



KOOKABURRA HOMES  
STANDARD  
INCLUSIONS  
CABINS



## KOOKABURRA CABINS

# STANDARD INCLUSIONS

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### PLANNING AND GENERAL WORKS

Fixed price contract  
Working drawings  
Wind speed rated up to N3 (41m/s)  
Indemnity insurance during construction  
Energy efficiency assessment report  
Colour Consultant to assist with selections  
Site Works by owner  
Transport, cabin placement and level site by owner  
All service connections & Council approvals by owner

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### FRAME CONSTRUCTION

2400mm ceilings  
70mm timber frame internal, 90mm external  
Engineered frames and trusses

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### FLOOR CONSTRUCTION

Precast concrete block footing system including ant caps - supply only  
H2 Timber sub-floor system  
19mm tongue and groove particle board flooring - Termiflor  
ACQ timber decking (if applicable)

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### ROOF COVER

Bluescope Steel Colorbond roof iron  
Colorbond fascia's & Gutters  
Up to 15 degree pitch

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### DOORS AND FURNITURE

Entry: Aluminium sliding door or panel carved hinged door  
Internal: Corinthian flush doors  
Furniture: lever door handles

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### KITCHEN

Single bowl stainless steel sink  
Kitchen flickmixer  
Electric freestanding oven  
Laminated cupboards and benchtops  
Set of 4 cutlery drawers

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### ELECTRICAL

Light and double power points as per plans  
3 in 1 light / heat / fan  
Exhaust fan above cooktop  
External light and power point  
TV points  
Smoke detector hard wired battery back up  
Earth leakage safety switches  
Main service terminated at internal sub-board



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### EXTERNAL CLADDING

Colorbond horizontal cladding / Hardies fibre cement cladding

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### INSULATION

External walls: R2.5 HD insulation

Ceiling: R4 insulation

Sisalation foil to external walls

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### WINDOWS

Powder coated aluminium sliding windows with screens

Locks to all windows

Obscure glass to bathroom

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### LININGS

Walls and ceiling 10mm plasterboard

55mm cornice

PVC H-Mould expansion joints

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### JOINERY

Architraves and skirtings: 68 x 18mm MDF painted

Laminated broom cupboard (if applicable)

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### TILING

Kitchen: 600mm splashback

Bathroom/ensuite: 2100mm to shower, up to 300mm skirting row around walls

Floor tiles to wet areas laid on square

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### PAINTING

Quality premium acrylic paints

White ceilings

Gloss enamel doors, skirtings and architraves

Quality three coat internal painting system

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### BATHROOM

Semi-recessed vanity cupboard with drawer set up to 750mm

Quality flickmixer

Dual flush toilet suites

Chrome accessories

Framed glass shower screen with glass door

Acrylic Shower Base

Mirror with polished edge

Hot Water Service: Gas G20 Instantaneous

3 in 1 exhaust / heat / fan

Kookaburra Homes reserves the right to amend & modify designs, specifications & prices at any time in the interest of product development