2870 for 'M' soil classification with F72 steel mesh	✓	
+ Termite treatment (Plasmit blanket to brick veneer perimeters, collars to drainage penetrations)	✓	
+ Wall and roof framing (90 x 35mm external and internal timber wall framing – exceeding industry and BCA standards, 2400mm ceiling heights, termite treated T2)	✓	
+ Brick veneer construction (selection from PGH Bricks builders range, Ironed joints with mortar, sarking provided to external timber walls)	✓	
+ Colorbond roof	✓	
+ Colorbond fascia, barges and hi-front quad gutter	✓	
+ Cladding (if applicable from Hardies 'Primeline' range)	✓	
+ Sliding aluminium windows and door units with standard glass, keyed locks and selected flyscreens	✓	

+ Eaves (fibre cement standard 4.5mm with PVC joint mould)	✓	
+ Alfresco ceilings are Aquacheck Plasterboard (13mm)	✓	
+ B&D Panelift sectional garage door in a selected range of Colorbond colours, with automated door opener and 2 remote controls	✓	
+ External doors – Corinthian Doors Madison PMAD104 front entry door (820 x 2040mm) with clear glass and Aluminium frame swing laundry door with clear glass	✓	
+ Door furniture – Gainsborough Trilock Contemporary series to front door & Contractor series to laundry door	✓	
+ Painting – selection of Dulux colours (to eave soffits, timber posts and cladding as applicable)	✓	
+ Hot Water Unit - Rheem instantaneous 27L preset to 50°C	✓	

Interior	G.J. Gardner. <u>HOMES</u>	OTHER BUILDERS
+ Standard 10mm gyprock to walls and ceiling, & 13mm water resistant plasterboard to wet area walls	✓	
+ Fibre cement sheeting to all tiled walls	✓	
+ 90mm plaster cove cornice	✓	
+ Internal doors – Duracote flush panel internal doors	✓	
+ Door furniture – Contractor 100 series lever with privacy option to bathroom, ensuite, rectangular flush pulls to cavity sliding door units	✓	
+ 67 x 18mm pine skirting and architraves	✓	
+ Linen press with 4 melamine shelves as per plan	✓	
+ Built in robes as per plan (single shelf with hanging rail, swinging doors standard)	✓	
+ Paint – Dulux three coat paint system	✓	
+ Builder's internal house clean prior to handover	✓	

Kitchen	G.J. Gardner. <u>HOMES</u>	OTHER BUILDERS
+ Selected stone bench top (20mm)	✓	
+ Selected laminate doors, melamine carcass	✓	
+ Selected Metaline splashback (under overhead cabinets)	✓	
+ 150mm kickboard	✓	
+ Range of door handles	✓	
+ Miele 60cm stainless steel electric oven	✓	
+ Miele 60cm stainless steel gas cooktop	✓	

+ Miele 60cm concealed rangehood	✓	
+ Smeg stainless steel kitchen sink from LE series	✓	
+ Mizu Drift sink mixer tap	✓	

Wet Areas	G.J. Gardner. <small>HOMES</small>	OTHER BUILDERS
+ Floor mounted vanity units up to 1200mm	✓	
+ Steel enamelled bath 1700mm (base pressed)	✓	
+ Back to wall toilet suite with soft close seat	✓	
+ Custom frameless shower screen up to 2m high and polished edge mirror to the width of the vanity	✓	
+ Mizu Drift series tapware and Mizu Drift accessories including 700mm single towel rail, glass shower shelf to ensuite & main bathrooms, guest towel holder to powder room & toilet roll holder to all bathrooms	✓	
+ Ram/Yeva/Luka shower head 150mm	✓	
+ Bath wall spout 200mm	✓	
+ Wall tiles in bathroom and ensuite to 2.0m high	✓	
+ Laundry and powder room, skirting tiles and splash back tiles	✓	
+ Square chrome grate floor wastes	✓	
+ Laundry trough 40L and cabinet, mixer tap	✓	
+ Waterproofing to wet areas to comply with Australian Standards	✓	

Electrical	G.J. Gardner. <small>HOMES</small>	OTHER BUILDERS
+ Site establishment fee	✓	
+ Earth leakage circuit breakers	✓	
+ Isolation switch to cooktop and oven	✓	
+ Smoke detectors hardwired as per Building Code of Australia x 2	✓	
+ Weatherproof power points for hot water unit and rain tank pump	✓	
+ Power points x 30	✓	
+ Lights – LED downlights x 40, 2x external, 1x 2-way switching, 3x television points to roof cavity only, aerial and connection by owner, 3x telephone points	✓	
+ Exhaust fan to WC or powder room if required for BCA	✓	

Two Storey homes/bearers and joist construction 'lifestyle' inclusions	G.J. Gardner. <small>HOMES</small>	OTHER BUILDERS
+ Timber flooring system (Hybeam 'I' floor joists and particleboard flooring)	✓	
+ Frame Carpenter platform and stair void protection	✓	
+ Cover grade internal stairs (timber moulded handrail, flat cap post)	✓	
+ Decks/verandahs (laminated verandah beams and 112mm x 112mm posts, powder coated aluminium external handrail and balustrade (if required) in Flat top style)	✓	

BASIX Requirements (additional items may be required)	G.J. Gardner. <small>HOMES</small>	OTHER BUILDERS
+ Energy efficiency report	✓	
+ Insulation (R2 Glasswool wall insulation to external walls, R4 Glasswool ceiling insulation to all roof space, excluding verandahs/porches and garage)	✓	
+ Provide 3000L tall slimline rainwater tank including pump, control unit and backflow prevention device	✓	
+ 450mm wide eaves subject to design and setback restrictions	✓	
+ Provide 3 star tapware and 4 star WCs with dual flush option	✓	