



Transportable home Builders

Stage	%	Inclusions
Preliminary Deposit		Site Inspection, soil test, site reports, sketch plan, energy rating & price estimate. Deposit = \$2,500 Preliminary deposit will be deducted from the contract deposit on signing of the building contract
Deposit	5	State Building Contract, Warranty Insurance policy. Building permit application
Base	10	Supa 17 timber bearers and joist with R1 insulated Yellow tongue flooring.
Frame	25	Certified structural frame including pine frame, trusses and or oregan rough sawn rafters, and steel veranda posts.
Lock-up	35	Electrical rough-in to power, lights & smoke detectors. Plumbing point rough-in to outlets. Roofing - Colorbond Corrugated roofing, fascia, gutter and flashings. Insulation - Reflective sarking foil. Windows and Sliding doors – Aluminium single glazed, with aluminium nylon mesh fly screens. Door – feature entry door Cladding- Hardiplank wood grain
Completion in yard	20	Gyprock plasterboard to walls and ceiling with R1.5 batts to walls and R3.5 to the ceilings. Kitchen, bathroom and ensuite Joinery (laminated bench and doors). Doors Redi coat flush panel with Builders range door knobs or levers. Sliding aluminium frame Gyprock infill robe doors with shelving. Poly Marble Shower bases, Acrylic bath, Caroma toilets, advantage tap ware. Tiling to wet area floors and splash backs over water proof membrane. Semi frameless pivot shower screens, Fiori sinks and mixer, laundry trough and acrylic cabinet. Plumbing points fit off and waste set to floor level. Fiori Oven, electric cook top, and range hood. RheemPlus Electric hot water unit (nb. Installation of hws unit by others). Electric – 240 volt in-wall internal switch board. Light, power & smoke detector outlets.
Delivery, Installation & Ready to Handover	4	Footings and stumps installed – based on “M” class soil type. Delivery, installation & reassembly of your new home on an accessible site. Ready for hand over – You take possession of your new home & maintenance period commences.
Occupancy & Completion	1	Final Occupancy Certificate is issued by relevant authority and building works are complete as per the Building Contract.
Not Included in the Building Contract		Additional Cartage over 250 road Km from Albury. Mobile Crane. Home elevation greater than 800mm or fall more than 200mm, handrails, Paint and staining, Floor & window coverings, Heating and cooling. Additional verandas, decking, handrails, steps and carport. Site service supply & connections to your new home.