

THE PEAK 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

- 21mm Ply Tongue and Groove Structural Flooring

External Wall Construction and Finishes

THE PEAK SPECIFICATIONS



- 90mm Metal or Timber Wall System
- Scyon Matrix Architectural Cement Sheet Cladding System painted to nominated colour

Internal Walls and Ceiling Linings

Internal Walls:

- 90mm Metal or Timber Wall System
- (Face Fixed) 9.5mm AC INTERIOR HOOP PINE

Bathroom Internal Walls: Laminex Ribbed Aquapanel in white finish

Ceilings: (Face Fixed) 9.5mm AC INTERIOR HOOP PINE, raked Ceiling

Roof

- Colorbond Trimdeck 0.48 Roofing
- Colorbond Facia Gutter to one side of building
- Supply and install (1) Colorbond Downpipe

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

Window and Door Jamb: Aluminium or Hardwood Frames

Glazing: Clear Double Glazed to Code with SITE Glazing allowed for the 2 large windows

Sashless: Standard Powdercoat Color Guides allowed

Internal and External Door Leaf:

- Supply and install (1) 2040mm x 920mm, Solidcore Door to the external entry
- Supply and install (1) 2040mm x 670mm, Flush Panels sliding door to the bathroom
- Shrouds: Supply and install (1) Aluminium or Timber Shroud to the main entry window and door as per plans

Door Hardware

- Stand Lever Entrance set
- Privacy lock on bathroom sliding door

Fixed Joinery

Kitchen:

- Doors and panels quoted in Polytec standard colour board in a matt finish
- Supply and install (2) Standard pot drawers
- Supply and install (2) Cutlery drawers
- 40mm Laminex Standard range benchtop
- Supply and install (1) Pull out bin

Living Space:

- Living space layout as per plans on drawing 02
- Doors and panels quoted in AC Hoop Pine or equivalent
- Supply and install (2) Standard drawers in seat
- Supply and install (2) Tall cabinets

THE PEAK SPECIFICATIONS



Bedroom:

- Doors and panels quoted in AC Hoop Pine or equivalent
- Supply and install (3) Standard pot drawers under bed
- Supply and install (1) Bookshelf

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

- 21mm Ply floor finished sanded and sealed
- Sealed with 2 coats Bona Traffic HD Extra Matt

Floor Tiles

Bathroom: 300 x 600 Standard Tiles from supplied range

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 Ceiling:

- 2 coats Bona White
- 2 coats Bona Traffic Natural

Paint to Walls:

- 2 coats Bona White
- 2 coats Bona Traffic Natural

Ramp, Stairs & Decks

- **Optional Item:** 12 SQM L-Shaped decking in spotted gum decking

Mechanical Works

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

Electrical Works

Lighting:

- Supply & install (1) Adjustable bed light, SCOPE 1 light, small swingarm wall bracket in black.
- Supply & install (1) Pendant light (customer's choice, \$500 allowance)
- Supply & install (9) Downlight, LEDLUX CITY II, Black.
- Supply & install (1) Gang switch
- Supply & Install (2) 2 gang switch.
- Supply & Install (2) Smoke detectors

Ceiling Fan: Bayside Lagoon 132cm 3 Blade Black (No Light)

Power:

- Supply & Install (3) Single GPO's
- Supply & Install (9) Double GPO's
- Supply & install (1) Feed for Hot Water System

TV:

- Supply & install (1) TV point.

Switchboard:

THE PEAK SPECIFICATIONS



- 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) 2000mm x 600mm Shower screen to bathroom

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:** Additional cost to include LED Strip Lighting in roofing/walls
- **Option 3:** Additional cost to include Internal Wall Lights
- **Option 4:** Upgrade Cladding to Longline Lysaght
- **Option 6:** 12.66 SQM area of front decking in Spotted Gum (Does not Include Footings and Transport)
- **Option 7:** Add TV Cabinet case
- **Option 8:** Add bedroom Joinery above bed
- **Option 9:** Finished floorboards in lieu of plywood tongue and groove flooring
- **Option 10:** Off grid package
- **Option 11:** Sliding Door from decking to living/dining
- **Option 12:** Supply and install Fisher Paykel, DD60SCX9 60cm Single Dishwasher Drawer
- **Option 13:** Thin layer of plasterboard over plywood on walls; painted in nominated colour
- **Option 14:** Upgrade to Miele or Smeg appliances
- **Option 15:** Upgrade Caesarstone kitchen benchtop, kitchen splashback and bathroom vanity

THE PEAK SPECIFICATIONS



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
- 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.