

Granny flats, Relatives units & Cabins

- Open plan priced from \$21,872.00
- 1 Bedroom priced from \$33,352.00
- 2 Bedroom priced from \$68,857.00

For full pricing and inclusions to all areas please contact our office by phone or email and we will mail out our current full colour brochure with all our latest plans and prices. If you happen to be in the area we have 2 displays available for viewing with our brochure available for you to pick up on site.

The Retail Prices Includes

- Transport of the Home from our factory as per the pricing table in our broacher *available upon request*
- Installation of the Home on Gal Steel Columns to a Maximum floor height of 600mm above ground level
- Insurance fee for Queensland(BSA) & NSW(HIA) if required by local building authority (**\$950.00**) allowed
- Q Leave 0.30% of quoted prices for work over \$80,000.00 for work supplied by East Coast Village Homes
- Computer aided design drawings of floor plans and elevations for Council application
- Independent Engineers certified footing design and plans for Council application
- Independent Engineers Frame Inspection Certificate and specifications for Council application
- All items listed as standard on inclusion sheet
- All designs can be altered to suit your needs at no cost to YOU 'only when keeping the same floor area and inclusions'
- GST

The Retail Prices Do Not Include

- Any Council Fees / Building Fees/Village Site Fees/Commissions/Village Marketing Fees
- Connection to services i.e. water, power, storm water, sewerage, gas, television antenna
- Exterior skirting to home
- Anything not listed as standard on inclusions sheet
- Furnishings/Window coverings

Please Note

- The delivery and set up of the home is based on a cleared, compacted, dry and level site with good access
- Any non standard earthwork will result in an extra charge eg: (road base, compacting, rock drilling, clearing the site of trees rubbish etc prior to commencement.
- A Soil Report with Type A, S or M Class Soil Conditions is classed as standard anything other than A,S or M will result in an extra charge for engineering/footing design
- A maximum floor height of 600mm is allowed anything beyond 600mm will result in an extra charge for landings, extra steps, handrails and the possibility of extra engineering/footing design costs