

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?

Standard statutory and general fees	G.J. Gardner. <small>HOMES</small>	OTHER BUILDERS
+ Building & construction safety (OH&S)	✓	
+ DA plans	✓	
+ Development application fee	✓	
+ Long service levy	✓	
+ Plumbing and drainage compliance	✓	
+ Water connection	✓	
+ Engineers slab design	✓	
+ Contour survey	✓	
+ Soil and wind site classifications	✓	
+ Construction certificate	✓	
+ Home owners warranty	✓	
+ 6 year structural warranty	✓	
+ 13 week maintenance warranty	✓	
+ Construction insurance	✓	

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	✓	
+ Complimentary colour selection consultation	✓	

Exterior	G.J. Gardner. <small>HOMES</small>	OTHER BUILDERS
+ Frames T2 treated timber pine 90mm	✓	
+ Trusses T2 treated timber pine	✓	
+ Sarking to walls	✓	
+ Brick walls - wide range to choose from including off white or grey mortar with flush or raked joints	✓	
+ Fibre cement cladding walls	✓	
+ Colorbond metal roof or roof tiles with sarking	✓	
+ Roof pitch 22.5°	✓	
+ Colorbond metal fascia with quad slotted gutter	✓	
+ Powder coated aluminium windows and sliding doors with keyed locks	✓	

+ Aluminium fly screens to all windows & sliding doors	✓	
+ Termite treatment	✓	
+ 2 external garden taps	✓	
+ Hot water gas continuous flow system	✓	
+ Sectional panel garage door with auto lift and 2 remote controls & wall remote	✓	
+ Decorative front entrance door including a 'Trilock' contemporary series lockset	✓	
+ Rear door with knob handle plus deadlock	✓	
+ Two storey homes – Powder coated alluminum top & bottom rail with picket balustrade	✓	

Interior	G.J. Gardner. <small>HOMES</small>	OTHER BUILDERS
+ Frames T2 treated timber pine 90mm	✓	
+ Ceiling height 2400mm throughout	✓	
+ Internal doors- choose from standard range	✓	
+ Sliding doors - to built in robes & linen	✓	
+ WIR include - two bank of 5 shelves and hanging space	✓	
+ Robes include – one bank of 5 shelves and hanging space	✓	
+ Linen press with 4 shelves	✓	
+ Broom cupboard 1 shelf	✓	
+ Door handle furniture choose from standard range	✓	
+ Door stops to all internal swinging doors	✓	
+ Plasterboard to walls & ceilings with fc sheet to bathroom and ensuite	✓	
+ Fully lined garage	✓	
+ Cove profile cornices 55mm, 75mm, 90mm	✓	
+ Skirting and architrave 66mm x 18mm, half splayed profile	✓	
+ Plumbing to all hot and cold water points	✓	
+ Two storey homes – treated timber flooring system to first floor	✓	
+ Two storey homes – timber internal stairs with internal handrail	✓	

Kitchen	G.J. Gardner. <small>HOMES</small>	OTHER BUILDERS
+ Fully laminated kitchen cupboards	✓	
+ Laminated bench tops from standard colour range	✓	
+ Overhead kitchen cupboards with bulkhead	✓	
+ Pull handles – from standard range	✓	
+ 1 set of 4 kitchen drawers	✓	
+ Built in pantry with 4 shelves	✓	
+ Ceramic tiles to kitchen splash back	✓	
+ Gas or electric cooktop 600mm	✓	
+ Under bench electric oven 600mm - multi function	✓	
+ Slide out range hood 600mm - ducted	✓	
+ 1 3/4 Stainless Steel bowl with single drainer	✓	
+ Gooseneck sink mixer, Chrome finish	✓	
+ Microwave provision with single power point	✓	
+ Dishwasher provision with single power point and capped cold water point	✓	

Bathrooms	G.J. Gardner. <small>HOMES</small>	OTHER BUILDERS
+ Laminated wall hung/wall kick cabinetry 900mm w/ ceramic tops & single basin & chrome push plug	✓	
+ Shower rise / shower rail	✓	
+ Polished edge mirror 1m high by full length of vanity	✓	
+ Ceramic tiled shower base with chrome waste	✓	
+ Framed shower screen with pivot door and clear laminated glass	✓	
+ Chrome mixer taps to shower, bath and basin	✓	
+ White acrylic bath 1670mm	✓	
+ White ceramic toilet suite including soft close & detachable seat with chrome mini stop tap	✓	
+ Tiling to bathroom/ensuite floors, 300mm skirting tile to walls, 300mm vanity splash-back, 600mm above bath and 2000mm high in shower	✓	
+ Tiling to powder room floors & 300mm skirting tile to walls	✓	
+ Quality chrome accessories	✓	
+ Chrome floor waste	✓	
+ Waterproofing to bathroom, ensuite & powder room	✓	

Electrical	G.J. Gardner. <small>HOMES</small>	OTHER BUILDERS
+ Earth leakage circuit breakers	✓	
+ LED down lights throughout the home and alfresco	✓	
+ Flouro lights to garage	✓	
+ LED security sensor light	✓	
+ Entry light	✓	
+ 3 in 1 combination heat / light/exhaust fan to bathroom & ensuite	✓	
+ Double power points - 1 per room, 2 to main bedroom and kitchen	✓	
+ Smoke detectors as per Australian building Code	✓	
+ 2 TV points	✓	
+ 1 Telephone point	✓	
+ Light / exhaust fan to powder room	✓	

Laundry	G.J. Gardner. <small>HOMES</small>	OTHER BUILDERS
+ 45 litre Stainless steel square sink with cabinet including rinse bypass	✓	
+ Tiling to laundry floor, 300mm skirting tiles to wall and 600mm splashback to sink	✓	
+ Single lever sink mixer, chrome finish	✓	
+ Waterproofing included	✓	
+ Chrome floor waste	✓	

Painting	G.J. Gardner. <small>HOMES</small>	
+ Interior walls & ceiling - premium low sheen three coat paint system	✓	
+ Interior doors & trims - sealer undercoat with enamel semi gloss top coats (one colour)	✓	
+ Exterior doors - sealer undercoat with enamel top coats	✓	
+ Exterior cladding & eaves - weathershield paint	✓	
+ PVC downpipes - weathershield paint	✓	

Added Inclusions	G.J. Gardner. <small>HOMES</small>	
+ Hybrid 7mm Planks to Main Floors – Standard Allowance	✓	
+ Plain Concrete Broom Finish Driveway – Allowance 45m2	✓	
+ Carpet to Bedrooms & Built in Robes – Standard Allowance	✓	
+ 5.0KW Split System Air Conditioning Unit	✓	

Images may depict fixtures, finishes and features not supplied by G.J. Gardner Homes. Better Builders Batemans Bay Pty Ltd trading as G.J. Gardner Homes Batemans Bay. Builders Licence 250712C.

G.J. Gardner Homes Batemans Bay.
Call **4472 1628** or visit **3 Beach Rd, Batemans Bay**

G.J. Gardner. HOMES