GOLDPAC STAGING STANDARDS & INCLUSIONS

What to expect from your Goldpac staging package

1. OUR PROCESS

Every Goldpac staging project follows the same professional workflow, regardless of package size:

- **Consultation & Design** — We assess the property (on-site or via photos/floor plan) and develop a tailored staging plan matched to the target buyer profile.
- **Scheduling** — We propose an Installation Date. You confirm in writing (email is fine). This becomes the binding date for the project.
- **Delivery & Installation** — Our team delivers all furniture and accessories, sets up each room, and styles the property in a single visit. Typical installation: 2–4 hours depending on property size.
- **Photo/Video Condition Report** — Within 48 hours of installation we provide a secure link (Google Drive) with dated photos of all staged items and their placement.
- **Rental Period** — Your furniture stays in place for the duration specified in your quotation (standard: 12 weeks). Extensions are available on request.
- **Removal** — At the end of the Rental Period, we dismantle, pack and remove all items within 5 business days. The property is left as found.

2. WHAT'S INCLUDED IN YOUR PACKAGE

All Goldpac staging packages are all-inclusive. A single fee covers design, delivery, installation, furniture and accessory rental for the full Rental Period, styling, and removal. No hidden costs.

Living & Dining Areas

- Sofa and/or loveseat (selected to suit room proportions)
- Coffee table and side table(s)
- Dining table with chairs (where dining area is included in package)
- Rug(s) to define zones and add warmth
- Artwork and wall décor
- Decorative cushions, throws, and accessories (vases, books, candles, trays, etc.)
- Table and/or floor lamp(s) for ambient lighting
- Console or buffet where space and design plan allow

Bedrooms

- Bed frame with staging mattress and full bedding set (quilt/doona, sheets, pillows)
- Decorative cushions, throw, and bed runner or styling layers
- Bedside table(s) with lamp(s)
- Artwork above or beside the bed
- Decorative accessories (books, tray, vase, candle, etc.)
- Rug (where design plan calls for it)

Entryway / Foyer

- Console table or bench (where space allows)
- Mirror, artwork, or wall décor
- Small decorative accessories (vase, tray, books)

Kitchen & Bathroom Styling

- Kitchen: countertop styling accessories (chopping board, canisters, cookbooks, fruit bowl, small plant/herb pot, etc.)
- Bathroom: fresh towel sets, soap dispenser, tray, candle, and small decorative items

Note: Kitchen and bathroom styling uses accessories only. Existing cabinetry, fixtures, and appliances remain as-is.

Outdoor & Balcony (where included in package)

- Outdoor lounge set or café setting (table + chairs), selected to suit the space
- Outdoor rug and/or cushions
- 1–3 decorative plants (artificial or potted, at stylist's discretion)
- Small accessories (lantern, tray, etc.)

3. WHAT'S NOT INCLUDED

To set clear expectations, the following items are not part of any standard Goldpac staging package:

- **Electrical appliances** — TVs, refrigerators, microwaves, washing machines, dryers, dishwashers, or any other household appliances
- **Window treatments** — curtains, blinds, shutters, or curtain rods/tracks
- **Large-scale live plants** — live plants beyond small decorative pots. Artificial plants are used where the design plan calls for greenery
- **Functional kitchenware** — real cookware, cutlery sets, glassware, or tableware for use. Styling-only items (decorative bowls, cookbooks, etc.) are included
- **Functional bedding for use** — staging bedding is for display purposes only and is not intended for sleeping
- **Cleaning services** — the property must be clean prior to installation (see Property Readiness in your quotation)
- **Repairs, painting, or renovations** — any building works must be completed before staging
- **Storage or removal of existing furniture** — if the property is occupied, existing items must be removed or relocated by the client before our arrival

If you require any of the above, please discuss with us before signing your quotation. Some items may be available as optional add-ons at additional cost.

4. BEFORE INSTALLATION DAY

To ensure a smooth installation, please confirm that the following conditions are met on the Installation Date. This checklist also appears in your quotation as a binding warranty — please review it carefully.

- All construction, renovation, and repair works are fully completed
- The property is clean and free of building debris and excessive dust (broom-clean minimum)
- All windows, doors, and locks are installed and fully functional
- Vehicle access for a delivery truck is available (loading zone, driveway, or street parking clearance)
- Lift/elevator (if applicable) is operational and booked for the Installation Date and time
- Electricity and water services are connected and operational
- No tradespeople or contractors will be present on the property during installation

If any of these conditions cannot be met, please contact us at least 2 business days before the Installation Date to reschedule. Failure to meet these conditions on the day may result in fees as set out in your quotation and the Standard Terms and Conditions (clauses 5.7 and 5.8).

5. DURING THE RENTAL PERIOD

All staged items remain the property of Goldpac PTY LTD throughout the Rental Period. Please keep the following in mind:

- **Display purposes only** — staged items are not for residential use, sitting, sleeping, or storage
- **Do not move furniture** between rooms or remove any items from the property
- **Protect items** from water, stains, sun fading (close blinds during peak hours), smoke, and cooking odours
- **Pets** are not permitted near staged items
- **Report damage or loss** to us within 24 hours
- **Inform third parties** (cleaners, tradespeople, open-home visitors) that all furniture and accessories are rented staging equipment

Full details of care obligations, permitted adjustments, and liability are in the Standard Terms and Conditions (sections 5 and 6).

6. RENTAL EXTENSIONS

If your property has not sold by the end of the Rental Period, extensions are available. Please request an extension in writing at least 7 days before the Rental End Date. Extension fees are outlined in the Standard Terms and Conditions (clause 4.2). Extensions are subject to availability.

7. OPTIONAL ADDITIONAL SERVICES

The following services are available at additional cost and can be arranged alongside your staging package:

- Professional real estate photography
- Walkthrough video
- 3D virtual tour
- Floor plans
- Balcony / outdoor area styling (if not already included in your package)

Pricing for optional services will be quoted separately or specified in your quotation.