



# DC HOUSE

DESIGN & CONSTRUCTION

Builders Choice

# ABOUT US

Welcome to DC House Granny Flats, where innovation meets excellence in steel frame construction. Established in 2015 on the picturesque Gold Coast, our journey from humble beginnings to becoming a formidable presence has been marked by unwavering commitment and unparalleled craftsmanship.

Today, we proudly serve the Gold Coast, South Brisbane, Logan, Ipswich, Scenic Rim and Rockhampton areas, fueled by a dedicated team of over 50 full-time professionals and a network of trusted subcontractors. At DC House Granny Flats, we're not just builders; we're creators of spaces where dreams come to life.

Since 2020, DC House Granny Flats has been dedicated to crafting exceptional granny flats, completing over 250 projects to date. Our mission is clear: to support our clients in achieving their goals of family accommodation and investment opportunities.



# OUR PROCESS

01

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Explore our standard floor plan designs

Explore our standard DCH 1-20 floor plan designs to suit your block. Our floor plans are fit for every client and local city council, ranging from 40m<sup>2</sup> - 100m<sup>2</sup>.

02

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Review your builders choice selections

Our selections are specifically chosen to ensure your build stands the test of time. We use trusted brands and ensure that we keep the costs low, but do not compromise on quality or aesthetics.

03

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Proceed with the preliminary agreement (PA)

Our preliminary agreement (PA) aims to minimise any surprises for your build. A PA takes the guess work out of your final quote, and ensures that your build is aligned with council, state regulations, and of course your unique preferences.

### Site Calculations

SITE AREA	759.60m <sup>2</sup>
EXISTING FLOOR AREA	108.76m <sup>2</sup>
PROPOSED AREA	64.00m <sup>2</sup>

### Notes

- 1 ES 23/9/24 2:43 pm  
Deck 1.5m x 3.5m
- 2 ES 23/9/24 2:44 pm  
Single carport 3m x 6m
- 3 ES 23/9/24 2:46 pm  
Colour-bond fencing 20L/M



Disrupted by Canibuild.

Client Name Jackie Skein Client Email jackie@myloganrealty.com Client Phone 0499919132 Signature \_\_\_\_\_ Client Name \_\_\_\_\_ Client Email \_\_\_\_\_ Client Phone \_\_\_\_\_ Signature \_\_\_\_\_

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**ALL DIMENSIONS ARE IN METRES. DO NOT SCALE FROM PLANS.**

Generated by Evan Smart  
evan@dchouse.com.au

**Property Details**  
6 Wilde St, Kingston, QLD 4114, Australia  
Lot/DP: 44/RP117742

Sheet Name Site Plan	Sheet no. 1	Lic no. 1310310	Job no.
Design DCH-12	1 <sup>st</sup> version date: 23/09/2024	Current version date: 30/09/2024	Scale 1:200@A3
		Version # 2	





Disrupted by Canibuild.

Client Name Jackie Skein    Client Email jackie@myloganrealty.com    Client Phone 0499919132    Signature \_\_\_\_\_    Client Name \_\_\_\_\_    Client Email \_\_\_\_\_    Client Phone \_\_\_\_\_    Signature \_\_\_\_\_

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 evan@dchouse.com.au

**Property Details**  
 6 Wilde St, Kingston, QLD 4114, Australia  
 Lot/DP: 44/RP117742

Sheet Name Site Plan	Sheet no. 2	Lic no. 1310310	Job no.
Design DCH-12	1 <sup>st</sup> version date: 23/09/2024		Scale NOT TO SCALE
Current version date: 30/09/2024		Version # 2	



# DCH 12

Home Size: 64m<sup>2</sup>

Home Width: 6.75m

Home Length: 9.5m



Kitchen	4m x 3.5m
Dining	2.3m x 3.9m
Living	3.6m x 3.5m
Bedroom 1	3m x 2.9m
Bedroom 2	3m x 2.9m
Bathroom & Laundry	2.34m x 1.9m
Deck	1.5m x 2.3m



Discover more about this floor plan and inclusions

# Quote 1217369 - 3

Scope: Refer to DCH-12 site plan. Prepared by Evan Smart

**Date** 30/09/2024  
**Customer** Jackie Skein  
 0499919132 -  
 jackie@myloganrealty.com  
**Job Site**

Item Name	Amount <small>(inc gst)</small>
<b>DCH-12</b> 64m2 Total living space includes 2 x 3m x 2.9m bedrooms with built-in robes, a bathroom with combined laundry, and a combined living, Dining, and kitchen space.	\$185,250.00

**Section Total: \$185,250.00**

## B - Property Information

### Exclusions

<b>Exclusions</b> Please be aware that any infrastructure (Rates) or council charges that the client may incur before, during, or after the building process are not covered by DC House Pty Ltd. The client is responsible for paying these charges separately and in full, independent of DC House Pty Ltd, unless otherwise stated on the tendered proposal and/or the RBC-L2 Contract. Please note that the tender we have quoted does not encompass any expenses associated with site preparation, such as land clearing or debris removal or cut-and-fill operations. Unless quoted separately	\$0.00
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### Property Notes

<b>Property Notes</b> Property Notes	\$0.00
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**Section Total: \$0.00**

## C - Preliminaries

### Preliminaries

<b>BA ( Building Approval ) Preliminaries</b> BA ( Building Approval ), QBCC home warranty insurance cover - Town planning - Private certification - Set of working drawings - Soil test foundation data - Engineering.	\$12,900.00
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**Section Total: \$12,900.00**

## E - Roofing

### Roofing Standard

#### Delta ESP 100mm Panel Ceiling/Roof

\$0.00

*Delta ESP 100mm Panel Ceiling/Roof,*

*Included in construction cost*

**Section Total: \$0.00**

## G - Deck

### Deck Upgrade

#### Decking

\$3,300.00

*Deck Construction inclusions - Galvanised steel subfloor - 137mm  
EKO Deck classic series decking boards - RHS Balustrade with marine  
wire infills - Galvanised stringers with treated pine treads*

*Deck size allowance of 1.5m x 3.5m*

**Section Total: \$3,300.00**

## I - Electrical Upgrades

### Power Upgrade

#### Power Upgrade Allowance

\$4,500.00

*Power Upgrade Allowance, New main house power box if required  
with provisions for new secondary dwelling sub-meter. (Does not  
include any upgrade requirements to mains supply)*

**Section Total: \$4,500.00**

## J - Carport

### Concrete Base

#### Carport Concrete base 20m2

\$2,420.00

*Carport Concrete Base with broomed finish allowance of 20m2*

### Single Carport

#### Single 3m x 6m Lysaght Carport

\$4,455.00

*6mx3m Lysaght Single carport with gutter*

**Section Total: \$6,875.00**

## L - Fencing

### Colour-Bond Fence

#### Colour-Bond 1.8m High.

\$3,080.00

*Lysaght ColorBond Smarta Screen at 1.8m high*

*Allowance of 20L/M*

**Section Total: \$3,080.00**

**M - Property Reports**

**Environmental**

**Transport Acoustic Assessment**  
*Transport Noise Corridor Assessment*

\$3,000.00

**Section Total: \$3,000.00**

**Q - Client Discounts**

**APS Client Discount**

**APS Client Discount ( Local Zoning )**  
*APS Client Discount ( Local Zoning )*

-\$5,000.00

**Section Total: -\$5,000.00**

**U - Qleave Levy**

**Qlevey**

**Qleave Levy**  
*Qleave Levy calculated at 0.575% of the total build cost*

\$1,230.00

**Section Total: \$1,230.00**

**Sub Total** \$215,135.00

**Includes GST** \$19,557.73

**GRAND TOTAL** **\$215,135.00**

**Deposit** \$3,850.00

**Balance** \$211,285.00

*Valid until 30/10/2024*

**SIGNED**

Jackie Skein

Client Name (Primary)

Signature

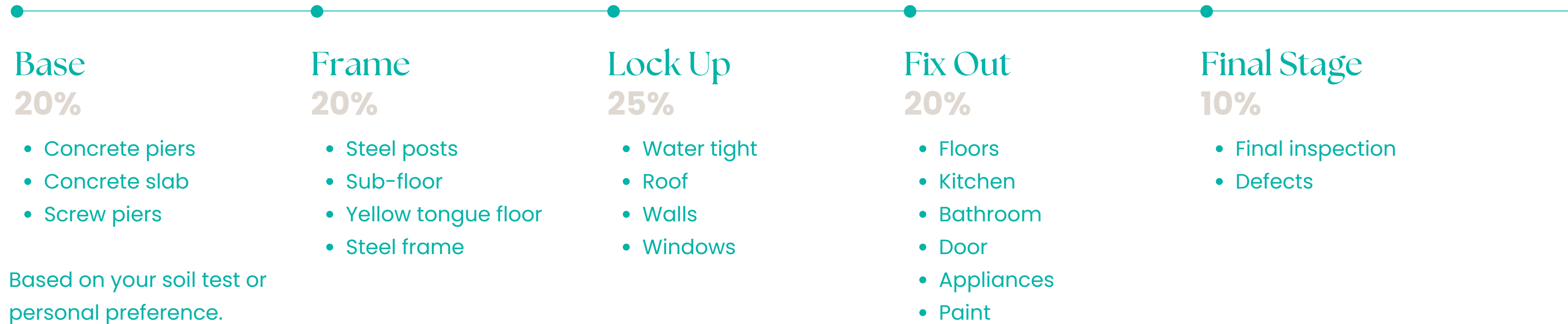
Date

Client Name (Secondary)

Signature

Date

# EXPERIENCE THE DC HOUSE DIFFERENCE



**Building With No BS**

**16-20 WEEK BUILD TIMEFRAME**



# INCLUSIONS BUILT TO LAST

## ROOF, FASCIA, GUTTERS

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COLORBOND steel roof in trimdek or corro profile, fascias in novaline profile and gutters in sheerline profile as standard

Roof type may include gable trussed or skillion in Colorbond Surfmist Classic Finish

## CEILING

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2.55m high ceilings and choice of gyprock or insulated ceiling panels (Delta Panels)

# EXTERNAL INCLUSIONS

## EXTERNAL CLADDING

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Painted fibre cement weatherboards 230mm x 7.5mm in Dulux colour Tranquil Retreat (as pictured)



## WINDOWS & SCREENS

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Powder coated window frames in colour white with 4mm clear glazing and fly screens



## ENTRY DECK

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Dark brown (classic series) 'Ekodeck' composite decking with 75mm x 50mm RHS balustrade with marine wire infills

Deck size can be amended to suit. 2.3m x 1.5m is the standard size



## ADDITIONAL ITEMS FOR PEACE OF MIND

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- 60 x 210cm basic indoor roller blinds in colour light grey
- Builder's choice letter box and post
- Single fold down clothesline
- Basic site rectification allowance up to \$800
- 5kW reverse cycle air-conditioner
- 160L electric hot water system
- New sub water meter and power ready for connection
- Connection to existing water, electricity, sewer and storm water within 10m of the dwelling



# KITCHEN INCLUSIONS

## KITCHEN BENCHTOP

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aminex 33mm benchtop with PVC edges in Carrara Marble

## KITCHEN CABINETRY

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Laminex cabinetry in Snowdrift Gloss

## KITCHEN HANDLE

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Stainless steel 'Lucca' 96mm x 12mm handles

## KITCHEN SPLASHBACK

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2 x row of 300mm x 600mm white gloss rectified tiles in stack bond layout

## KITCHEN APPLIANCES

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Norj appliances with a 5 year warranty

## KITCHEN PERSONAL CHOICE ITEMS

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ncludes builder's choice kitchen sink and sink mixer in stainless steel



# APPLIANCES

NORJ – 5 Year Warranty

**R.T. Edwards**  
Commercial

## 80L 5 FUNCTION OVEN

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- Triple glazed glass door
- Cavity cooling
- 24 hour programmable digital timer



## SLIDEOUT RANGEHOOD

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- Stainless Steel
- LED lighting
- Up to 440m<sup>3</sup>/hr extraction



## TOUCH CONTROL CERAMIC COOKTOP

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- 4 zone
- EuroKera ceramic glass
- Residual heat indicators
- Timer
- Child safety lock



## DISHWASHER

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- Stainless Steel
- 14 x place settings
- 6 x wash programs
- Cutlery tray
- Delay start







# BATHROOM INCLUSIONS

## BATHROOM & ENSUITE VANITIES

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Pre-fabricated vanities with white gloss finishes

## SHOWER SCREENS

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Hinged door and fixed shower screens based on floor plan or preference

## LAUNDRY

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Builders choice laundry tub, mixer and washing machine stops

## BATHROOM TILES

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300mm x 600mm white gloss rectified tiles in stack bond layout 1200mm high on bathroom walls & 2100mm in the shower

## BATHROOM PERSONAL CHOICE ITEMS

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Builders choice basin mixer and waste, mirror, shower head, mixer and waste, towel rail and toilet roll holder

## OPTIONAL EXTRAS

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Inquire about our optional extras

# FLOORING FINISHES

## HYBRID FLOORING

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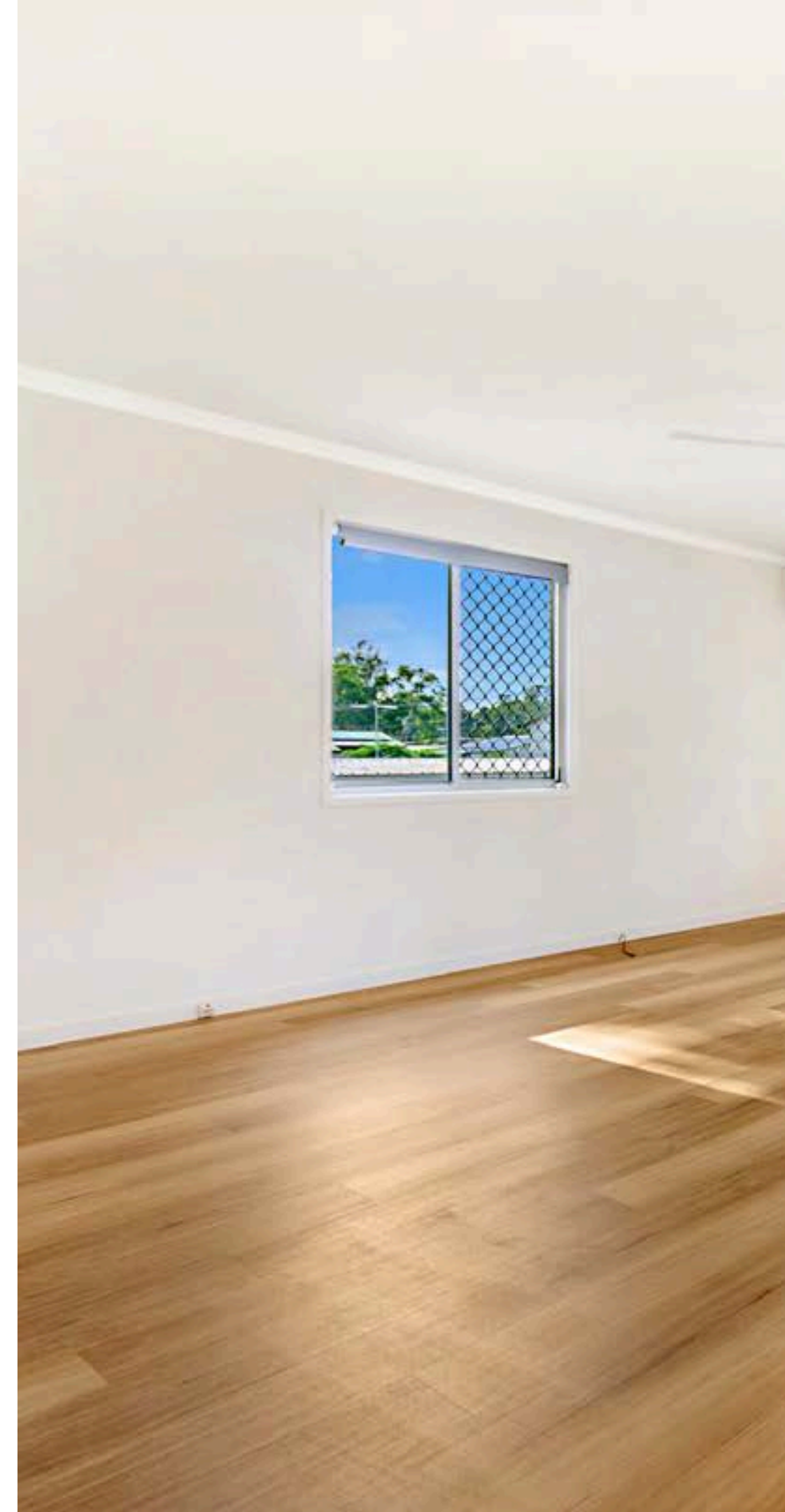
5mm hybrid flooring to all internal floors excluding wet areas in colour Kimberley Blackbutt Light (pictured)



## BATHROOM FLOORS

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600mm x 600mm floor tiles in stack bond layout in colour Verona Crema Matt Tile (pictured)



# MORE INTERNAL INCLUSIONS

## CEILING HEIGHT

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2.55m standard height ceilings

## CEILING MATERIAL & CORNICE

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10mm gyprock ceilings with square set cornice or insulated panels (Delta Panels)

## INTERNAL PAINT

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Lexicon Quarter Dulux paint for all internal walls, doors, architraves, skirting boards and trims

## INTERNAL DOORS

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Painted internal honeycomb swing and cavity doors

## BEDROOM ROBES

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Built-in robes with shelf, hanging rail and vinyl insert sliding doors

## ELECTRICAL

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Oyster lights as per plans, and ceiling fans in the living room, and all bedrooms





# EXTERNAL OPTIONAL EXTRAS

## EXTERNAL CLADDING & MATERIALS

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Option to upgrade to linea board cladding, axon cladding, Colorbond cladding or render board

## CARPORT

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Increase the value of your property with a 6m x 3m carport with Colorbond trimdek or corro roof sheeting

## ELECTRICAL

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Look to add additional external lights, power points, and air-conditioning units

## FENCING

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Option to add Colorbond fencing to separate the two dwellings

## DECK

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Increase your deck size according to your needs or upgrade your deck board to the Ekodeck designer series

## PLUMBING

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Add additional plumbing fixtures such as additional external taps, or gas

# INTERNAL OPTIONAL EXTRAS

## KITCHEN BENCHTOP

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Option to upgrade your kitchen benchtop to stone or compact laminate

## BEDROOM ROBES

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Upgrade your bedroom robe to mirrored or sliding glass doors

## ELECTRICAL

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Look to add additional downlights or dimmable lights to the internals

## KITCHEN

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Upgrade your kitchen with additional overheads, island benchtop, ducted rangehood and more

## APPLIANCES

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Upgrade your appliances to big brand names such as Electrolux and Smeg

## PERSONAL CHOICE ITEMS

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Upgrade the look and feel of your build with our premium range of bathroom and kitchen personal choice items



# EXCLUSIONS

DC House diligently conducts extensive research to anticipate all costs associated with the Building Approval (BA) process. Despite our efforts, unforeseen variables may arise, therefore requiring an additional investigation. Typically, these variables emerge during the completion of the town planning and certification assessment within the BA process.

We strive to pre-emptively identify such variables and include them in the initial quote before entering into a contract. However, in the event that the town planning assessment and certification reveal further requirements, any associated costs will be transparently communicated and directly passed on to the client.

Once the Masters Builders contract has been signed and submitted, adjustments to the contract price and subsequent financing are not feasible. Therefore, the client will bear responsibility for any additional requirements, and separate invoices will be generated through the Buildertrend system for the client's review and processing, as outlined in section 8.4 of the Master Builders contract.

Variables that may warrant further investigation include:

- Development Application (primarily for setback relaxations)
- Acoustic Report
- Landslide Report
- Bushfire Report

Please be aware that any infrastructure (rates) or council charges that the client may incur before, during, or after the building process are not covered by DC House Pty Ltd. The client is responsible for paying these charges separately and in full, independent of DC House Pty Ltd.

If you have any questions regarding the above points, please do not hesitate to contact our team on 07 5635 8990.

# BUILD COMMENCEMENT

At the commencement of your build our Builds Administrator will provide you with a build site map to provide to your Real Estate agent and tenants along with some other key information.

It is of utmost important that you (owner), Real Estate agent & tenant provide **unrestricted access** to the designated construction areas as marked on the site map. It is crucial that these areas remain clear and accessible during the entire construction period.

We ask that you communicate this with your tenant as soon as possible prior to the build.

We will also provide you with our 3 key emergency contacts throughout the build. This will include our construction manager, electrician and plumber.

## Our Responsibilities

- **Delivery:** Manage deliveries to minimise disruption
- **Rubbish:** Ensure proper disposal of construction waste
- **Music:** Limit music to acceptable levels to minimise disturbance
- **Time of Work:** Construction activities will be conducted between 7am and 4pm

## Your Responsibilities

- **Unrestricted Access:** Ensure you provide unrestricted access to the build site from 7am – 4pm
- **Pets Away:** Ensure pets are kept away from the construction areas during 7am – 4pm
- **Access to Water and Power:** Provide access to water and power sources as agreed

Please note that the timeline is subject to weather conditions and any unforeseen circumstances that may arise during the construction process.

# ADDITIONAL ITEMS

Please note we DO NOT provide or organise the following items:

- Bins
- Internet

This will be your responsibility to organise between yourself and your property manager



# OUR TRUSTED BRANDS



# WARRANTY

Under the Queensland Home Warranty Scheme (QHWS), your building warranty lasts for a duration of 6 years and 6 months from the date (whichever is earlier):

- you pay the premium
- you agree to a contract
- work starts

The warranty insurance covers the building process so you can claim if the project is not finished or has defects.

The QHWS is compulsory for residential building projects valued at more than \$3,300 (including material, labour and GST).

To claim under the scheme, it must be done within certain timeframes, which will vary depending on the type of claim made and has limits on the maximum amount that can be paid.

For more information on the Queensland Home Warranty Scheme, please access the link below:

<https://www.qbcc.qld.gov.au/your-property/queensland-home-warranty-scheme>

# WE'VE GOT YOU COVERED

As your licensed builder, we are dedicated to adhering to the Queensland Building and Construction Commission (QBCC) protocols and standards.

Before handover we will advise you 2-3 weeks prior when to expect the handover, and we will then arrange a pre-handover inspection which will give you the final opportunity to address any remaining issues before handover.

Once our team reaches practical completion, we will request the final payment.

## HANDOVER DAY

On handover day, our team will provide:

- the practical completion certificate (for a new home)
- certificates of inspection
- product warranties for appliances installed (if there are any issues with appliances after handover, the property owner should contact the product supplier, not the contractor)
- reports, notices or other documentation issued by service providers (e.g. electricity, gas, telephone, water or sewerage).

During this time we will do the final walkthrough and allow you to complete the defects document during the handover inspection.

If any defects are recorded, our team will be required to fix these in the timeframe outlined in your Master Builders contract.

For more information about handover day:

<https://www.qbcc.qld.gov.au/worksite-building-practice/site-responsibilities/handover>

# YOUR TRUSTED BUILDERS

At DC House we understand that trust in your builder is paramount.

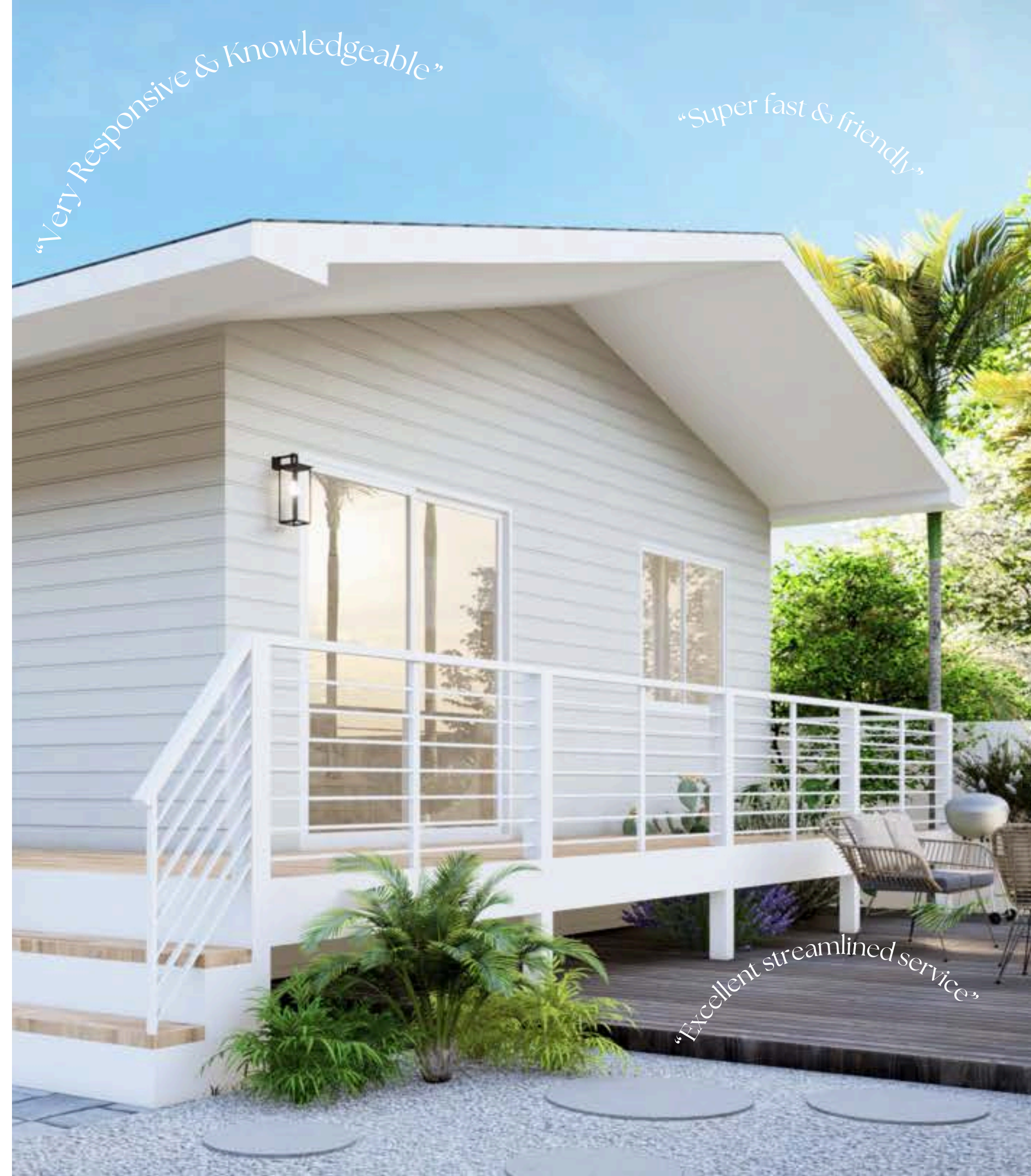
We operate in accordance to the QBCC guidelines and always maintain transparency throughout the build.

Our license and business details are as follows:

Name: DC House Pty Ltd trading as DC House

ABN: 19 604 265 974

QBCC License Number: 1310310





**DC HOUSE**

DESIGN & CONSTRUCTION

QUESTIONS?

[sales@dchouse.com.au](mailto:sales@dchouse.com.au)

07 5635 8990

[www.dchouse.com.au](http://www.dchouse.com.au)