



# southern Additions



**02-42299855** [info@southernadditions.com.au](mailto:info@southernadditions.com.au)

● Ground floor extensions ● Second storey Additions ● Home improvements



**Option 3**  
**three bedrooms**  
**& a bathroom**

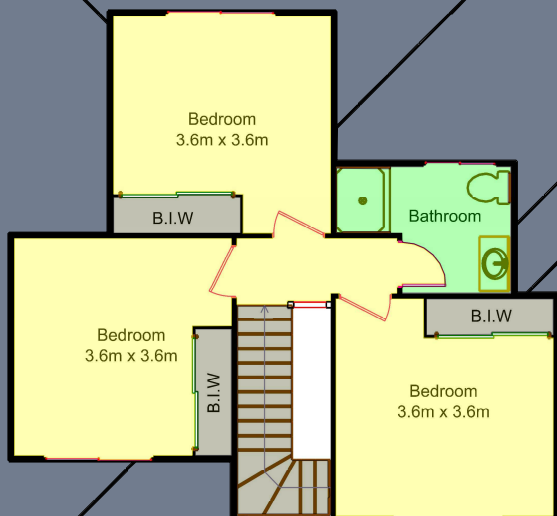
1. Preparation of plans.
2. Specifications.
3. Consulting engineers report.
4. Waterboard drainage diagram.
5. Council building application fees.
6. Preparation of BASIX certificate.
7. Waterboard application fees.
8. Hard wired smoke detectors 2 off.
9. Extra light and power circuit.
10. Enlarge neutral link.
11. Earth leakage system.
12. Removal and dispose of rubble.
13. Preparation of contract documents
14. 6 year structural insurance policy.
15. Out of hours emergency service.
16. G.S.T. inclusive.

#### Your New Additions Will Include:

- Timber wall frames and trusses, engineers timber floor frame.
- Particle board flooring for carpet or floating floor finish. (by owners)
- Fibre cement cladding painted.
- Colorbond fascia and gutters with PVC down pipes.
- Powder coat aluminium windows (standard colour range only)
- Gyprock plaster board internal linings, (painted by owners or by builder at extra cost)
- Bathrooms have all wall and floor tiles, shower screens, toilet suite and vanity.
- Built in robes to have one set of four drawers with four shelves above long and short hanging to remaining walls
- Each bed room will have 3 double power points and on light point
- Full timber staircase with turned timber balustrades
- Doors and door handles

**CONTACT SOUTHERN ADDITIONS PTY LTD**  
**TODAY TO BOOK YOUR APPOINTMENT WITH**  
**OUR DESIGN CONSULTANT ON**  
**WOLLONGONG 02-42299855**  
**SUTHERLAND 02-95453031**  
**EMAIL US ON**

**INFO@SOUTHERNADDITIONS.COM.AU**



Sample Floor Plan As A  
Guide Of What Could Be  
Achieved With Your Home

**southern Additions**  
**4229-9855**

**THE DESIGN IS**  
**FREE**  
**THE REST**  
**IS SO EASY**



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