

# THE MAQUETTE SPECIFICATIONS



At **Nestd™** we aim to make your decision as easy as possible. We recognise that comparing options and pricing can be daunting so our approach is to be upfront so we can support you in the process of making this significant decision. We want you to enjoy the process of buying your compact home. Many factors influence how a home is priced, and this brochure is designed to assist you in making sense of the costs associated with the **Nestd™** building process.

## BASE PRICE

Each location for a home is different. So we start with a base price for each of our homes, then add the site-specific costs and finally we consider any services, fittings and fixture upgrades you may desire. Our base price reflects our philosophy for sustainability, design and quality and these are all included as standard features in the list below.

## VARIABLE COSTS

Each project is unique and may include different site or council variables including issues such as off-grid versus connected to mains, sloping or rugged blocks, difficult versus easy access.

The variable costs that apply to each project are:

- Preparing site for connections - electricity, water and sewerage
- Transport and installation on site – transporting your prefab/modular home to the site, permits required and a crane if needed.
- Base footings/structure to sit the home on.

## REGULATORY REQUIREMENT UPGRADES

**Nestd™** works with its partners to build houses which deliver more than the base regulatory Energy Rating. However, each owner will be required to submit an energy rating report in accordance with the requirements of the particular state or territory. Depending on where your site is located you may also be required to upgrade components of the house to comply with BAL ratings (Bushfire Attack Level).

## OPTIONS, FITTINGS & FINISHES UPGRADES

You may wish to take advantage of the options **Nestd™** provides on page 4.

These upgrades are made at the time of colour selection and specifications and may include stone benchtops, non-standard splashbacks, upgraded kitchen appliances, the list goes on...

## BASE PRICE INCLUSIONS

### Base frame

- RHS Duragal Base frame to all floors
- Steelwork, bolts & labour to fabricate base frames

### Substrate Flooring

- 17mm Ply Tongue and Groove Structural Flooring

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## External Wall Construction and Finishes

- 90mm Metal or Timber Wall System

**External cladding:** WeatherTex EcoGroove 300mm Painted, Foamwork Feature Columns Painted to front elevation only and fascia

## Internal Walls and Ceiling Linings

### Internal Walls:

- 90mm Metal or Timber Wall System
- 10mm Plasterboard

**Bathroom Internal Walls:** 10mm WR Plasterboard

### Ceilings:

- 2400mm Ceiling height
- 10mm Plasterboard
- 75mm Cornice to Bedroom and Living Space

## Roof

- Colorbond Trimdeck 0.48 Roofing
- Colorbond Facia Gutter to one side of building
- Supply and install Colorbond Downpipes

## Insulation to Building

**Flooring:** Floor Insulation will achieve an R4

**External Walls:** External walls will achieve an R2.7

**Internal Walls:** Internal walls will achieve an R1.5

**Roof Insulation:** Roof will achieve an R5

Note: Insulation values should comply with Section J, however, will be confirmed once energy report is complete.

## Windows, Doors & Shrouds

**Windows:** Aluminium or Hardwood Frames

**Glazing:** Clear Double Glazed to Code

### Internal and External Door Leaf:

- Supply and install (1) Timber 2040mm x 820mm glass external entry door
- Supply and install (1) Timber 2040mm x 1500mm sliding entry door
- Supply and install (1) Timber 2040mm x 820mm flush Panels swing door to the bathroom
- Supply and install (1) Timber 2040mm x 820mm flush Panels swing door to the bedroom

## Door Hardware

- Stand Lever Entrance set to entry doors
- Privacy lock on bathroom sliding door
- Passage door handle to bedroom

## Fixed Joinery

### Kitchen:

- Doors and panels quoted in Laminex standard colour board in a matt finish
- Supply and install (1) Cutlery drawers
- 40mm Laminex Standard range benchtop
- Supply and install (1) Pull out bin

**Bathroom:** Supply and install (1) vanity unit in bathroom with laminate bench top

**Bedroom:** Supply and Install Bedroom robe in Laminex standard colours

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## Internal Fit out:

- Architrave MDF 85mm x 18mm
- Skirting MDF 120mm x 18mm

## Appliances

### Kitchen Area:

- Oven – Westinghouse Combination Microwave/Oven 44L WMBA4425SA
- Cooktop – Westinghouse Ceramic Electric 2 Zone 320mm WHC322BA
- Rangehood – Westinghouse Slide Out 60cm Stainless Steel WRH605IS

## Floor Coverings

- Vinyl flooring– Karndean Korloc Hybrid Vinyl Planks (Floating Installation) Colour to be nominated by owner
- Carpet – Feltex Amur 50/50 Blend Broadloom Carpet (Conventionally Installed on Foam Underlay) Colour to be nominated by owner

## Floor Tiles

### Bathroom:

- Walls 600x300mm Porcelain Goucera Rainstone Grey
- Floor 600x300mm Porcelain Goucera Rainstone Grey

## Splash Backs & Mirrors

**Kitchen Counter:** Glass splash back to Kitchen Unit (standard Colour Range)

**Bathroom:** Supply and Install 1 Mirror Size to suit joinery unit

## Painting

**Painting to Walls and Ceiling:** Dulux Whisper White

## Mechanical Works

**Bathroom:** Supply and install (1) Exhaust Fan in the bathroom vented to ceiling void

## Electrical Works

### Lighting:

- Supply & install (6) x Sunny Lighting WAVE downlights
- Supply & install (1) Lucci LEDlux BOUNTY Bunker light.
- Supply & install (2) x Lucci FRESCO Coach lights
- Supply & install (1) IXL Tastic
- Supply & Install (3) 1 gang switch.
- Supply & Install (1) 3 gang switch.
- Supply & Install (2) Smoke detectors

### Power:

- Supply & Install (1) Single GPO
- Supply & Install (11) Double GPO's
- Supply & install (1) Single GPO for rangehood
- Supply & install (1) Single GPO for dishwasher
- Supply & install (1) Feed for oven
- Supply & install (1) Feed & isolator for cook top
- Supply & install (1) Feed for Hot Water System

### TV:

- Supply & install (1) TV point

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## Switchboard:

- Supply & install (1) Surface mount switchboard C/W all circuit protection
- Supply & install (1) External connection point

## Hydraulic and Plumbing Fixtures & Fittings

Supply and install Hot and cold-water pipework and fixtures

### Kitchen:

- Supply and install (1) Single Bowl Sink – Square 450 x 450mm
- Supply and install (1) Sink Mixer – Caroma Jade Black or Chrome

### Bathroom:

- Supply and Install (1) Vanity & Basin Unit 400 x 580 x 220mm (Dark Brown)
- Supply and install (1) Basin Mixer – Caroma Jade Black or Chrome WELS 5 Star Note
- Supply and install (1) Toilet Suite – Caroma Luna Back-to-Wall WELS 4 Star
- Supply and install (1) Shower Rail – Caroma Jade Black or Chrome
- Supply and install (1) Shower Mixer – Caroma Jade Black or Chrome
- Supply and install (1) Toilet Roll Holder – Caroma Urbane Black or Chrome
- Supply and install (1) Single Towel Rail – Caroma Urbane Black or Chrome

### Hot Water Service:

- Supply and install (1) External Heat Pump Stiebel Eltron WWK 222

## Additional Items

- Supply and Install (1) 2100mm x 900mm – 10mm Shower screen to bathroom in 2 Panels

## General Inclusions and Terms

- Material Warranty is restricted to that offered by supplier
- 7 Years Homeowner Warranty when used in a residential application
- 12 Months Defect liability Period when used in a commercial application

## OPTIONAL ITEMS

**These items are upgrades to the base model. To be included in the total project quote.**

- **Option 1:** Supply and install (1) Mitsubishi or Daikin 3.5 Kw High Wall Split System Unit OR Supply and install (1) Daikin US7 3.5kw - 7 star rated High Wall
- **Option 2:** Finished floorboards in lieu of vinyl flooring
- **Option 3:** Supply and install Fisher Paykel, DD60SCX9 60cm Single Dishwasher Drawer
- **Option 4:** Upgrade to Miele or Smeg appliances
- **Option 5:** Upgrade to Caesarstone kitchen benchtop, kitchen splashback and bathroom vanity
- **Option 6:** Ceiling fan in bedroom and/or Living room Bayside Lagoon 132cm 3 Blade Black (No Light)

## EXCLUSIONS

**These items are not included in the base price as they are variable for each property. They will be included in the total project quote, post site inspection.**

- No allowance for any bushfire specific compliance/BAL rating (can be priced once site locations have been nominated)
- No allowance for footings or any temporary pad for the building to sit on

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- No allowance for stairs, ramps and decks, quote can be provided once site levels have been provided.
- No allowance for works onsite to connect services
- No allowance for transportation to site
- No allowance for site preparation
- No allowance for sky lights
- No allowance for planning permit to council (can be priced once site location has been nominated)
- No allowance for building permit (can be priced once site location has been nominated)
- No allowance for blinds or curtains
- No allowance for supply and installation of special decals/glazing film to any doors and windows unless specified above
- No allowances made for water pressure supply to the unit. Owner to install pressure pump if required.
- No allowance for site decontamination & hazardous material removal
- No allowance for hard and soft rock excavation & rectification works
- No allowance for soft spot removal and rectification works
- No allowance for asbestos removal
- No allowance for staging of works
- No allowance for loose furniture
- No allowance for authority fees & headwork Costs (to cover the cost of extending infrastructure, sewerage etc if required).

*IMPORTANT: All information on our printed materials are subject to change and we recommend that you independently confirm that the Nestd™ home and subsequent contract for sale meet all your needs and expectations.*