

BASE PRICE

Because every customer's project is different, we start with a *supply price of materials* which for **The Peak** is **\$105,000 + 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

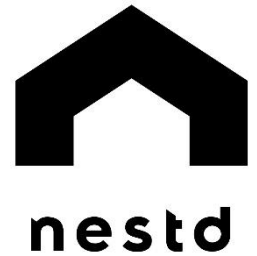
Each project is unique and may include different site or council variables and customer requirements such as off-grid versus connected to mains, sloping or rugged blocks, difficult versus easy access. These costs are uncovered during Stages 3 and 4 – a complete list is available on page 6 of this document.

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

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 Monument

Internal Walls

Ground: MGP10 structural timber with metal straps and noggins

Internal cladding: Hoop Pine ply 9.5mm and plasterboard

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

Roof

Engineered roof cassette system

Colorbond Trimdeck 0.48 Roofing in Monument

Colorbond Facia Gutter to one side of building

Colorbond Downpipe in Monument

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)

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)

Entry door:

1 glazed door with timber frame with reveal

THE PEAK

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

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

Rangehood – 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

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

1 Slimline Smoke Detector

External lighting:

2 Brilliant Lighting Coolum Black Twin Head Exterior Wall Light

Power:

2 HPM EXCEL Single Powerpoint Black

6 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

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 Monument
- **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

PRICING SCHEDULE

Note: All pricing is exclusive of GST

DESCRIPTION	PEAK
Number of bedrooms	1-bedroom
Number of bathrooms	1
Kitchen	Yes
Laundry	Yes
FIXED PRICING ITEMS	
Pre-Construction: Feasibility Study	
Supply of all materials ('kits')	\$105,000
VARIABLE/SITE-SPECIFIC ITEMS	
Pre-Construction: Building/planning permits	Allow \$50,000 - \$80,000* * Based on site-related conditions & local planning requirements
Site preparation	
Base footings/structure	
Assembly of unit on site	
Connection to services	
Transportation of materials/'kits'	
OPTIONAL UPGRADES & ADDITIONS	
Supply and install Mitsubishi Avanti 3.5kW Reverse Cycle Split System	\$2,290
Off grid items including all or some of the following:	POA
<ul style="list-style-type: none"> ▪ Solar Panel System mounted to inclined roof/grid connected 	
<ul style="list-style-type: none"> ▪ Solar Panel & Battery System mounted to inclined roof/battery /grid connected 	
<ul style="list-style-type: none"> ▪ Solar Panel & Battery System mounted to inclined roof/battery/ completely off-grid – not connected to mains power 	
<ul style="list-style-type: none"> ▪ Composting Toilet System 	
<ul style="list-style-type: none"> ▪ Rainwater storage ▪ Grey water system 	
Customer supplies their own appliances (oven, cooktop and/or rangehood)	-\$1,950
Supply and install ceiling fan/s	\$400/fan
Supply with no kitchen	-\$7,600
Supply with no laundry area	-\$2,350
Supply and install Fisher & Paykel dishwasher drawer	\$1,650
Upgrade external wall and roof cladding to Lysaght Enseam	\$7,100
Supply and install decking in Spotted Gum to suit site	POA
Upgrade laminate bench to stone bench	POA

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.