

SITE COST INCLUSIONS

INDUSTRY LEADING SITE COST'S

INCLUDED

\$64,500

+
\$24,000

OF VALUE FOR FREE.

Other builders may surprise you with these costs after you've entered into their building agreement.

- **DROP EDGE BEAMS**
Up to 7m²
required for sloping sites – can save you money on retaining walls

Valued at
\$7,000

- **SALINE SOIL REQUIREMENTS**
Up to 200m² footprint
Includes better, stronger concrete, better grade bricks to ensure longevity

Valued at
\$4,700

- **M or H1 CLASS SLAB**
Up to 200m² footprint
Structural Engineer designed thicker, stronger, concrete slab

Valued at
\$5,000

- **EXTENDED DRILLED PIERING ALLOWANCE**
Up to 80 L/m
Takes the unknown out of your site costs & creates peace of mind
(Most builders only give you an allowance up to 50 L/m)

Valued at
\$3,600

- **SERVICE RUNS**
Up to 15 L/m
le; Power, Water, Gas, Sewer, Stormwater. Takes the unknown out of your site costs & creates peace of mind

Valued at
\$1,375

- **TELSTRA/NBN CONDUIT**
Up to 15 L/m
Future proofing your home – you won't need to dig your yard up to lay conduits – they'll be done for you

Valued at \$825

- **SITE BENCHING/LEVELLING**
Up to 1m cut / fill
Most builders only allow for land up to 600mm fall.
Eagle Homes provide peace of mind by allowing for standard benching of your site with up to 1m fall

Valued at \$1,500

Disclaimer: Photographs, artist impressions and other pictures in this brochure may show fixtures, fittings or finishes (render as an example) which are not included in the inclusions or supplied by Ultra Modern Development Pty Ltd T/as Eagle Homes, or which are only available in some Eagle Homes designs or when selected as inclusions above the standard inclusions for a particular design. This may include landscaping and outdoor items, floor coverings, furniture, kitchen, bathroom and light fittings and decorative items, which are shown as examples only. All Inclusions are Subject to Standard House Designs. All designs, plans & specifications are protected by copyright & cannot be copied in whole or in part or used without written authority, Ultra Modern Developments Pty Ltd t/as Eagle Homes reserves the right to make necessary alterations to designs, specifications, pricing, inclusions & suppliers including changing brands and suppliers without notice to the Owner/s. Errors & Omissions excepted. Inclusions for 01.09.18 Print Production 01.09.18

EAGLE HOMES INCLUSIONS

Industry Leading Site Cost Inclusions

	Quality	Elegant	Penthouse	Other Builders
Bushfire requirements (BAL 12.5 requirements) if and where applicable			•	
Up to 7m ² of Drop Edge Beams	•	•	•	
Saline Soil Requirements (up to 200m ² slab footprint area) - 300µm vapour proof barrier, 32MPa concrete to slab and piers in lieu of 20MPa	•	•	•	
Provide slab for "M or H1" Site Classification (up to 200m ² slab footprint area) - subject to Borehole report	•	•	•	
Provide 1 x drilling rig service	•	•	•	
FOR MAIN DWELLING & DUPLEX Underground electricity cables within 15Lm of proposed dwelling and within property boundaries-. Underground Mains-3 phase mains power to back of meter board only. Aerial Mains- Single phase mains power only	•	•	•	
FOR GRANNY FLAT (with main dwelling only, if applicable) : Provide standard electrical sub-board with sub-meter in meter box of main dwelling	•	•	•	
Provide Conduit Only with draw cord for Telstra or NBN, within 15Lm of proposed dwelling and within property boundaries & provide Internal pathway conduit only with draw cord for Smartwiring when necessary	•	•	•	
Machine hire and site preparation up to 1m cut/ fill	•	•	•	
External sewer and connection within 15Lm of proposed dwelling and within property boundaries	•	•	•	
Water service and connection within 15Lm of proposed dwelling and within property boundaries	•	•	•	
Provide standard gas service within 15Lm of proposed Dwelling and within property boundaries (only if gas is available on site)	•	•	•	
Gas hot water system, gas cook top & 1 bayonet point (oven to remain electric) includes connection fee within 15Lm of proposed dwelling and within property boundaries	•	•	•	
Up to 4 tonnes of gravel for stormwater (if required)	•	•	•	
Provide up to 80Lm of Eagle Homes Standard Piering to site includes up to 10.4m ³ of concrete) excludes screw piers, bucket piers, Pile Piers or any other methods of piering	•	•	•	
Formwork survey	•	•	•	
Stormwater drainage connection to outlet within 15Lm of the proposed dwelling and within property boundaries	•	•	•	
Provide up to 90Lm of perimeter fencing to site including lock	•	•	•	
Guard rail as required by work cover	•	•	•	
Builders long service levy	•	•	•	
AHD Survey	•	•	•	
Site cage for rubbish	•	•	•	
All weather access (provide up to 5 tonnes of road base)	•	•	•	
Sediment control fence for erosion (provide up to 30Lm of silt fencing)	•	•	•	
Provide 2 concrete pumps service	•	•	•	
Exposure grade mortar (iron joint only) & Exposure grade bricks from Eagle Homes' Standard Brick Collection	•	•	•	
Provide Eagle Homes standards in-house Statement of Environmental Effects and Site Analysis Plan (should an external consultant report be required; no allowance has been made in this quote)	•	•	•	
Obtain Developers approval (If required)	•	•	•	
Provide an allowance of up to \$1000.00 for double handling	•	•	•	
Provide 3000L PVC above ground round rainwater tank to site (includes up to 25Lm Stormwater pipe for overflow)	•	•	•	
Scaffolding hire (up to 3m height)	•	•	•	

Included as Standard

	Quality	Elegant	Penthouse	Other Builders
120 Day Quotation period for Single Dwelling	•	•	•	
210 Days for Duplex/ Dual Occupancy	•	•	•	
Construction Insurance	•	•	•	
ABSA Energy Assessment & BASIX Report	•	•	•	
A complimentary appointment with an experienced colour consultant	•	•	•	
Payment of warranty insurance premium	•	•	•	
Payment of engineer's fees for standard concrete slab	•	•	•	
Payment of water authority, standard approval fee	•	•	•	
Payment of surveyor's fees for peg out and identification surveys	•	•	•	
Preparation for approval of building plans (Includes Standard CDC/ DA fees)	•	•	•	
Long service levy payment	•	•	•	
Site security fencing up to 90Lm	•	•	•	
HOW insurance	•	•	•	

External Features

	Quality	Elegant	Penthouse	Other Builders
Quality Upgraded Façade to accentuate your amazing new home			•	
Traditional Facade	•	•		
Pest treatment to perimeter of slab & internal drainage	•	•	•	
Quality aluminum windows with extensive range of colours	•	•	•	
Keyed locks to windows and aluminum sliding doors for your security	•	•	•	
Colorbond metal fascia and gutter with extensive colour range	•	•	•	
450mm Eaves subject to House Design	•	•	•	
Half round gutter			•	
Gardens taps provided front and rear	•	•	•	
Stunning modern front entry door (820 wide) paint finish with clear glass, choice of 3 Hume VERVE VER 1, 2, 4			•	
Quality 'Panel Carved' front entry door	•	•		
Concrete roof tiles in extensive range of colours	•	•	•	
Contour profile roof tiles			•	
Extensive choice of bricks from the Eagle Standard range of Bricks	•	•	•	
Exposure grade bricks in Eagle Homes standard range	•	•	•	
Off-white mortar to brickwork – Ironed joint	•	•	•	
Coloured concrete driveway (with rolled kerb only); 60sqm for Double Garage and 30sqm for Single Garage (subject to council requirements)		•	•	
Concrete front patio (subject to design)	•	•	•	
Colorbond roller doors to garage with extensive range of colours	•	•		
Sectional panel garage doors to front facade (Seville design)			•	
Automatic garage opening door with x 2 remote handsets included			•	
R1.5 up to R2.2 walls insulation to external walls, including internal garage walls	•	•	•	
R3.5 up to R4.0 ceiling insulation, excluding garage	•	•	•	

Internal Features

	Quality	Elegant	Penthouse	Other Builders
Stunning Ceramic floor tiles to main ground floor, location to be determined by Eagle Homes		•		
Premium "A" Grade Carpet, location to be determined by Eagle Homes		•	•	
Stunning 500 x 500 Porcelain Glazed floor tiles to main ground floor, location to be determined by Eagle Homes			•	
Built-in wardrobes with hinged doors to bedrooms as shown on brochure plan	•			
Mirror Sliding Doors to robes, subject to home design		•	•	
Choose from our range of stylish feature internal doors Accent HAG9, HAG18, Ha4 - includes linen cupboard and main areas only (excluding robes, walk in robes and ensuites)			•	
Flush internal doors in paint finish to match walls	•	•	•	
70mm (nominal) skirting and architraves - 1/2 splayed high moisture resistant MDF	•	•	•	
90mm (nominal) cornice (builders discretion)	•	•	•	
Square set finish to wall/ ceiling junction to Bathroom/ Ensuite/ WC/ Powder	•	•	•	
Painted finish to skirting, doors, architraves to match wall colour	•	•	•	
Quality paint to walls (range of colours to choose from - 1 colour per dwelling) and ceiling standard white	•	•	•	
5 star rated water devices*	•	•	•	
3 Glass Panel Stacker door up to 2100h x 2300w (subject to home design)			•	
3 in 1 front door Trilock in chrome finish			•	
1x 820 bottom weather seal to front door			•	
Black and chrome door handles			•	
Lever handle to all doors and robes	•	•	•	
Luxury 2590mm high ceilings to ground floor only			•	
2440mm ceiling height throughout	•	•	•	
Walk in wardrobe to master bedroom (subject to design)	•	•	•	
Fly Screens to all openable window sashes (within Eagle Homes standard range)			•	
Quality Vertical Blinds to windows and sliding doors (within Eagle Homes standard range)		•		
Quality Blockout Roller Blinds to windows and sliding doors (within Eagle Homes standard range)			•	
Door stops to doors (excludes linen, WIR and robes)	•	•	•	
Linen cupboard includes 4 shelves (subject to design)	•	•	•	
1x Telephone point only (no connection)	•	•	•	
1x Internal Gas Bayonet point	•	•	•	
1x TV point only (no connection)	•	•	•	

Laundry Features

	Quality	Elegant	Penthouse	Other Builders
Stainless steel 45 litre rinse by-pass laundry tub	•	•	•	
Washing machine connections, hot and cold	•	•	•	
Chrome metal tap and spout	•	•	•	
Ceramic wall and floor tiles in a extensive range of colours	•	•	•	
1/3 glazed external laundry door	•	•	•	
Deadlock to laundry door			•	
Waterproofing to laundry floor	•	•	•	
1x 820 bottom weather seal to Laundry door			•	

Electrical & Appliance Features

	Quality	Elegant	Penthouse	Other Builders
FOR GRANNY FLAT (if applicable) : Stainless Steel Westinghouse Appliances - 600mm Electric built-in Oven & 600mm Gas Cooktop & 600mm slide-out recirculating Rangehood	•	•	•	
FOR MAIN DWELLING & DUPLEX (is subject to space limitations) : Stainless Steel Westinghouse Appliances - 900mm Freestanding Electric Oven & Gas Cooktop with a 900mm slide-out recirculating Rangehood	•	•	•	
NOTE: IF GAS IS NOT AVAILABLE: Stainless Steel Westinghouse Appliances - 600mm Electric built-in Oven, & 600mm Electric Cooktop & 600mm slide-out Rangehood	•	•	•	
Instantaneous Hot Water System (Where gas available).	•	•	•	
Daikin ducted reversed cycle Air Conditioning to suit the size of your home, to be determined by Eagle Homes			•	
Daikin 2.5HP Split Air Conditioning		•		
Light batten holders and double powerpoint as shown on plan	•	•	•	
Earth leakage safety switch protecting all power and light points	•	•	•	
LED Downlights to all Main Living areas			•	
Oyster Lights to Bedrooms			•	
European square light switches			•	
Doorbell and handset			•	
Three sensor alarm system			•	
Smoke detectors provided, direct wired with battery back-up	•	•	•	
Ducted vacuuming system including up to 3 points			•	
Separate RCD for light circuits	•	•	•	

Kitchen Features

	Quality	Elegant	Penthouse	Other Builders
1 3/4 or double bowl stainless steel sink, depending on design	•	•	•	
Quality Melamine doors to kitchen cupboards (in a range of colours)	•			
Upgraded Kitchen Cupboards to our Textured or Sheen Range		•	•	
Finger Pull 700mm high overhead Kitchen cupboards			•	
700mm Overhead cupboards in all designs	•	•	•	
Allowing up to 6m of 20mm Reconstituted stone within Eagle Homes builders range, 3 colours available (Bench top 600(w), for island bench (800w) x 3m (L) if applicable to design, excluding waterfall edges	•	•	•	
Millennium Cioso sink mixer	•	•		
Tiled splashbacks - full height under overhead cupboards, single row used elsewhere	•	•	•	
Soft -close drawers to Kitchen			•	
Dishwasher space including cold water connection and power point, subject to design	•	•	•	
Microwave space including power point, subject to design	•	•	•	
Recirculating slide out Rangehood within overhead Kitchen cupboards			•	
Metal drawer runners for strength and durability	•	•	•	
Large 48cm pull out kitchen sink mixer in chrome			•	

Bathroom & Ensuite Features

	Quality	Elegant	Penthouse	Other Builders
Reconstituted stone top vanities	•	•	•	
Polymarble basin(s)	•	•	•	
White Polyurethane cupboards with finger pull	•	•		
Semi wall hung vanities with finger pull cupboards			•	
Slim rim freestanding bath			•	
900mm high bathroom tiles surrounding freestand bath	•	•	•	
Black and chrome Waterpoint extended spout			•	
White 1490mm Forme Oval freestanding bath (subject to design as per brochure)	•	•		
Chrome Waterpoint extended spout	•	•		
Chrome plated floor waste to bathrooms			•	
Close coupled toilet suite with soft close toilet lid			•	
Close Coupled Vitreous China Toilet Suite in white	•	•		
Bathroom accessories including soap holder, toilet roll holder, towel ring to bathroom and ensuite	•	•	•	
Black and chrome 26cm Raindrop showerhead			•	
26cm Raindrop showerhead	•	•		
Framed mirrors - Main Bathroom & Ensuite only	•			
Polished edge mirrors to Bathroom and Ensuite		•	•	
Shower screen with pivot or sliding doors with clear laminated safety glass with colour coordinated frames depending on design	•			
Semi frameless shower screens		•	•	
Waterproofing to bathrooms, ensuite, powder rooms & separate W/C – subject to design	•	•	•	
"Choice of Black and chrome tapware or choice of Modern Chrome tapware"			•	
Quality chrome basin mixer to bathrooms	•	•	•	
Modern black and chrome basin mixer to bathrooms	•	•	•	
1 row high of skirting wall tile to bathroom, ensuite and powder rooms & separate W/C	•	•	•	
Floor tiles to bathroom and ensuite in an extensive range of colours	•	•	•	
2m high tiling to shower/s	•	•	•	
Black and chrome shower mixer			•	
Chrome shower mix	•	•		

*1 Main, in reference to "(Main) Dwelling" refers to the House component of a "House and Granny Flat / Dual Occupancy".

*2 Dwelling, refers to "Single Dwelling / Stand-alone House" only.

*3 Duplex, refers to "a Semi-Detached House (built as one of a pair, sharing one common wall)".

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