



ACROW
GRANNY FLATS

STANDARD INCLUSIONS

dare to compare!

ACROW GRANNY FLATS

COMPETITOR 1

COMPETITOR 2

GENERAL

Builder's Insurance (Construction Risk Insurance), Public Liability, Workers Compensation



HBCF Home Owners Warranty Insurance



HIA (Housing Industry Association) Contract



Exterior and Interior Colour Selection with In-House Consultant



Complying Development Approval Costs



BASIX Certificate



Geotechnical (Soil) Report



Full Detail & Contour Survey



Utility Services Scan



Termite Management - Perimeter protection and collars to all slab pipe penetrations OR ant capping as per Australian Standards



Project Manager



Site Supervision



SITE PRELIMINARIES

Site Costs Allowance - Up to 200mm fall across building envelope



Arrange and manage surveyor



Skip bins for site waste



Trade waste removal and disposal to perimeter of site as necessary



Temporary site fencing



Installation of sediment fencing



Temporary site toilet



Pegout survey



CONNECTIONS

Sewer mains connection to house up to 10Lm	✓		
Stormwater mains connection to house up to 10Lm	✓		
Water mains connection to house up to 10Lm	✓		
Single phase electrical mains connection to house up to 30Lm	✓		

CONSTRUCTION FEATURES

Foundations - Concrete waffle pod slab up to M class, slab strength up to 25MPa OR timber bearers and joists with 75x75mm steel piers and 100mm reinforced concrete slab to rainwater tank	✓		
Framing - Design, supply, fabrication, delivery and erection of H2 treated timber frames and trusses (to AS1170, AS1720 timber structure) OR Truecore steel frames (to AS3623 metal frames)	✓		

EXTERNAL FEATURES

Waterproofing - External waterproofing installed as per Australian Standards	✓		
Metal Roofing - Colorbond custom orb roof sheeting with your choice of colours from the Acrow Standard Range	✓		
Roof Profile - Gable ends as per Acrow Standard Designs	✓		
Fascia & Gutter - Colorbond metal fascia and 100mm quad gutter with your choice of colours from the Acrow Standard Range	✓		
Downpipes - 90mm PVC downpipes with painted finish	✓		
External Cladding - Weathertex Selflok Millwood wall cladding with painted finish to external walls as per Acrow Standard Designs	✓		
Windows - Bradnams powder coated aluminium sliding windows (sizing to match standard ordering sizes) as per Acrow Standard Designs	✓		
External Architraves - 66x18mm pencil round external architraves to windows and entrance door with painted finish	✓		
Flyscreens - Powder coated aluminium framed fibreglass mesh flyscreens to all operable windows only	✓		
Entrance Door - Selection of Hume 2040x820mm entrance doors from Acrow Standard Range	✓		
Door Furniture - Selection of Gainsborough security lever door handles and separate deadlock from Acrow Standard Range	✓		
Rainwater Tank - 2,000Ltr slimline rainwater tank with pump and outdoor tap (subject to BASIX requirements)	✓		
Hot Water System - Midea 280Ltr electric hot water system with heat pump	✓		
Letterbox - Freestanding letterbox from Acrow Standard Range	✓		
Clothesline - Wall mounted foldout clothesline from Acrow Standard Range	✓		

INTERNAL FEATURES

Ceiling Height - 2400mm throughout	✓		
Plaster - 10mm plasterboard to all internal walls and ceilings and 10mm WR villaboard to ensuite/bathroom/laundry ceilings	✓		
Cornice - 90mm cove cornice to all flat ceilings	✓		
Skirting & Architraves - 66x18mm pencil round	✓		
Internal Doors - Selection of Hume 2040mm high doors from Acrow Standard Range	✓		
Door Furniture - Selection of Gainsborough passage lever door handles with optional privacy set from Acrow Standard Range	✓		
Flooring - Timber laminate flooring throughout (excluding wet areas) from Acrow Standard Range	✓		
Blinds - Roller blinds to all clear windows from Acrow Standard Range	✓		

KITCHEN

Oven - Haier 600mm built-in electric oven	✓		
Cooktop - Haier 600mm electric cooktop	✓		
Rangehood - Haier 600mm undermount rangehood with external ducting	✓		
Sink - Stylus Radiant 1100mm 1 3/4 bowl flushline sink	✓		
Sink Mixer - Phoenix Pina sink mixer in chrome finish	✓		
Benchtop - Quantum Quartz 20mm stone benchtop or 32mm laminate benchtop from Acrow Standard Range	✓		
Cabinetry - Gloss polyurethane or satin melamine smooth finish cabinetry and matching kickboards with your choice of colours from the Acrow Standard Range	✓		
Cabinetry Handles - Finger pulls or 128mm nickel handles	✓		
Splashback - Ceramic wall tiling from Acrow Standard Range	✓		

STORAGE

Robes - Mirrored or white sliding doors with 1x overhead shelf, full hanging rail and bank of shelves and drawers	✓		
Linen Cupboard - Hume 2040mm high hinged door with 4x white melamine shelves	✓		

BATHROOMS

Waterproofing - Internal waterproofing installed to wet areas in accordance with BCA requirements and Australian Standards	✓		
Vanity & Basin - Duraplex 600mm freestanding vanity with china benchtop, built-in basin and Parisi pop-up plug and waste	✓		
Basin Mixer - Phoenix Pina basin mixer in chrome finish	✓		
Mirror - Duraplex 600mm frameless white mirrored shaving cabinet or 600mm polished straight edge mirror	✓		

BATHROOMS CONTINUED

Shower Screen - Semi-frameless aluminium shower screen with pivot door	✓		
Shower Head - Phoenix Pina single shower on rail in chrome finish	✓		
Shower Mixer - Phoenix Pina shower/wall mixer in chrome finish	✓		
Soap Dish - Phoenix Festival soap dish in chrome/glass finish	✓		
Towel Rail - Phoenix Festival 600mm single towel rail	✓		
Toilet - Liara universal back-to-wall white toilet suite	✓		
Toilet Roll Holder - Phoenix Festival toilet roll holder in chrome finish	✓		
Tiling - Ceramic 300x300mm floor and 300x600mm wall tiles (2.1m to shower, 300mm to splashback and 150mm to skirting) from Acrow Standard Range	✓		
Grout - Ardex coloured grout to tiled areas	✓		

LAUNDRY

Waterproofing - Internal waterproofing installed to wet areas in accordance with BCA requirements and Australian Standards	✓		
Tub - Everhard 30Ltr mini white laundry tub and cabinet	✓		
Tub Mixer - Phoenix Ivy MKII sink mixer in chrome finish	✓		
Washing Machine Taps - Chrome finish with provision for washing machine to be installed by Owner	✓		

PAINTWORK

External - Taubmans exterior low sheen paint to timber and metal surfaces (2 coats)	✓		
Internal Walls - Taubmans low sheen wall paint (2 coats)	✓		
Ceilings - Taubmans ceiling paint finish including cornice (2 coats)	✓		
Internal Woodwork - Taubmans semi-gloss paint (2 coats)	✓		

HEATING & COOLING

Actron 2.5kW cooling/2.6kW heating split system air conditioner	✓		
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INSULATION

External - Sarking and insulation under roof sheeting and R2.0 insulation batts to external walls (subject to BASIX requirements)	✓		
Internal - R4.0 insulation batts to ceiling	✓		

PLUMBING & DRAINAGE

All sewer drains shall be generally in accordance with the relevant state act for sewage and water supply	✓		
All plumbing work shall be undertaken by a licensed plumber in accordance with the sewage and plumbing act	✓		

PLUMBING & DRAINAGE CONTINUED

Supply and install new stormwater/sewer lines and connect to existing mains connection on site	✓		
Provide hot/cold water supply and sewer connection to all bathrooms, laundry and kitchen	✓		
Installation of 2,000Ltr rainwater tank and pump	✓		
Installation of 280Ltr electric hot water system and heat pump	✓		
Installation of 1x 100mm PVC stormwater line from each rainwater tank overflow to existing mains connection on site	✓		

ELECTRICAL SERVICES

All electrical work shall be undertaken by a licensed electrician in accordance with state electrical regulations	✓		
Supply and install single phase meter box including all circuit breakers (power supply fees excluded, final electrical connection to be organised by Owner through their chosen electrical retailer)	✓		
NBN provision (connection to be organised by Owner through their chosen NBN/internet provider)	✓		
Supply and installation of TV antenna	✓		
Clipsal Iconic single power points to refrigerator provision and appliances	✓		
Clipsal Iconic double power points (up to 10x - locations subject to final design)	✓		
1x Clipsal Iconic television point	✓		
1x Clipsal Iconic data point	✓		
Clipsal Iconic weatherproof power points to rainwater tank pump and hot water system	✓		
1x Weatherproof double power point	✓		
LED downlights throughout (up to 10x - locations subject to final design) or white ceiling fans with lights to bedrooms in lieu of downlights (up to 2x)	✓		
1x Ducted 3-in-1 IXL light/fan/heater to bathroom	✓		
1x Ducted exhaust fan to separate laundry (subject to final design)	✓		
1x Smoke detector wired to mains power with battery backup	✓		
1x Rainwater tank connection away from the house	✓		

How did we compare?

We'd love to hear your thoughts!
Get in touch for a further discussion and to book your free site inspection.



02 4308 7854



info@acrowns.com.au



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