

Indwarra Avenue, North Kellyville

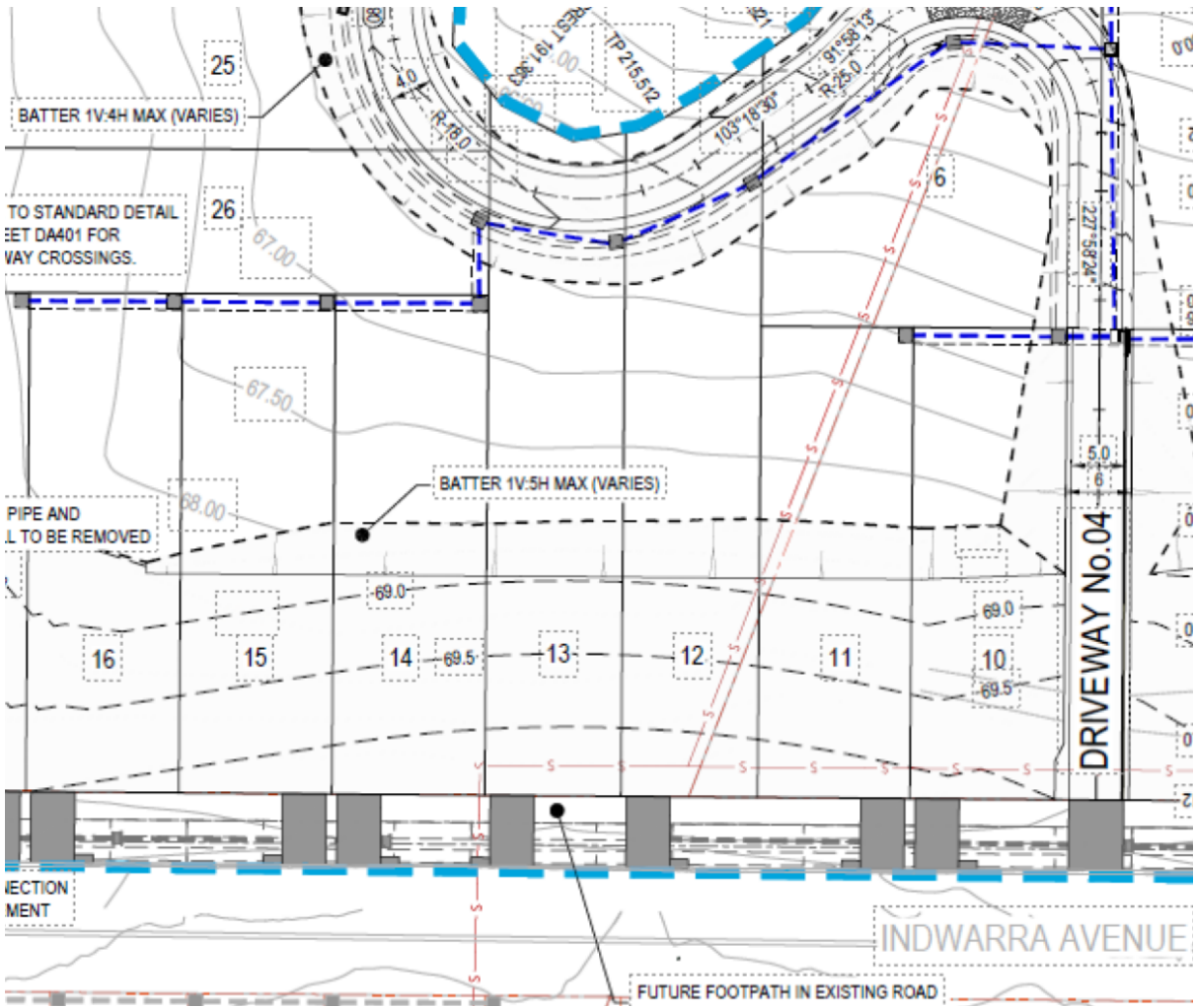
Indwarra Avenue – North Kellyville
(Registration Approximately Late 2023)

Prices as of 19-09-2022

Custom Home Designs/ Price is Move in Ready + Site Costs Extra

LOT #	FRONTAGE	LAND SIZE	House Size			House	Land	Package
10	14m	602.1 sqm	400	7 Bed/ 3 Bath/ 2 Car	Double	1160000	1550000	2710000
11	14m	602.1 sqm	400	7 Bed/ 3 Bath/ 2 Car	Double	1160000	1550000	2710000
12	12.5m	796.9 sqm	400	7 Bed/ 3 Bath/ 2 Car	Double	1160000	1700000	2860000
13	12.5m	763.7 sqm	400	7 Bed/ 3 Bath/ 2 Car	Double	1160000	1700000	2860000
14	14m	638.7 sqm	400	7 Bed/ 3 Bath/ 2 Car	Double	1160000	1600000	2760000
15	14m	638.3 sqm	400	7 Bed/ 3 Bath/ 2 Car	Double	1160000	1600000	2760000
16	14m	637.9 sqm	400	7 Bed/ 3 Bath/ 2 Car	Double	1160000	1600000	2760000





New House and Land Packages

LUXURY INCLUSIONS

Your Chosen Custom Design

New Home Proposal

Client Name: TBA

SITE COSTS

These are required standard building costs that we have included in our base price:-

- Earthworks: Provide a balanced cut and fill of up to .5m fall over the site to achieve a level building platform
- Standard council, environmental management and work health and safety requirements
- Standard council DA or CDC fees
- Standard Basix Package (Includes Rainwater tank up to 3000 litres)
- Piering allowance
- Machine hire for drilling of pier holes
- Concrete Pier Pump
- Sewer connection up to 8m from building envelope
- Provide a stormwater connection to the closest legal point within the property boundary
or up to 8m from building envelope
- Up to 8m underground power connection, 3 phase service cable to existing turret
- Near side Water Service connection
- Site Security fencing up to 40 Lineal meters
- All-weather access control point
- Standard Sediment control measures

EXTERNAL FEATURES

- M Class concrete slab for moderately reactive soil conditions (1x2 pod configuration)
- Pest treatment to perimeter of slab and internal drainage points
- Termite resistant treated timber frame and roof trusses
- Low Maintenance Colorbond metal fascia and slotted gutters
- Sectional garage doors
- Automatic garage door opener (total of one (1) unit), with two (2) remote control Handsets
- Bricks from Austral everyday Collection (special conditions apply)
- Large range of Concrete roof tiles and including flat profile roof tiles with streamline ridge capping or colorbond roofing (excludes light duty anticon blanket)
- Aluminum sliding windows with single clear glazing in a choice of standard frame colours, and include
- Window locks, Obscure glazing to Bathroom, Ensuite & Powder rooms (where applicable)
- A choice of up to 920mm wide front entry door (subject to design) from the standard builder range with clear, cathedral or translucent laminate glazing
- 1/2 glazed external laundry door (Clear or Obscure)
- Exclusive' range of front door handles. Including, selected Tri-lock Levers (Omni Lock)
- Builder range deadbolt to Laundry and internal garage access door (where applicable)
- 26 litre Gas Instantaneous Hot water system
- Front and rear garden tap
- R4.1 Bradford ceiling insulation to all living rooms under the roof (excluding garage and alfresco) to provide more comfort and reduce energy costs for our customers
- Concrete to Front Porch
- R2.0 Bradford insulation batts for our single storey dwelling and R2.5 Bradford insulation batts for our double storey dwelling to the external framed walls of living area, including walls between garage and living area (excluding garage external walls)
- Brickwork above garage door
- 450mm eaves (design specific)
- Provide 42mm x 42mm treated pine externally around windows of cladded areas (subject to cladding type and design)

INTERNAL FEATURES

- 67mm architraves and 92mm single bevel skirting's painted finished
- An increase in the structural ceiling height up to 2700mm high to the ground floor only in lieu of standard 2440mm (internal ceiling height could vary, subject to flooring and ceiling selections)
- Internal door height to 2340mm throughout (where applicable)
- Flush panel doors
- Ciaro step cornice to all Living areas with square set ceiling to all bathrooms, powder room & WC (subject to design)
- Tubman's Endure 3 coat paint system, a superior performing paint for interior applications from the
- Staircase with paint finish, including balustrading (subject to design)
- Paint finish to all internal woodwork
- Internal door furniture, inclusive of push button privacy locks to bathroom, ensuite, bedroom 1 and powder room (where applicable)
- Linen cupboard with 4 shelves
- Walk in wardrobe to master bedroom with one shelf and hanging rail (subject to design)
- Built in wardrobes to other bedrooms with one shelf and hanging rail (subject to design)
- Metal door stops to all doors opening onto walls
- Smart Home starter pack for provisioning your home to comply with the National Broadband scheme.
- Enclosure includes 2 x T.V Points, 2 x Phone Points and 1 x Data Point
- Double Power Points throughout
- Carpet to bedrooms, living areas and (if applicable) staircase
- 450mm x 450mm porcelain floor tiles
- Fully Ducted Air Conditioning to suit the design of your floor plan which includes
 - Day/Night zoning air-conditioning system is based on a standard house type only. If the home has been extended or remodeled, our recommendation is that the Day/Night air-conditioning system be upgraded to suit.
 - The Day/Night air conditioning is designed on the principals of providing comfort cooling/heating to only the living area or alternately the bedrooms. Acoustic protection, if required by council, is the client's responsibility and is not included.
 - Position of vents may vary due to design constraints.
 - Includes reverse heating cycle.

KITCHEN FEATURES

- Kitchen layout which includes standard 40mm stone with waterfall edges (Subject to design)
- Polyurethane kitchen cupboard doors and soft close utility drawers in a range of colours.
- Soft close hinges to all kitchen doors and drawers
- Metal drawer runners for strength and durability
- 900mm Multifunction inbuilt oven
- 900mm Slide out range hood
- Chrome sink mixer tap to Kitchen
- Internal finish microwave space including power point (subject to design)
- Ceramic tile splashback in a variety of colours from our builder Exclusive range
- Free Kitchen Design Consultation
- Bulkhead to above kitchen cupboards (subject to design)

BATHROOM, ENSUITE & POWDER ROOM FEATURES

- Builder Luxury range vanity and cabinets to the bathroom, Ensuite and powder room (subject to design)
- Wall Faced full china toilet suites with soft close seat & lid to all bathrooms
- Freestanding bath to Main Bathroom only
- Fully framed shower screen to powder room (subject to Design)
- Chrome wastes & plugs to vanities throughout
- Frameless polished edge mirror to width of vanity, 1000mm high
- Builder range tapware in chrome finish
- Porcelain floor tiles 300mm x 300mm to main bathroom, ensuite and (if applicable) powder room
- Wall tiling height 1 row skirting to powder rooms and separate W/C's
- Wall tiling height 1800mm to shower, 400mm over bath and 1 row of skirting tiles
- Exhaust fan to bathroom, ensuite and powder room
- Waterproofing to bathroom, ensuite, powder rooms and separate W/C to AS 3740 - 2010

LAUNDRY FEATURES

- Stainless steel 42 litre Laundry tub with rinse by-pass
- Builder range of laundry tapware
- Porcelain floor tiles 300mm x 300mm to laundry
- Wall tiling height 1 row of skirting tiles and 2 rows over Laundry tub - min 300mm - (subject to design)
- 1/2 glazed external laundry door (Clear or Obscure)
- Waterproofing to laundry to AS 3740 – 2010
- Chrome floor waste

SAFETY AND SECURITY FEATURES

- Construction risk insurance
- 6 years structural guarantee and 2 years non-structural
- Builder agreed maintenance period (90 days from practical completion)
- Hard wired smoke detectors complete with back up battery
- Earth leakage safety switch protecting all power and light points
- Deadlocks fitted to all external doors
- Keyed window locks fitted to all windows and sliding doors
- Hot water temperature limiter

SERVICES INCLUDED IN BASE PRICE

- Free site inspection and written New Home Proposal - Tender - (conditions apply)
- Payment of surveyor's fees for peg out and identification surveys
- Preparation and lodging of building plans and specifications
- Payment of engineer's fees for standard concrete slab
- Payment of Water Authority standard approval and Connection fee (front run up to 8Lm)
- Site Security fencing up to 40 lineal meters
- An all-weather access control point
- Sediment control measures to comply with your local Authority (temporary sediment control fence - up to 30 meters)
- Provide a Site Specific Soil and Exposure Classification as required by the Structural Engineer
- Provide internal conduit for NBN Provisioning (subject to availability)
- Full scaffolding and fall protection as required by local work safety authorities to two storey section of homes only

TURN-KEY PACKAGE

- Concrete Driveway – Colour-seal finish
- Turf, timber Edge Garden,
- Mailbox
- Fencing,
- Clothesline

This document is subject to the following

- Any tree (s) approved to be removed that is within three (3) meters of the building footprint, access driveway or Underground service routes, must be removed completely by owner, including the root structure.
- It is the owner's responsibility to ensure that the ground effected by the removal of the tree(s) is reinstated to the original level using an acceptable filling material compacted 150 mm layers.
- The Owner is responsible for retaining walls and Boundary Fencing to meet Council requirements after handover.
- The positioning of your home may change as a result of site conditions, title restrictions and Council or Authority requirements. In the event that the position is required to be changed then you will be notified for your approval prior to the commencement of any building works
- Services position and extent being as per Tender assumptions including drainage, electrical, sewer, gas etc.
- Rectification of any damage to the existing driveway, Council footpath and Kerb caused by construction machinery is the responsibility of the owner.
- The excavation of rock or shale on site.
- Road closures, Special site access requirements, Council construction zone applications and/or RTA road occupancy licenses and any ongoing rental costs. The Owner is responsible to apply for, make payment of and obtain these permits and licenses, including any ongoing costs. You should refer to your local council for a specific list of the items required for your site.
- Subsequent variations due to additional Statutory Authority Requirements and associated cost to be met by the owner.
- This Tender is subject to all conditions within the signed building agreement.
- Where drainage is proposed to an easement, pricing and hydraulic design has been prepared on the basis that a storm water pipe is existing within the easement.
- A/C units must be placed to the rear of dwelling as per JND Homes standard practice.
- All prices are inclusive of GST

ACCEPTANCE

- To enable the preparation of your plans we request payment of a non-refundable plan preparation fee of \$3900 within five (5) days of the date of this new home proposal along with your written authority to proceed.
- At this stage all variations should be concluded to allow your plans to be completed
- Apart from the preparation of plans there are a number of other formal matters that will need to be attended to within the 90 day period to enable the signing of your Building Agreement:
- Sign your completed plans ready for lodgment to the appropriate statutory approving Authority.
- Provide evidence that you are or will be the registered owner of the land.
- Obtain a letter from your financier confirming approval of funds for the construction of your new home. Alternatively, if your intention is to fund the construction by cash, then evidence will be required for your capacity to pay.
- Make payment of the 5% deposit at time of signing your Building Agreement.
- Should the above not be completed within the 90 day period (Calendar days) of this New Home Proposal then a charge of \$950 per month will be applied for any extension period required to cover the increase in building material and labour costs.
- You can appreciate that, at this early stage, until a formal building agreement is entered into between us in accordance with statutory requirements, no binding or contractual rights or liabilities arise between us in relation to this document and the construction of your new home.
- Once the Building Agreement has been signed there are a number of other formal matters listed below that should be completed within an additional 90 days to satisfy validation of your Building Agreement and initiate the construction of your home.

OR

- The approval by your local Authority and the issue of a Development Consent followed by a Construction Certificate issued by the accredited Certifying Authority (for a non CDC compliant application)
- The approval by your Local Water Authority, (including the issue of a Section 73 certificate if applicable)
- Consent from other Statutory Authorities if required by your specific site and circumstances
- Confirmation that you own the land upon which the proposed construction is to proceed
- Pegout survey being completed
- The provision to us of a letter from your financier, (letter of commencement - L.O.C) confirming that your mortgage documents have been signed and that it is in order
- For the construction of your new home to commence. Alternatively the provision of evidence of your capacity to pay
- Signing & returning to us the Validation Letter & Construction Plans.
- Should the above not be completed within the 90 day period of the date of the Building Agreement then a charge of \$950 per month will be applied to cover the increase in building material and labour costs.