

THE EDGE 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 experience of buying your compact home. Many factors influence how a home is priced, and this document 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 which means some of the costs are variable. 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 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 our 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 3 of this document. These upgrades are made at the time of colour selection and specifications.

MATERIAL SPECIFICATIONS

The Edge is constructed using Ortech Industries Durra Panel® system.

Manufactured in Bendigo, the Durra Panel® is made from wheat and or rice straw fibres, has excellent acoustic and thermal insulating properties, proven durability, high impact and fire resistance. It is ideal for wall and ceiling use in commercial, industrial and residential applications.

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The Edge Durra Panel® unit is delivered on-site in one-piece and includes:

- Galvanised steel sub floor framing and panelised flooring
- Steel wall framing
- Durra Panel® wall system
- Durra Panel® ceiling system
- Foil backed insulation for walls and ceilings
- Timber roof battens
- Colorbond Spandek roof including Colorbond gutter and rainwater accessories (in choice of colour)
- Internal doors hollow core Redicote 2040 x 820 x 32mm including door furniture
- External door solid core Redicote 2040 x 820 x 38mm including door furniture, Raven RP3 and draft door seals
- Security door clad with timber battens
- Aluminium powder coated windows with timber reveals and double glazing
- External window and door shrouds
- Colorbond Spandek external wall cladding (in choice of colour)

Floor coverings:

- Bunnings Lagoon Polypropylene carpet tile
- Vinyl floor covering for bathroom (in choice of colour)
- Vinyl floor covering to entrance area of two-bedroom units.

Bathroom fittings:

- Posh Solus W/H Vanity unit 500mm
- Basin waste 40x60 W/Rubber Plug Chrome
- Posh Bristol Mk2 Basin mixer Chrome
- Domaine Rimless Toilet
- Posh Bristol A/Directional Shower head
- Posh Bristol Mk2 Shower mixer Chrome
- Se13ls Shwr Enclosure (No Scrn) 900x765
- Mizu drift Towel Rail 600mm Chrome
- Mizu drift Straight toilet roll holder
- Framed shower screen to Marbletrend shower enclosure

Electrical Works:

- 1-32Amp single phase Circuit Breaker @ the House Main Switchboard to control Sub Main to the New Studio Switchboard.
- 6mm² Twin E from the Main Switchboard to the New Studio 6-Way Switchboard.
- Switchboard, circuit breakers with RCD, DGPO's, Lights & Light Switch's as required
- 1 external twin lamp "sensor light" over or next to front door area.
- 1-200mm Air Flow ceiling mounted exhaust fan
 - 240v hard wired Clipsal smoke detectors with battery backup. 1 to each bedroom
 - Electrical connection of 50L electric HWS

Painting: Interior – Vivid White (Dulux colour) or purchaser's choice

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General Inclusions and Terms

- Material Warranty is restricted to that offered by supplier.
- 7 Years Homeowner Warranty when used in a residential application.

OPTIONAL ITEMS

These items are upgrades to the base model and will 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:** Decking in Merabu hardwood to suit yard
- **Option 3:** Off grid package
- **Option 4:** Supply and install Fisher Paykel, DD60SCX9 60cm Single Dishwasher Drawer
- **Option 5:** Upgrade to Miele or Smeg appliances
- **Option 6:** Upgrade to Caesarstone kitchen benchtop, kitchen splashback and bathroom vanity
- **Option 7:** Finished floorboards or carpet in lieu of vinyl flooring
- **Option 8:** Kitchenette installation:
 - Oven – Westinghouse Combination Microwave/Oven 44L WMBA4425SA
 - Cooktop – Westinghouse Ceramic Electric 2 Zone 320mm WHC322BA
 - Rangehood – Westinghouse Slide Out 60cm Stainless Steel WRH605IS
 - Doors and panels quoted in Polytec standard colour board in a matt finish
 - Four drawers
 - 40mm Laminex Standard range benchtop
 - Single Bowl Sink – Square 450 x 450mm
 - Sink Mixer – Caroma Jade Black/Chrome

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
- No allowance for works onsite to connect services
- No allowance for transportation to site (allow \$3,500 per 100km from Bendigo)
- 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

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- 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.