

# THE DOM 2

## HOW OUR PRICING WORKS



### 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.

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 DOM 2

## SUPPLIED MATERIALS

### MATERIAL SPECIFICATIONS

The following list of materials are included in the standard 'kits' with a BAL 12.5 and 6-star energy rating that are delivered to site.

#### Engineered floor system

Mega joists; OSB 19mm structural flooring braced with 19mm Yellow Tongue Chipboard for flooring sheets

#### External Wall Construction and Finishes

MGP10 structural timber; OSB 6mm 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

Colorbond Cladding in Matt Monument

WeatherTex Weathergroove Cement Sheet Cladding in Natural Finish

Cemintel Barestone Cladding to Feature Walls and Cantilevered Awning in Whisper White

#### 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:

4 ESS Bradmans Awning Windows

4 ESS Bradmans Fixed Lite External Windows

1 SIG Sliding Door

**Glazing:**

Clear single and double glazed

**Internal door:**

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

**Entry door:**

Hume External Flush Sloicore Door

**Door Hardware**

Trilock Satin Chrome Contemporary Align Double Cylinder 3 in 1 locking

**Fixed Joinery****Kitchen:**

Doors and panels in [Kaboodle Sea Salt and Pinto Bean melamine](#)

- Discreet grip handles

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

- Premium laminate benchtop

**Appliances****Kitchen Area:**

Dishwasher - Bellini 60cm WELS 4 Star 11.5L Dishwasher

Oven - Bellini 60cm 65L Stainless Steel 9 Function Electric Oven

Cooktop - Bellini 60cm Ceramic Cooktop

Rangehood - Everdure 60cm Stainless Steel Fascia Slide out Rangehood

**Floor Coverings**

Tarkett ID Inspirations Loose Lay Vinyl Tiles in Lime Oak Grey throughout

Provino Ash Grey Carpet on stairs and second storey

Tarkett Granit Safe Waterproof Vinyl Tiles in Granite Black for bathroom

**Splash Backs & Mirrors**

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

**Bathroom:** Wet by Home 70cm Round Hanging mirror

**Painting**

**Internal Walls:** Dulux Whisper White

**Internal Ceiling:** Dulux Whisper White

**Decking**

Ekodeck 137 x 23MM 5.4 Composite Decking in SnowGum

**Mechanical Works****Bathroom:**

Arlec 250mm White Exhaust Fan

## Electrical Works

### Internal lighting:

27 HPM DLI 90mm Dimmable LED Downlight

2 Fire Pro 9V Photoelectric Smoke Alarm

### External lighting:

2 HPM DLI 90mm Dimmable LED Downlight

### Power:

4 DETA Double Powerpoint White

5 DETA Single Powerpoint White

1 DETA PAL Outlet White

## Hydraulic and Plumbing Fixtures & Fittings

### Kitchen:

Everhard Excellence Squareline Single Bowl Sink

Estilo Chrome Tall Vege Spray Coil Sink Mixer

### Bathroom:

Custom Kaboodle Cabinet Pinto Bean & Basalt

Mondella Resonance Concrete Round Basin

Mondella Chrome Resonance Basin Mixer

Mondella Chrome Resonance Shower Mixer

Mondella Chrome Resonance Shower Rail and Handset

Mondella Concerto Wall faced Toilet Suite

Estilo Chrome Single Towel Rail

Estilo Chrome Towel Ring

Estilo Chrome Toilet Roll Holder

Estilo 900 x 900 Square Shower Base

Vistelle Gloss Acrylic Bathroom Panel - Option 1

Mondella 2000 x 880 x 880mm Resonance Shower Screen - Option 2

### Laundry:

Clark Utility Mini Laundry Tub and Cabinet with Floor

Estilo Chrome Sink Mixer

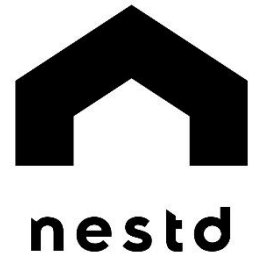
Ezyfix Modern Washing Machine Taps

### Hot Water Service:

Rheem Hot Water Electric 80L

# THE DOM 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:** 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 DOM 2 with no kitchen
- **Option 7:** Supply DOM 2 with no laundry area
- **Option 8:** Upgrade to premium melamine kitchen cabinetry

## 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.*