



KOOKABURRA HOMES
Standard Inclusions
CABINS

kookaburrahomes.com.au



KOOKABURRA CABINS

STANDARD INCLUSIONS

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

FRAME CONSTRUCTION

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

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)

ROOF COVER

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

DOORS AND FURNITURE

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

KITCHEN

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

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

INSULATION

External walls: R2.5 HD insulation

Ceiling: R4 insulation

Sisalation foil to external walls

WINDOWS

Powder coated aluminium sliding windows with screens

Locks to all windows

Obscure glass to bathroom

LININGS

Walls and ceiling 10mm plasterboard

55mm cornice

PVC H-Mould expansion joints

JOINERY

Architraves and skirtings: 68 x 18mm MDF painted

Laminated broom cupboard (if applicable)

TILING

Kitchen: 600mm splashback

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

Floor tiles to wet areas laid on square

PAINTING

Quality premium acrylic paints

White ceilings

Gloss enamel doors, skirtings and architraves

Quality three coat internal painting system

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

M20 Instantaneous gas HWS

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