

# THE PEAK 2

## HOW OUR PRICING WORKS



### BASE PRICE

Because every customer's project is different, we start with a *supply price of materials* which for **The Peak 2** is **\$125,000 + GST** (this is the price listed on our website). We then add the *site-specific costs* and finally we consider any *upgrades/optional* items you desire. That will give your total project cost in Stages 2 and 4 of [Our Process](#).

Each Nestd home consists of two standard '**kits**' that are delivered to your property containing all the materials the build crew needs to install your home.

1. The external flat pack 'kit' consists of the wall, floor, ceiling and roof systems and is supplied by [Next Form](#)
2. The second 'kit' consists of all the internal finishings and fittings and is supplied by [Bunnings Trade](#) and [Kaboodle](#)

### SITE-SPECIFIC (VARIABLE) COSTS

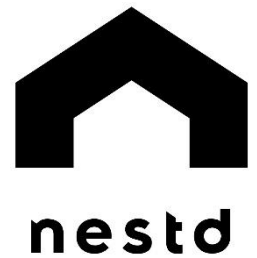
Each project is unique and may include different site or council variables and customer requirements such as off-grid versus connected to mains, sloping or rugged blocks, difficult versus easy access. These costs are uncovered during Stages 3 and 4 – a complete list is available on page 6 of this document.

The variable costs that apply to each project are:

- Preparing the site for your new compact home (including existing dwelling demolition, site decontamination & hazardous material removal, hard and soft rock excavation & rectification works, as required)
- Assembly of the building
- Connecting services to the site - electricity, water and sewerage
- Transportation of the kits to site from the factory
- Permits required by your local council (planning and building)
- Base footings/structure to sit the home on (which depends on your soil type)
- Regulatory upgrades that may be required in order for house to comply with BAL ratings (Bushfire Attack Level) and wind ratings

# THE PEAK 2

## SUPPLIED MATERIALS



### MATERIAL SPECIFICATIONS

The following list of materials are included in the standard 'kits' that are delivered to site.

#### Substrate Flooring

21mm Ply structural flooring braced

#### External Wall Construction and Finishes

MGP10 structural timber; OSB 11mm braced

**External cladding:** James Hardie Axon Cladding 133mm smooth in Surfsmist

#### Internal Walls

**Ground & Loft:** MGP10 structural timber with metal straps and noggins

**Internal cladding:** Hoop Pine ply 9.5mm and plasterboard

**Bathroom Internal Walls:** Aquachek plasterboard with ceramic white subway tiles (floor to ceiling)

#### Roof

Engineered roof cassette system

Colorbond Trimdeck 0.48 Roofing in Surfsmist

Colorbond Facia Gutter to one side of building

Colorbond Downpipe in Surfsmist

#### Insulation to Building

**Flooring:** Floor Insulation will achieve an R2.5

**External Walls:** External walls will achieve an R2.5

**Roof Insulation:** Roof will achieve an R3.5 including 55mm roof blanket R1.3

#### Windows, Doors & Shrouds

##### Windows:

1 Fixed window timber frames with reveal (living/dining)

4 Sashless window timber frames with reveal, (living/dining, near stairs)

##### Glazing:

Double glazed, 4 tough LB/ 16Ar (24mm)

##### Internal doors:

1 Hume Doors Timber 2040 X 820 door leaf HI Honeycomb Commercial Flush Interior Door

1 Hume Doors Cavity Evolution with flush pull (bathroom)

Sliding door KDHW frames with reveal (balcony)

##### Entry door:

1 glazed door with timber frame with reveal

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## SUPPLIED MATERIALS CONT.

### Door Hardware

Delf Matt Black Linear Elba Secure Double Cylinder Entrance Set

Delf 65mm Matt Black Circular Flush Pull Handle

Delf Matt Black Edge Pull Sliding Door Handle

### Fixed Joinery

#### Kitchen/Laundry:

Doors and panels in [Kaboodle Molasses V premium melamine](#)

- Matt black
- Push to open cabinets
- Anti-fingerprint technology and a soft touch finish

Cut to measure benchtop 28mm in [Kaboodle Molasses](#)

- A premium laminate benchtop
- Deep rich black, super-opaque
- High resistance to scratches, abrasions and impact
- Anti-fingerprint technology

#### Downstairs pod – living area and bedroom:

Doors and panels in premium birch ply

### Appliances

#### Kitchen Area:

Oven – Westinghouse Combination Microwave/Oven 44L WMBA4425SA

Cooktop – Westinghouse Ceramic Electric 2 Zone 320mm WHC322BA

Ranghood – Westinghouse Slide Out 60cm Stainless Steel WRH605IS

### Floor Coverings

Hoop Pine ply 9.5mm finished sanded and sealed

### Floor Tiles

**Bathroom floor tiles:** Stoneworld 300x600mm KMG Imperial Dark Grey Matt

**Balcony tiles:** Stoneworld 300x600mm KMG Imperial Charcoal External

### Splash Backs & Mirrors

**Kitchen Counter:** Bellessi 760 x 1200 x 4mm Polymer Splashback – Dice (Black)

**Bathroom:** Forme 600 x 750 x 150mm Logan 600 Shaving Cabinet

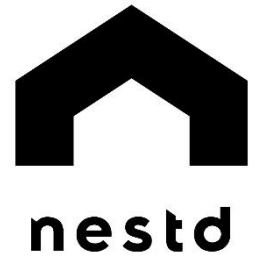
### Painting

**External Painting:** Resene exterior 'lumbersider' waterborne low sheen paint

**Painting to Ceiling:** Dulux White on white

# THE PEAK 2

## SUPPLIED MATERIALS CONT.



### Mechanical Works

#### Bathroom:

HPM 200mm Round Ceiling Exhaust Fan - White

### Electrical Works

#### Internal lighting:

Verve Design 60W Black and Gold Metal Dome Pendant Light

9 HPM DLI 90mm Colour Changing Dimmable LED Downlight

4 HPM DLI 90mm LED Dimmable Downlight

1 HPM EXCEL 1 Gang Light Switch

1 HPM EXCEL 2 Gang Light Switch

2 Slimline Smoke Detectors

#### External lighting:

2 Brilliant Lighting Coolum Black Twin Head Exterior Wall Light

**Ceiling Fan:** ThreeSixty 52" Black Modn-4 Ceiling Fan

#### Power:

3 HPM EXCEL Single Powerpoint Black

12 HPM EXCEL Double Powerpoint Black

**TV:** HPM TV outlet F-type 1 Gang Black

#### Switchboard:

1 Surface mount switchboard C/W all circuit protection

1 External connection point

### Hydraulic and Plumbing Fixtures & Fittings

#### Kitchen:

1 Clark Prism Single Bowl Overmount/Undermount Sink

1 Sink Mixer – Caroma Jade Black

#### Bathroom:

1 Mondella 400mm White Rococo Wall Hung Vanity With Basin

1 Basin Mixer – Caroma Jade Black

1 Caroma WELS 4 Star 3.5L/Min Luna Back To Wall Toilet Suite

1 Shower Rail – Caroma Jade Black

1 Shower Mixer – Caroma Jade Black

1 Toilet Roll Holder – Caroma Urbane Black

1 Single Towel Rail – Caroma Urbane Black

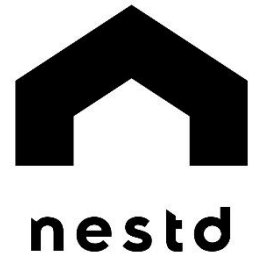
1 Rick McLean's 1180mm Matte Black Smart Pivot Front and Return Shower Screen

#### Hot Water Service:

External Heat Pump Stiebel Eltron WWK 222

# THE PEAK 2

## EXTRAS



### OPTIONAL ITEMS & UPGRADES

These items are upgrades to the base model and will be added to your cost estimate (Stage 2) and final quote (Stage 3) of [Our Process](#).

- **Option 1:** Supply and install Mitsubishi Avanti 3.5kW Reverse Cycle Split System Air Conditioner
- **Option 2:** Supply and install 12.66 SQM area of front decking in Spotted Gum (or to suit site)
- **Option 3:** Off grid package
  - Solar Panel System (15 PV panels mounted to inclined roof/grid connected)
  - Solar Panel & Battery System (15 PV panels mounted to inclined roof/battery / grid connected)
  - Solar Panel & Battery System (15 PV panels mounted to inclined roof/battery/ completely off-grid – not connected to mains power)
  - Composting Toilet System
  - Rainwater storage
  - Grey water system
- **Option 4:** Supply and install Fisher Paykel, DD60SCX9 60cm Single Dishwasher Drawer
- **Option 5:** Customer supplies their own appliances (oven, cooktop and/or rangehood)
- **Option 6:** Upgrade external cladding to [Lysaght Enseam](#) in Surfsmist
- **Option 7:** Supply and install ceiling fan – ThreeSixty 52" Black Modn-4

### GENERAL INCLUSIONS & 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

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