

# BUILDER CONSTRUCTED

## OPTION 3

## Build to Lockup

Includes Lock up kit as above, excluding fit out kit plus the following inclusions:

- Fixed price building contract through RM Smith and Sons, Rural Builder. BRN 13705
- Application for Building permit through the local shire
- Home builder indemnity insurance
- 7-year structural warranty on framing
- Energy efficiency report
- Under slab termite protection
- Engineered concrete raft slab to engineering specifications
- Erection of portal frames and internal framing.
- External cladding and roof cladding labour
- Installation of windows and doors



## Exclusions

- Site feature survey
- Geotech soil classification report
- Earthworks and hard digging. Earthworks to be quoted after Geotech classification report and slab engineering has been received.
- No internal wall lining, electrical, plumbing. We use owners supplied plumber or builders nominated plumber for slab prelay, which includes drains to septic system and storm water disposal

