

'Complete' Inclusions

We offer you a level of modern and individual features that will make your cabin or house a home.

Read through this comprehensive list of inclusions in which quality is emphasised and be prepared for a pleasant surprise.



General Construction

- ✓ Your cabin or home is fully built for you off-site
- ✓ You can use our floor plans or design your own

Steel Base Frame

- ✓ Engineer designed heavy duty steel chassis
- ✓ RHS Galvanized steel floor joists – welded system

Installation and Footings

- ✓ Installation on engineer designed steel stump/concrete pier footing system (On reasonably level site with max.700mm FFL)

Floor and Framing

- ✓ 22mm H2 termite treated particle board flooring
- ✓ FC Flooring to bathroom
- ✓ Termite treated pine wall framing and roof framing
- ✓ Continuous structural termite treated plywood wall bracing to all external walls for extra strength
- ✓ Individual engineer frame inspection and certificate to every building

Roofing

- ✓ 14 degree straight gable roof pitch with 'Colorbond' custom-orb roof sheeting (other roof options available)
- ✓ 'Colorbond' metal fascia and gutters
- ✓ Eaves to front & rear gables 300mm wide lined and painted

Cladding

- ✓ Your colour choice of maintenance-free vinyl weatherboards (foam-backed) - with 50 year manufacturer's warranty OR
- ✓ Painted Weathertex Millwood ruffsawn weatherboards – with a 25 years manufacturer's warranty OR
- ✓ Horizontal 'Colorbond' custom-orb wall cladding/feature walls only
- ✓ Western Red Cedar or Granosite upgrade options available

Insulation (Six Star System)

- ✓ Thermal min. R1.9 Insulation to all external walls plus
- ✓ Sisalation building paper to all external walls
- ✓ Thermal R1.8 non-flammable 75mm blanket/foil roof insulation to underside of roofing iron
- ✓ Thermal R2.5 insulation batts to all ceilings – cathedral and level
- ✓ Plywood wall bracing and polystyrene foam backing to vinyl cladding (if vinyl cladding used) provides additional insulation (>R1.5)
- ✓ Tinted (grey) windows and doors (where sliding doors are shown)

Internal Lining

- ✓ Painted plasterboard interior wall linings
- ✓ Plasterboard ceilings - raked ceilings in kitchen/living/dining area with 55mm cornice
- ✓ Wet areas lined with villaboard/water resistant board to laundry

Doors and Internal Fixout

- ✓ Flush panel front door
- ✓ Rear flush panel door with flyscreen door - to some designs
- ✓ Low maintenance Aluminium sliding door (grey tinted) with flyscreen door – where 'SGD' shown
- ✓ Painted flush panel internal doors with satin stainless door furniture throughout
- ✓ Painted gloss enamel colonial or bevelled skirtings & colonial or bevelled architraves

Windows

- ✓ Low maintenance aluminum sliding windows (all grey tinted) with fly screens
- ✓ Colour matched flyscreens to all windows

Kitchen

- ✓ Full size moisture resistant kitchen cabinets/rolled edge bench top with choice of edge profiles
- ✓ Formica cupboard doors and drawers (all PVC edge stripped for durability) with 'Blum' lifetime warranty hinges, 'Blum' lifetime warranty metal sided drawer runners and fitted cutlery tray
- ✓ Overhead cupboard unit as per plan plus microwave cupboard
- ✓ Euromaid Freestanding four plate electric oven or
- ✓ Euromaid Ceramic two plate hotplates set into kitchen bench top
- ✓ Fixed Rangehood over stove
- ✓ Double pronged pull out tea towel rails
- ✓ Single bowl stainless steel sink with draining board

Tiling

- ✓ Select tiles from standard choices
- ✓ Full ceramic floor tiling to WC & Laundry
- ✓ Ceramic tiled floor in bathroom/ensuite
- ✓ Tiled shower base
- ✓ Bathroom/Ensuite shower walls tiled to 2000mm high with feature mosaic tiles and tiled soap dish/shelf
- ✓ Skirting tile to Bathroom/Ensuite/Laundry/WC
- ✓ Tiled splashback over vanity unit/tub
- ✓ Full height tiled splashback between kitchen bench and overhead cupboards with feature mosaic tiles

Wet Area Fittings/Features

- ✓ Glass pivot door shower screen
- ✓ Quality gloss vanity on aluminium legs or wall hung with large mirror over
- ✓ Built in acrylic bath where shown
- ✓ Dual flush toilet suite
- ✓ Chrome plated toilet roll holder, towel ring, towel rail, robe hook
- ✓ Quality chrome plated flickmixer tapware to Bathroom/Ensuite
- ✓ 45 litre stainless steel tub with poly cabinet to Laundry as per plan
- ✓ Quality chrome plated solid brass washing machine tapware to laundry (under tub) as per plan

Built In Wardrobes/Linen Cupboards

- ✓ Ceiling height robe with laminated shelf and chrome hanging rail
- ✓ Full height sliding mirror robe and vinyl faced doors as per plan
- ✓ Walk in robe where shown
- ✓ Laminated robe cupboard with laminated shelf & chrome hanging rail to Bed 2 (as shown)
- ✓ Laminated linen cupboards with four laminated shelves

Painting

- ✓ Fully painted in your colour choice (with the additional option of feature walls and multi-colour indoor paint schemes)
- ✓ All external painting complete

Electrical and Plumbing

- ✓ Individual wall pipes inspection and certificate to every building
- ✓ Circular LED Oyster light fittings throughout
- ✓ Front and rear external light (where rear external door is shown) with external switch beside or sensor light to front entry door
- ✓ Ceiling exhaust fan to Bathroom/Ensuite
- ✓ Ample double power points throughout
- ✓ Earth leakage, circuit breakers fitted for safety
- ✓ Internal access to circuit breaker board for safety
- ✓ Hard wired smoke detector (with battery backup)
- ✓ Rinnai B16 instant gas hot water system
- ✓ Provision for TV Cabling to living room

Floor Coverings

- ✓ Your choice of quality Godfrey Hirst 'Retreat' series carpet to Bedrooms, installed on Dunlop Foam underlay
- ✓ Your choice of vinyl floor covering from 'Pegulan' range to kitchen/living/dining area installed on Masonite underlay

Roofed Verandah (Where Shown)

- ✓ Constructed on main steel chassis under main gable roofline (front, rear and entry verandahs)
- ✓ Maintenance free Latitudes composite decking
- ✓ Painted handrail with 5 wires of horizontal 316 stainless steel wires
- ✓ Painted FC lining and Cathedral ceiling
- ✓ Stairs with pipe handrail to all external doors

On-site Work

- ✓ Entry Stairs - aluminium treads 1100mm wide on hot-dipped galvanised steel stringers
- ✓ Powder coated pipe handrail to one side of steps

Other

- ✓ 8 year structural warranty with 12 month maintenance period
- ✓ All appliances/manufacturers warranties
- ✓ Your cabin/home built under factory supervision
- ✓ Tight quality control due to off-site building
- ✓ Delivery within 50km of Gympie QLD (of course we service all of QLD and NT)
- ✓ Site plans, elevations and drawings for certifier/council
- ✓ Full QBCC insurance coverage for residential projects
- ✓ Application to certifier/ council (not including fees)
- ✓ Soil Testing
- ✓ Engineer Designed
- ✓ Energy Efficiency Rating Report
- ✓ Wind rating for your area (including W50C/C2 areas)
- ✓ Relocatable but built to residential building standards

Optional Extras

- ✓ Upgrade the plan of your choice to Premium Range/Inclusions
- ✓ Colorbond dado or random feature panel sections to external cladding
- ✓ Western Red Cedar or Granosite Cladding
- ✓ 'Altache' Western Red Cedar cladding for gable feature infill

- ✓ Bullnose roof to verandah
- ✓ Hip/Dutch gable to front and rear roof
- ✓ Steeper Roof Pitch or Split Pitch or Double Gable
- ✓ Curved roof or curved ridge line
- ✓ Timber framed colonial awnings over windows with Colorbond mini-orb roof sheeting
- ✓ Curved Colorbond awnings
- ✓ Security screen door
- ✓ Cedar bi-fold doors opening onto verandah
- ✓ Solid clear lacquered V.J. pine or painted V.J. wall paneling to 900mm with dado rail
- ✓ Tiled entry
- ✓ Tiled bathroom walls to 1200mm high
- ✓ Fully moulded shower enclosure
- ✓ Fan/light/heater to bathroom
- ✓ Designer vanity unit
- ✓ Reading lights to beds
- ✓ Downlights
- ✓ Ceiling fans
- ✓ Split system air conditioners
- ✓ Keyed Switch to air conditioners / key tag switching
- ✓ Ceramic tiled floor to living/dining/kitchen area
- ✓ Appliance upgrade including stainless steel finish
- ✓ Gas oven/ gas hotplates
- ✓ Larger sinks/designer sinks
- ✓ Dishwasher/ larger refrigerator or Freezer
- ✓ Curtains/Privacy Sheers/Blinds
- ✓ Disabled design features to all or part of cabin/home
- ✓ Eaves upgrade to premium range/wider eaves

'Package' Inclusions

General

- ✓ Suede lined curtains to sliding door and all clear windows throughout except kitchen OR
- ✓ Roller blinds to all clear windows throughout and curtains or vertical blinds to sliding doors
- ✓ Sunscreen filter type fabric roller blind

Kitchen/Living Area

- ✓ 262L Haier two door Refrigerator /freezer - except Correa designs which have a Westinghouse 120L fridge
- ✓ Werzalit table and vinyl padded stacking chairs

Main Bedroom

- ✓ Queen bed with commercial innerspring mattress
- ✓ Four drawer dressing table with mirror in robe
- ✓ Drawers with 'Blum' lifetime warranty drawer sides
- ✓ Wall mounted light over mirror in robe
- ✓ Freestanding bedside tables or Melamine bedside shelves/drawers

Bunkroom

- ✓ Powder-coated steel bunks with safety rail and ladder
- ✓ 150mm foam mattresses

