

Standard Inclusions

High quality products and finishes is only the beginning





We know that when it comes to building your home that everyone is different, and we are very flexible on products you would like to include and deal with multiple suppliers that offer a large variety of products if you are looking to upgrade further.

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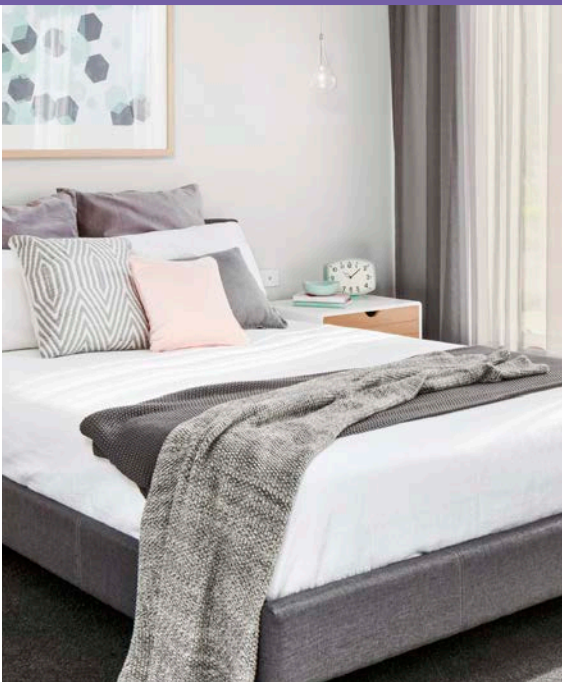
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OUR INCLUSIONS

At the Independent Builders Network, we understand the importance of setting a high standard when it comes to our standard inclusions and more importantly what we include when it comes to your new home. This is where we differ from the larger volume builders as we believe in using the highest quality suppliers & trades plus include the items you need upfront.

A small sample of items we include as standard are:

- ✓ Floor Coverings Throughout
- ✓ 3 Coat Paint Specification
- ✓ Sectional garage door with 2 remotes
- ✓ Quality Kitchen and Bathroom products
- ✓ Sliding robe doors
- ✓ Towel Rails
- ✓ Eaves

We know that when it comes to building your home that everyone is different, and we are very flexible on products you would like to include and deal with multiple suppliers that offer a large variety of products if you are looking to upgrade further. Building with an Independent Builder is sure to give you a house you are proud to call your home.

HANDY TIPS

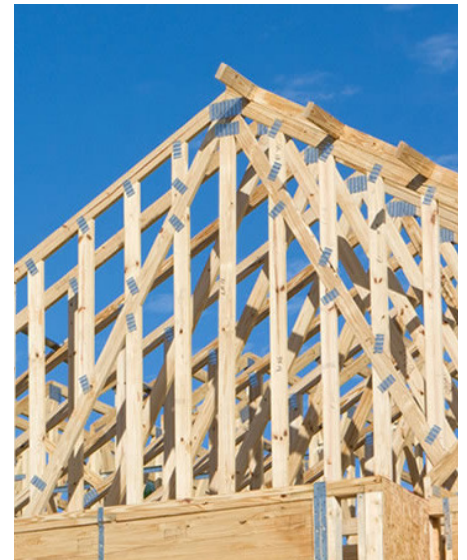
Handy
Tip

Keep an eye out for our handy tips on what to ask your builder who will best advise on how they can further assist you.



PRELIMINARIES, SITE WORKS, CONCRETE, FRAMES & TRUSSES

- ✓ Fixed Price Contract
- ✓ Drafting, Engineering & Construction Plans Including Soil Report
- ✓ All Relevant Permits, Insurances, Specifications and Building Agreements
- ✓ Home Owner's Warranty Certificate
- ✓ 3 Month Maintenance Period Following Completion
- ✓ 6 Star Energy Efficiency Rating Report
- ✓ Ceiling Height 2440mm
- ✓ Traditional Façade
- ✓ Internal Cleaning Prior to Handover
- ✓ M Class Piered Slab On Level Site
- ✓ T2 Treated 90mm Wall Frames with Pine Roof Trusses
- ✓ All Relevant Connections and up to 300mm Fall



SKETCH
BUILDING DESIGN



ROOFING PRODUCTS

✓ COLORBOND® steel Fascia, Guttering and Downpipes



Basalt®	Cove®	Cottage Green®	Dune®	Evening Haze®	Gully®	Ironstone®	Jasper®
Mangrove®	Monument®	Deep Ocean®	Shale Gray®	Surf Mist®	Southerly®	Wallaby®	Windspray®
Dover White®	Classic Cream®	Woodland Grey®	Manor Red®	Night Sky®	Paperbark®	Pale Eucalypt®	Bluegum®



WINDOWS

✓ Aluminium Single Glazed Sliding Windows & Doors including locks and keys

Surfmist® Matt	Pearl White® Gloss	Ultrasilver® Gloss	Dune® Satin	Paperbark® Satin	Basalt Satin	Woodland Grey® Satin
					Black® Satin	Monument® Matt





BRICKS & EXTERNAL PRODUCTS

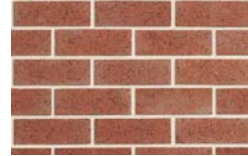
- ✓ Bricks to external walls (5 to select from within standard range)
- ✓ Standard Colour mortar
- ✓ Brick infill above garage
- ✓ 450mm wide eave sheets



Bark



Straw



Red Rock



Jarra



Putty

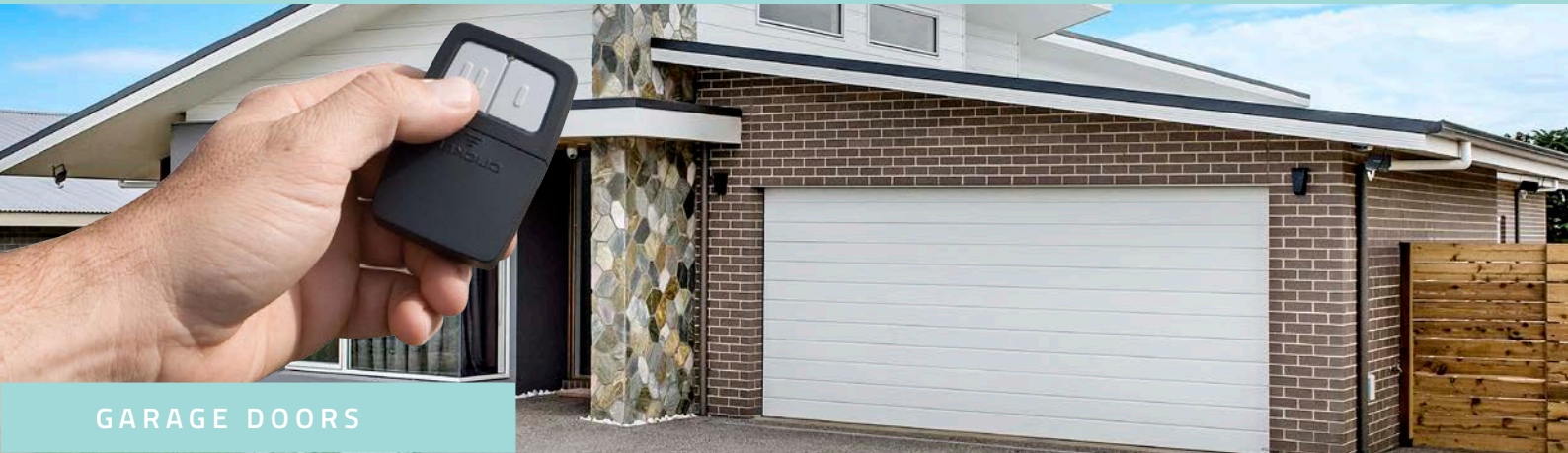


Handy Tip

Looking for another option to bricks?

Ask our builders about the exclusive upgrade products on offer through James Hardie and their Range.





GARAGE DOORS

✓ COLORBOND® steel Sectional Overhead Garage door with Remote Control access



The Mediterranean®



The Cosmopolitan®



The Georgian®



The Regency®



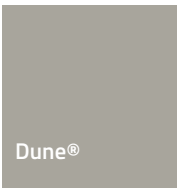
Basalt®



Cove®



Cottage Green®



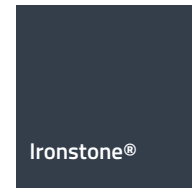
Dune®



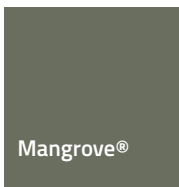
Evening Haze®



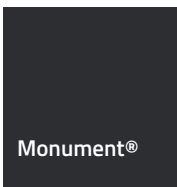
Gully®



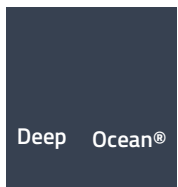
Ironstone®



Mangrove®



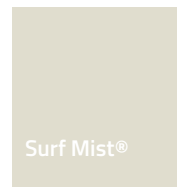
Monument®



Deep Ocean®



Shale Gray®



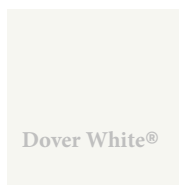
Surf Mist®



Wallaby®



Jasper®



Dover White®



Classic Cream®



Woodland Grey®



Night Sky®



Paperbark®

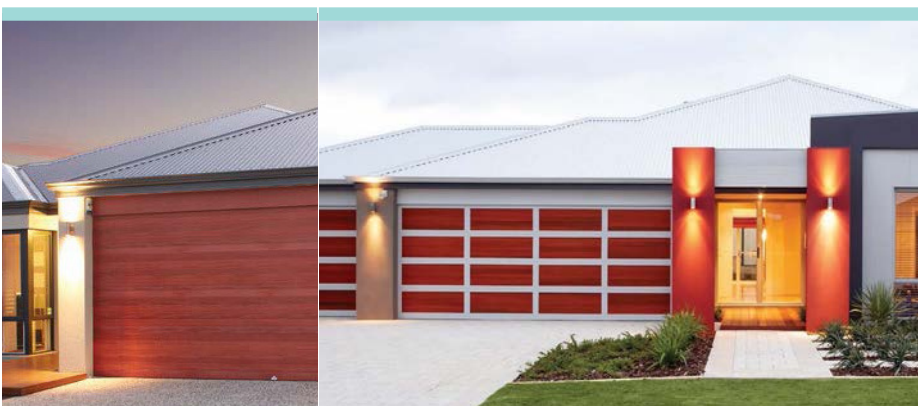


Windspray®

Handy Tip

Why not try a timber look?

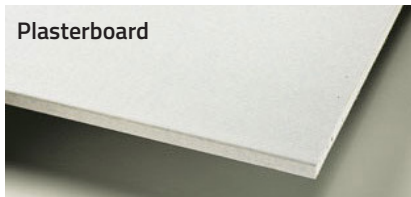
Our standard garage door range is quite large but if you are looking for something a little different then the TimberLane range could be for you.





PLASTER & PAINT PRODUCTS

- ✓ 10mm Plasterboard to House & Garage
- ✓ 75mm Cove Cornices to House & Garage
- ✓ Ceiling Insulation – R2.5 Batts
 - *Excludes Garage and Outdoor Areas
- ✓ Wall Insulation – R1.5 Batts + Sisalation
 - *Excludes Garage External Walls
- ✓ Interior Walls - Wattyl Trade Washable Velvet Low Sheen
- ✓ Interior Ceilings - Wattyl Trade Ceiling White
- ✓ Preparation - Wattyl Trade Acrylic Sealer Undercoat
- ✓ Trims - Wattyl Ultra Oil Based Enamel Satin or High Gloss
- ✓ Exterior Surfaces - Wattyl Ultra Exterior Low Sheen
- ✓ Waterproofing to meet Australian Building Standards



Handy Tip

Think there is nothing more you can do with plasterboard, insulation & paint? Well think again! Ask about upgrading to acoustic plasterboard to decrease noise levels throughout your home or upgrading insulation to make your home more energy efficient.





ELECTRICAL, LIGHTING & HEATING

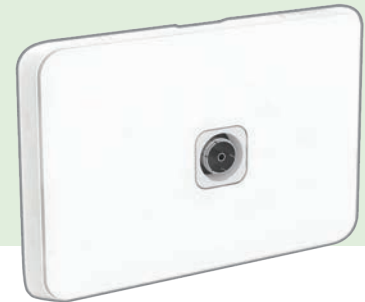
CLIPSAL ICONIC RANGE



✓ Clipsal Iconic Double Power Points



✓ Clipsal Iconic Light Switches



✓ Clipsal Iconic TV Point x2



✓ Clipsal Batten Holder Ceiling Lights



✓ Telephone Point



✓ Smoke Alarms
as per Working Drawings
and Building Regulations



✓ Ceiling Exhaust Fan above Showers

Handy Tip

The sky is the limit through our Clipsal range of products.

We specialise in upgrade products like NBN, Home Automation and heaps more.



DOORS & DOOR FURNISHINGS

- ✓ Corinthian Madison front entry door (clear or translucent glazing)
- ✓ Corinthian redicote flush panel internal doors
- ✓ Vinyl sliding doors to all robes (includes linen cupboards)
- ✓ Cushioned white door stops
- ✓ Lockwood velocity passage lever sets to internal doors (6 styles to select from)
- ✓ Lockwood symmetry entrance set to Front entry and Garage external door
- ✓ Gyprock 75mm Cove Cornice
- ✓ 67mm half splayed MDF skirting and architraves



Vinyl Panel Door Colours:



Handy Tip

Want some variety?

There is a large variety of products that can be chosen to suit your needs just ask.





APPLIANCES



Technika Dual fuel 900mm cooker (TU950TME8 - 100156)

- ✓ 105L oven capacity
- ✓ 5 Gas burners including Wok burner
- ✓ Twin oven fans
- ✓ Removable triple glazed doors
- ✓ 8 Functions



Technika 900mm Rangehood (CHEM52C9S-5 - 1163674)

- ✓ 4 Fan speeds
- ✓ 760m3/h extraction
- ✓ 3 aluminum mesh filters
- ✓ Ducted operation



Technika 600mm Dishwasher (TBD4SS-6 - 1163870)

- ✓ 12 Place settings
- ✓ 6 Programs
- ✓ 3/6/9 Hour delay start
- ✓ Height adjustable upper basket

Handy Tip

Our range of upgrade products is huge! If you want 600mm sized appliances, a different look or even something from our upmarket product Smeg, we can accommodate you.





PLUMBING FIXTURES & HOT WATER SERVICE



✓ Claire Toilet Suite



✓ Inset Bath



✓ Innova oval Inset Basin



✓ Clark 1 & 3/4 sink Kitchen Sink



✓ Everard Laundry Tub



✓ Nirvana Basin Mixer



✓ Karly Kitchen & Laundry Sink Mixer



✓ Nirvana shower & bath mixer



✓ Nirvana shower on rail



✓ Nirvana bath spout



✓ Master Rail Metal Towel Rail



✓ Master Rail Metal Toilet roll holder

Handy Tip

Hundreds of upgrade products!

Through our exclusive partnership with Dahlsens, we have hundreds of products to offer in our upgrade range including different colours and items that are with the current market trends. Ask your builder to view the good, better, best & architectural range if you are looking for more.



Rinnai Sunmaster Sysstem 1 Hot Water Service - 175L Gas boosted hot water service with 1x solar panel
 - Where no natural gas available, Rinnai Sunmaster System 7B electric boosted with 2x solar panel (Additional costs apply)



KITCHEN PRODUCTS, BATHROOM PRODUCTS & FLOOR COVERINGS

- ✓ Laminate Tight Form Bench Tops to Kitchen, Bathroom, Ensuite & Laundry.
- ✓ Melamine Shelving to Pantry or Walk in pantry
- ✓ Decorative Melamine Kitchen Doors with White Melamine Shelving
- ✓ Cupboard Door & Drawer Handles to Kitchen, Bathroom, Ensuite & Laundry
- ✓ Tiled Splash back to Kitchen & Laundry
- ✓ Tiled shower base to ensuite (polymarble to main bathroom)
- ✓ Semi-Framed Clear Laminated Shower Screen with Pivot door
- ✓ Wall and Floor Tiles to Kitchen, Laundry and wet areas
- ✓ Carpet and vinyl to all non-tiled areas



Handy Tip

Talk with your builder!

With such a large selection of products available & a large variety of colours to choose from talking with your builder is extremely important so you can get the products and colour match perfect for you.

Are you a First Home Buyer, Investor or Looking for a House & Land Package?

Independent Builders Gippsland is highly qualified to deal with all your housing needs and specialise in particular aspects of the housing market.



FIRST HOME BUYERS

Are you looking to purchase your first home but don't know where to start? We are qualified and have several relationships to make your life easy, whether it be through one of our dedicated mortgage brokers who can offer low deposit loans or one of our advisers/builders who can assist with any of your queries we

have someone to take care of this for you. We have a dedicated range of house designs called the Caribbean Range which caters for the first home buyer needs but does not limit you on which design you would like to build.

INVESTORS

We have great opportunities for investors to take advantage of and have separated our designs into 8 ranges to suit your particular block and allow selection of which design you would like to be an easy and smooth process.

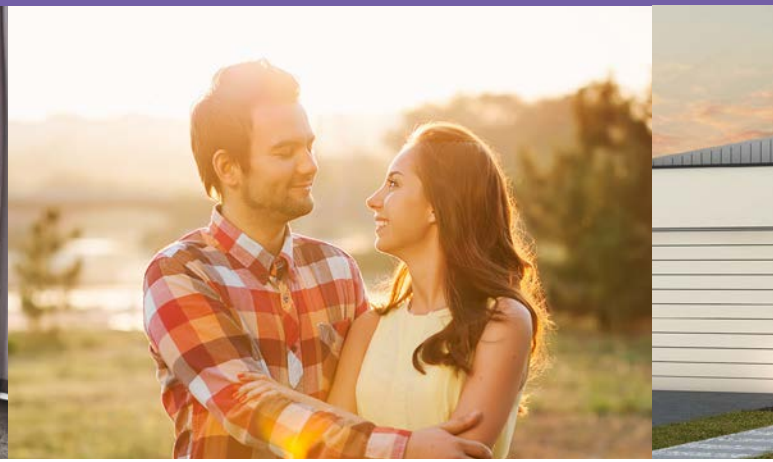
We have dedicated staff who specialise in all aspects of building so any queries you have can be answered with ease. Looking to invest in a display? Just let the friendly head office staff know and we can start the ball rolling on which areas are available and how we can assist your query.

HOUSE & LAND PACKAGES

We have a large number of house and land packages available across many areas and due to the spread of our builders we are highly qualified to assist with any needs you have.

Along with meeting the estate guidelines a few example items we add listed.

- ✓ Security Doors & Screens
- ✓ Clothesline
- ✓ Letterbox
- ✓ Fencing
- ✓ Landscaping Packages
- ✓ Concrete Driveways & Paths
- ✓ TV Antenna
- ✓ Doorbell



UPGRADES MADE EASY

Looking for a little bit more in your new home?

Just tick the boxes and our builder will come back to you with a price that includes these items. The items listed are some of the more popular items that we get requests for and is only a small sample. Our builders are happy to discuss your needs further.


- | | |
|---|---|
| <input type="checkbox"/> Bricks | <input type="checkbox"/> Acoustic Plasterboard Home |
| <input type="checkbox"/> Colorbond Roof | <input type="checkbox"/> Automation |
| <input type="checkbox"/> Double Glazed Windows | <input type="checkbox"/> LED Downlights |
| <input type="checkbox"/> Timberlook Garage Door | <input type="checkbox"/> NBN Ready |
| <input type="checkbox"/> Ceiling Heights to 2550mm | <input type="checkbox"/> TV Antenna |
| <input type="checkbox"/> Ceiling Heights to 2700mm | <input type="checkbox"/> Digital Thermostat (Heater) |
| <input type="checkbox"/> Square Set Cornices | <input type="checkbox"/> Evaporative Cooling |
| <input type="checkbox"/> Caesarstone Benchtops Glass | <input type="checkbox"/> Refrigerated Cooling |
| <input type="checkbox"/> Splash Back | <input type="checkbox"/> Concrete Driveway |
| <input type="checkbox"/> 900mm Technika Appliances | <input type="checkbox"/> Exposed Aggregate Driveway |
| <input type="checkbox"/> Smeg Appliances | <input type="checkbox"/> Concrete Paths |
| <input type="checkbox"/> Frameless Shower Screens | <input type="checkbox"/> Letterbox |
| <input type="checkbox"/> Shower Niche | <input type="checkbox"/> Landscaping Package Ducted |
| <input type="checkbox"/> Doorbell | <input type="checkbox"/> Vacuum Cleaner Roller Blinds |
| <input type="checkbox"/> Clothesline | <input type="checkbox"/> Plantation Shutters |
| <input type="checkbox"/> Increased door heights (if ceiling raised) | |

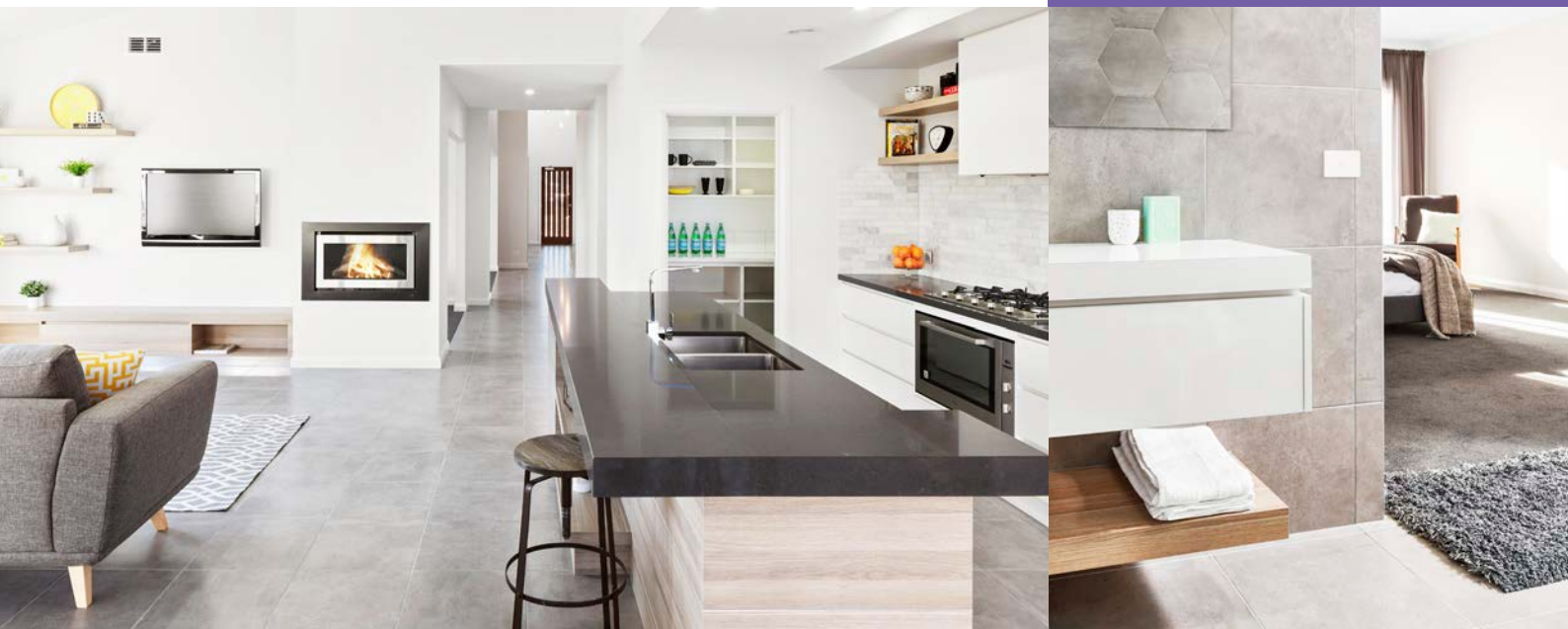




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High quality products and finishes is only the beginning

 /IndependentBuildersGippsland



Office/Selection Centre - 40 Forge Creek Road, Bairnsdale
Display Home - 18 Lomandra Boulevard, Lucknow



Brianna - 0467 220 552

Ashley - 0435 887 040

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