

BASE PRICE

Because every customer's project is different, we start with a *supply price of materials* (these prices are 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 finishing's 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 for house to comply with BAL ratings (Bushfire Attack Level) and wind ratings

THE GABLE

SUPPLIED MATERIALS



MATERIAL SPECIFICATIONS

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

Engineered floor system

240x45 LVL15 floor joists; OSB 18mm structural flooring braced

External Wall Construction and Finishes

MGP10 structural timber; OSB 11mm braced

External cladding: Shadowclad Ultra in Monument

Internal Walls

MGP10 structural timber with metal straps and noggins

Internal cladding: Plasterboard 10mm thick

Bathroom Internal Walls: Aquachek plasterboard

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 Bradnam's Double Glazed Sunergy (bedroom)

2 Fixed sashless insert aluminium frame (living room/entry area)

1 Velux fixed skylight with blackout blind (bedroom)

Glazing:

Double glazed, insulating glass

Internal door:

Hume Primecoat Honeycomb Flush Door - 820mm x 2040mm x 35mm

Entry door:

Hume doors Verve VER1 in black

Door Hardware

Gainsborough 450mm Stainless Steel G4 Series Square Pull Handle Entrance Set

Fixed Joinery

Kitchen:

Doors and panels in [Kaboodle Sea salt melamine](#)

- White matt
- Discreet grip handles

Cut to measure benchtop 38mm in [Kaboodle Hazelnut](#)

- Premium laminate benchtop

Appliances

Kitchen Area:

Oven – Euro Appliances Oven 60CM 4 Function stainless steel EO604SX

Cooktop – Euro Appliances 30CM Ceran touch electric cooktop ECT32C

Rangehood – Euro Appliances 60cm Slide Out Rangehood ES602SS

Floor Coverings

Senso Lifestyle Extra Timber Clear Primetex Classic 1/25Vinyl flooring throughout

Splash Backs & Mirrors

Kitchen Counter: Vistelle 2600 x 760 x 4mm Salt High Gloss Acrylic Splashback

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

Painting

External Painting: Dulux Monument

Painting to Ceiling: Dulux Vivid white

Decking

Parkside 86 x 19mm L/M KD Standard Decking Spotted Gum

Mechanical Works

Bathroom:

HPM 150mm White Slimline Wall Exhaust Fan Square

Electrical Works

Internal lighting:

7 HPM DLI 90mm Colour Changing Dimmable LED Downlight

1 HPM 240v Photoelectric Smoke Alarm

External lighting:

2 Brilliant Lighting Coolum Black Twin Head Exterior Wall Light

Power:

10 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:

Castano Calabria 450 Single Bowl Sink

Sink Mixer – Capri Sink Mixer Chrome

Bathroom:

Mondella 600mm Rococo Wall Hung Vanity – Cabinet Only

Mondella Rococo 600mm Ceramic Vanity Basin With 1 Tap Hole

Castano Capri Chrome Swivel Basin Mixer

Castano Chrome Pop Up Waste

Castano Capri Chrome Shower Mixer

Castano Capri Wall Shower Diverter Mixer

Castano Rossi Wall Faced Toilet Suite

Caroma 600mm Chrome Double Towel Rail

Castano Capri Straight Toilet Roll Holder

RickMcLean's Designer Bathware 820 x 820mm Modern Shower Base

Mondella 800 x 840 x 2000mm Rococo Shower Screen

Laundry:

Clark Utility Mini Laundry Tub and Cabinet with Floor

Hot Water Service:

Chromagen Midea Electric Heat Pump Water Heater – 170L



THE GABLE

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:** 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 3:** Customer supplies their own appliances (oven, cooktop and/or rangehood)
- **Option 4:** Upgrade to External Heat Pump Stiebel Eltron WWK 222 (recommended for alpine/cold areas)
- **Option 5:** Supply and install ceiling fan – ThreeSixty 52" Black Modn-4
- **Option 6:** Supply Gable with no kitchen
- **Option 7:** Supply Gable with no laundry area
- **Option 8:** Upgrade to tiles on bathroom floor
- **Option 9:** Upgrade to engineered floorboards
- **Option 10:** Upgrade to premium melamine kitchen cabinetry
- **Option 11:** Upgrade to Westinghouse appliances:
 - Westinghouse 44L combi microwave and oven 900W
 - Westinghouse 30cm 2 zone electric ceramic cooktop
 - 52cm 3 speed integrated under mount range hood

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

IMPORTANT: 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.