We would like to confirm our discounted Fixed Price Construction Cost for your “_________” Residence of __ bedrooms, _______ garage, gas ducted heating, evaporative cooling and landscaping.

The total price includes all “Investor Pack” inclusions as per our requirements and extras ready for tenant occupation.

<table>
<thead>
<tr>
<th>Category</th>
<th>Inclusions</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PRE-CONSTRUCTION</strong></td>
<td>Site Analysis- incl. soil test, survey plan and property information</td>
</tr>
<tr>
<td></td>
<td>Building Permit application and fees</td>
</tr>
<tr>
<td></td>
<td>Termite Protection as per Council Regulations</td>
</tr>
<tr>
<td></td>
<td>OH&amp;S &amp; Council requirements incl. temp fencing, sediment control, site toilet</td>
</tr>
<tr>
<td></td>
<td>Bushfire Assessment Report and applicable upgrades to BAL 12.5 to comply with Government Regulations</td>
</tr>
<tr>
<td></td>
<td>Provide electricity, water, storm water, sewer and gas connections. <em>(note: all connections must be available)</em> <em>(Up to 800sqm standard block)</em></td>
</tr>
<tr>
<td></td>
<td>Site costs</td>
</tr>
<tr>
<td></td>
<td>Engineered concrete waffle slab. Up to “P” Class.</td>
</tr>
<tr>
<td><strong>BRICKS/ROOFING</strong></td>
<td>Selection of concrete roof tiles or colorbond from Builders range</td>
</tr>
<tr>
<td></td>
<td>Selection of bricks from Builders range.</td>
</tr>
<tr>
<td></td>
<td>Brick or render above garage &amp; brick above facade windows. Painted FC sheet over remaining windows and doors.</td>
</tr>
<tr>
<td></td>
<td>Colorbond fascia, gutter and downpipes.</td>
</tr>
<tr>
<td><strong>FAÇADE</strong></td>
<td>Choice of façades as shown on plans</td>
</tr>
<tr>
<td><strong>WINDOWS/FLYScreens</strong></td>
<td>Aluminum powder coated sliding windows with locks, including fly screens to all opening windows &amp; Flydoors to Alfresco and Laundry sliding doors.</td>
</tr>
<tr>
<td></td>
<td>Obscure glass to WC, bathroom and ensuite.</td>
</tr>
<tr>
<td><strong>HOT WATER UNIT</strong></td>
<td>Solar hot water system with one panel OR if Recycled water connection is required the Solar hot water will be replaced with a standard instantaneous hot water unit.</td>
</tr>
<tr>
<td><strong>HEATING/Cooling</strong></td>
<td>Gas ducted heating</td>
</tr>
<tr>
<td></td>
<td>Ducted evaporative cooling</td>
</tr>
<tr>
<td><strong>INSULATION</strong></td>
<td>R2.5 batts and sisalation to external walls and up to R6.0 batts to ceilings or as required for 6 star).</td>
</tr>
<tr>
<td><strong>GARAGE</strong></td>
<td>Sectional panelift door including motor and 2 remotes</td>
</tr>
<tr>
<td><strong>SAFETY SWITCH</strong></td>
<td>1No. Safety switch in meter box.</td>
</tr>
</tbody>
</table>
## Standard Inclusions

### DOORS/SECURITY
- 1No. Painted entrance door with translucent glass panels 2040mm high x 820mm wide.
- Translucent glass to entry door sidelight (design specific)
- Flush panel internal doors throughout (including white air cushion stops).
- Internal access door from garage to entry hall (with key lock)
- Aluminium sliding door to Alfresco
- Aluminium sliding door to Laundry

### DOOR FURNITURE
- Internal chrome lever handles throughout.
- External chrome lever handle with key lock to Entry door

### KITCHEN
- Laminate bench tops to kitchen
- Laminate base and overhead cabinetry incl. drawers
- Chrome cabinet handles
- 600mm stainless steel under bench oven
- 600mm stainless steel concealed fixed range hood
- 600mm stainless steel cooktop
- 600mm stainless steel dishwasher
- Stainless Steel 1 ½ bowl kitchen sink with mixer
- Tiled splashback

### DOOR FURNITURE
- Internal chrome lever handles throughout.
- External chrome lever handle with key lock to Entry door

### BATHROOM/ENSUITE/WC
- Acrylic bath to bathroom
- Chrome mixer taps & shower heads
- Closed coupled toilet suites with ceramic cisterns
- Laminated vanity units.
- Chrome cabinet handles.
- Chrome toilet roll holder and towel rails
- Polished edge mirror behind vanity
- Ceramic basins.
- Tiled skirting
- Tiled shower bases
- Clear glass semi-frameless shower screen with pivot door.

### LAUNDRY
- Laminate cabinet with stainless steel trough and tiled splash back
- Chrome mixer tap.

### PANTRY/LINEN
- 4No. X 450mm deep melamine shelves to linen and pantry.
- Broom Cupboard to linen in laundry (Plans specific*)

### WARDROBES
- 1No. 450mm deep melamine shelf with chrome hanging rail to all WIR and robes.

### PAINT
- Low sheen to all internal walls, ceiling & semi-gloss to skirting, architraves and doors.

### TILES/ FLOOR COVERINGS
- Ceramic wall tiles to kitchen, bathroom, ensuite and laundry from Builders Range
- Porcelain or ceramic floor tiles to kitchen/meals, bathroom, ensuite, WC, entry and laundry from Builders Range
- Carpets to remainder throughout from Builders Range
## Standard Inclusions

| ELECTRICAL | • Electricity run in up to 15 meters.  
|            | • Provide LED lights, power points, smoke alarms and exhaust fans as per plans. All accessories are white.  
|            | • Fluorescent tube light to Garage  
|            | • 2No. Telephone point to Master Bedroom and Kitchen.  
|            | • 3No. TV Points to Family, Master Bedroom & Theatre  
|            | • Antenna in roof  
|            | • Basic NBN connection as per estate guidelines.  
|            | • 2No. external Spotlights to rear and side.  
| GENERAL    | • 2400mm ceiling height  
|            | • 67mm x 18mm MDF beveled edge skirting and architraves  
|            | • 10mm plasterboard to walls/ceiling and a 75mm cove cornice  
| WINDOW COVERINGS | • Block out Blinds to all windows and glass sliding doors - Builders range  
| FENCING    | • Standard 1.8 high fence — half share only (as per developer’s guidelines).  
|            | • Gate / Wing fence (to fencer’s discretion)  
| LANDSCAPING | • Instant turf to front and rear yards.  
|            | • Lawn seed to nature strip.  
|            | • Garden beds with plants and mulch as per plans.  
| DRIVEWAY & EXTERNAL | • Exposed Aggregate concrete to driveway and path to front entry up to 30m².  
|            | • Exposed Aggregate concrete to Portico  
|            | • Colored concrete pad from laundry door to clothesline.  
|            | • Colored concrete to Alfresco  
|            | • Toppings to remainder of house perimeter  
| CLOTHESLINE | • Wall mounted clothesline.  
| LETTERBOX  | • Precast concrete letterbox with numbers(s) – Builders range.  
| OTHER      | • Council Fees including Asset Protection Fee & Bond  
|            | • 6 Star Energy rating.  
|            | • Recycled water to be connected to all sanitary flushing systems within the building.  
|            | **Only applicable if required by estate guidelines.**  
|            | **If required, solar hot water unit will be replaced with standard hot water unit.**