

Annexure A

Lot 8 Averys Lane

Heddon Greta



The Reid



7-9 Brunner Road (PO Box 93)
Broadmeadow NSW 2292
P 4978 8400 E enquiries@grhomes.builders

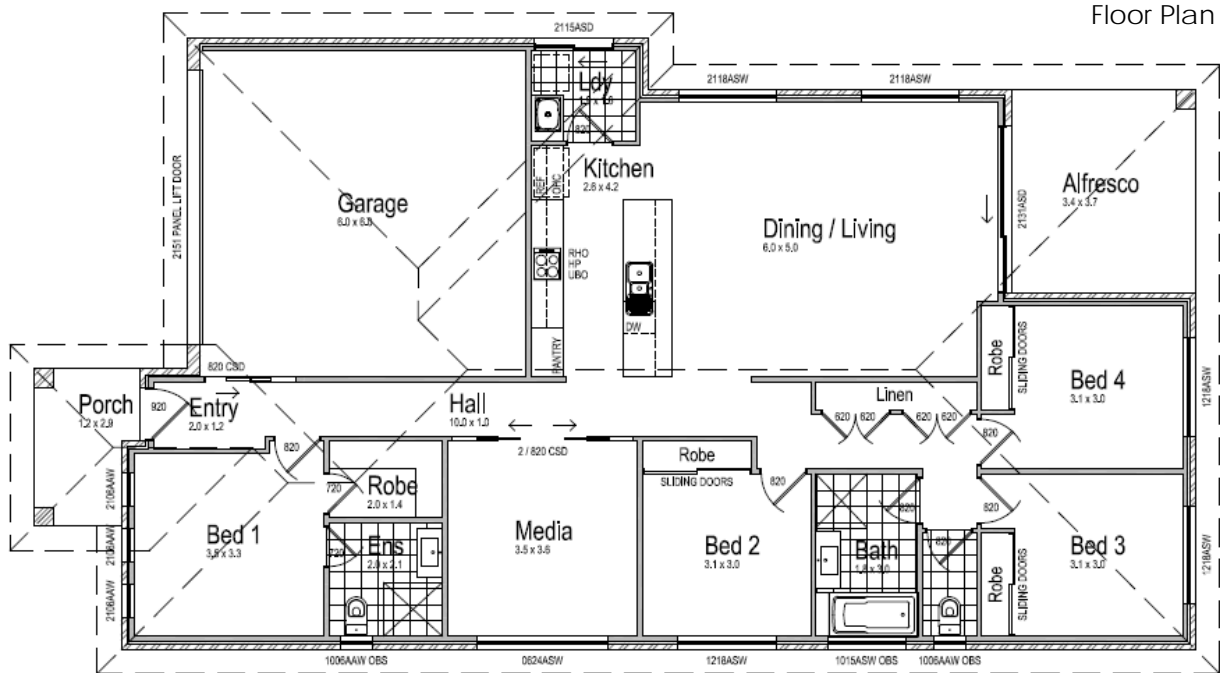
* All illustrations & floor plans are artistic impressions & should only be used as a visual aid. ** Package price is subject to availability & subject to change without notice. Furniture shown is for illustrative purposes only & is not included in the purchase price

HOUSE & LAND PACKAGE

Lot 8 Averys Lane

Heddon Greta

Floor Plan



The Reid

Lot Size 595.0m2

Land Price \$175,000

House Size 210.4m2

House Price \$260,400



4



2



2

Package Price
\$435,400



* All illustrations & floor plans are artistic impressions & should only be used as a visual aid. ** Package price is subject to availability & subject to change without notice. Furniture shown is for illustrative purposes only & is not included in the purchase price



ITEMS INCLUDED IN THE CONTRACT PRICE

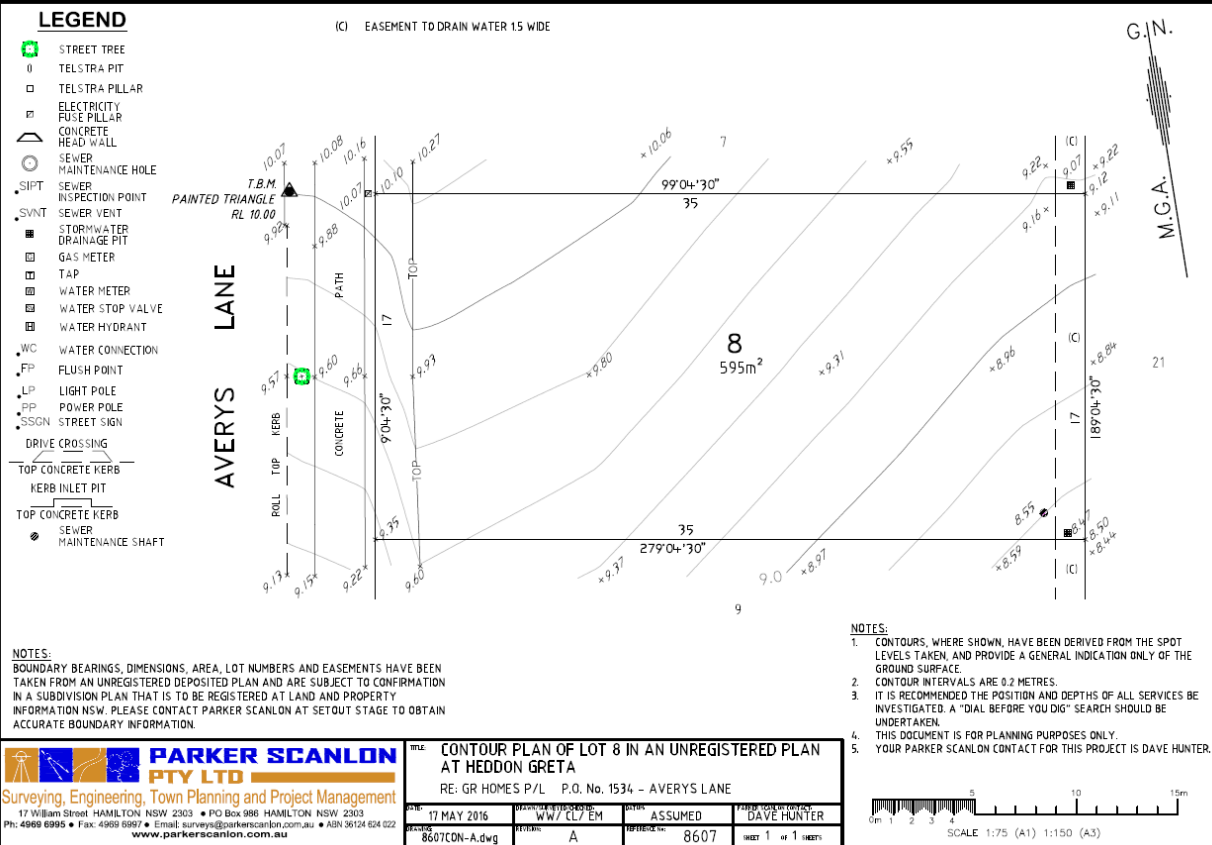
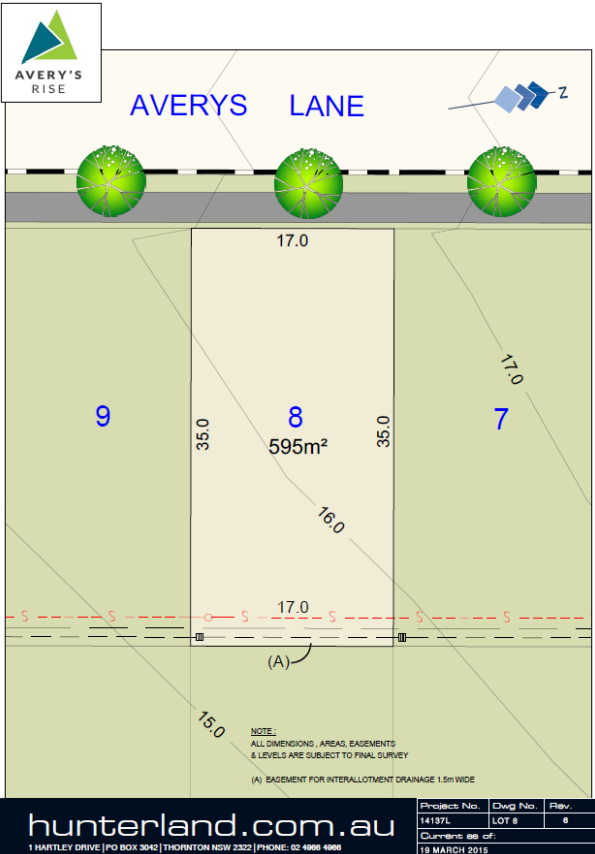
- Contract: Full turnkey
- Roof: Colorbond Custom Orb
- Ceiling Height: 2590
- Kitchen Benchtops: 20mm Silestone Engineered Quartz
- Air Conditioning: Split System to Main Living area
- Outdoor Living Area: Under roof with tiled finish to slab
- Lighting/Fan Package: LED Downlights throughout. Ceiling fans to bedrooms
- Kitchen Appliances: Westinghouse 600mm stainless steel appliances
- Dishwasher: Westinghouse freestanding with stainless steel finish
- Hot Water: 26 litre gas instantaneous
- Windows: Aluminium Powdercoated with Screens to windows and sliding doors
- Internal Doors: Hume flush panel
- Wardrobes: Full height built ins with melamine sliding doors
- Tapware: Caroma Saracom mixer range
- External Concrete: Coloured concrete driveway and paths
- Window coverings: Vertical blinds to windows and sliding doors (ex. wet areas)
- Floor Coverings: 450mm x 450mm tiles to floor and carpet to media & bedrooms
- Letterbox: Brick letterbox with stainless steel insert
- Internal door handles: Gainsborough Ambassador lever handles in satin chrome
- Architrave & skirtings: 68mm half splayed profile
- Landscaping: Kikuyu Turf, 10m2 garden beds with garden edging
- Termite Barrier: NoviThor termite barrier system
- Colorbond Fencing to complete property with one gate (1800mm high)

WARRANTIES

- Full internal and external commercial quality
- 6 years structural guarantee
- 6 months guarantee on materials and workmanship
- Appliances covered by manufacturers warranty

Site Location & Survey

Lot 8 Averys Lane, Heddon Greta



INCLUSIONS



External finishes

Page 1 of 2

- ☐ Brick veneer construction and finishes as per sales plans
- ☐ Colorbond® Custom orb roof with foil sarking
- ☐ Timber frames & trusses
- ☐ Bluescope Steel® fascia & gutter
- ☐ Ceiling height as per plans
- ☐ 450mm eave width
- ☐ Hume Newington range front entry door
- ☐ Aluminium powdercoated windows and sliding doors with keyed locks
- ☐ Gainsborough Ambassador lever external door furniture with deadlocks – satin chrome
- ☐ Sectional garage door with remote and two handsets
- ☐ 90mm round PVC downpipes
- ☐ Novi Thor termite barrier system

Internal items

- ☐ Hume flush panel internal doors
- ☐ Aluminium framed Polytec melamine sliding doors to robes & linen
- ☐ Gainsborough Ambassador lever internal door handles – satin chrome
- ☐ Half splayed skirtings and architraves – finished in gloss enamel
- ☐ 10mm plaster board & 90mm cornice finished with Taubmans 3 coat paint system
- ☐ 6mm Villaboard in wet areas

Kitchen

- ☐ 20mm Silestone engineered quartz kitchen benchtops
- ☐ Polytec texture or matte finish melamine square edge doors with metal rail handles
- ☐ 600mm stainless steel appliances including stainless steel dishwasher
- ☐ 600mm slideout re-circulating rangehood
- ☐ 1 ¾ bowl inset kitchen sink with single drainer and mixer tap
- ☐ Ceramic tile splashback

Laundry

- ☐ White metal cabinet with 45L stainless steel tub
- ☐ Mixer tap
- ☐ Ceramic tile splashback to tub area

Bathrooms, ensuites and water closets

- ☐ Wall hung vanities with moulded top and high gloss doors
- ☐ Polished edge mirror over vanity – 900mm high by width of vanity
- ☐ Caroma basin, bath and shower mixers / Stylus hand held shower rose & rail
- ☐ Stylus close coupled toilet suite
- ☐ Freestanding bath – size to suit plan
- ☐ Chrome finish double towel rails and toilet paper holders
- ☐ Semi-framed shower screen
- ☐ 1200mm high wall tiles / 2100mm wall tiles to shower / 300 x 300 floor tiles

Please note: The Builder reserves the right to alter the inclusions published at any time without notice provided that the item is substituted for an item of equal or better quality. These inclusions should be read in conjunction with the sales plans, specifications and colour selections in order to verify the quantity, location and colour of items.

www.grhomes.builders

Initialled by the Client:..... Initialled by the Builder:..... Date:.....

INCLUSIONS

Page 2 of 2

Floor coverings

- ☐ Ceramic floor tiles in kitchen, family, meals, entry, linen and all wet areas. Hallways shall be as indicated on plans
- ☐ Carpet in bedrooms, wardrobes, second living area (where applicable) & internal staircase (if applicable)
- ☐ Garage floor shall be trowelled concrete

Windows & Sliding doors

- ☐ Vertical blinds to windows and sliding doors – excluding wet areas
- ☐ Flyscreens to all windows and sliding doors

Electrical & Gas

- ☐ 2.5hp Reverse cycle split system air conditioner to main living area
- ☐ LED Downlights to living areas
- ☐ LED Oyster lights to all other rooms
- ☐ 1200mm fluro in garage
- ☐ Polycarbonate downlights to eaves as per plan
- ☐ 2 globe heat/fan/lights to bathroom & ensuite
- ☐ TV aerial and two TV points
- ☐ Natural gas connection through mains feed (if available) – 1 gas bayonet point (internal or external)
- ☐ 26L Gas instantaneous hot water system (if natural gas is available)
- ☐ 250L Heat Pump HWS where natural gas is not available
- ☐ 1 phone point

Landscaping and other external items

- ☐ Feature garden at front of property with mixture of mature trees, shrubs and ground covers – mulch as required (up to 10m2)
- ☐ Turf to remainder of property
- ☐ Coloured concrete driveway & paths. Tiled front porch and alfresco
- ☐ Brick letter box with metal insert
- ☐ Fencing to boundaries and side gate – as indicated on plans
- ☐ Wall or fence mounted clothesline
- ☐ 3000L slim line Colorbond water tank
- ☐ 2 external yard taps

Energy efficiency

- ☐ Ceiling (R3.0) insulation in main roof area – excludes garage, alfresco and porch
- ☐ Wall (R1.5) insulation to external timber framed walls
- ☐ Foil sarking to underside of roofing

Please note: The Builder reserves the right to alter the inclusions published at any time without notice provided that the item is substituted for an item of equal or better quality. These inclusions should be read in conjunction with the sales plans, specifications and colour selections in order to verify the quantity, location and colour of items.

www.grhomes.builders

Initialed by the Client:..... Initialed by the Builder:..... Date:.....

SPECIFICATIONS



Page 1 of 3

General

- i. This specification shall be read in conjunction with the building contract, sales plans and inclusions list
- ii. All building work to be undertaken in accordance with the specifications shall comply with the Building Act 1998 (as amended) and the BCA

Site

- i. No allowance is made for the excavation of rock. Therefore, if rock is encountered which hinders the construction of the building, excavation shall be at the purchaser's expense.
- ii. Allowance has been made for a level site scrape of the land in order to construct the building.
- iii. A registered building surveyor shall set-out the building
- iv. Building and waste surplus material shall be removed from the land by the Builder during the construction period and at the completion the build. Upon completion the house shall be thoroughly cleaned and made ready for immediate occupation.
- v. All retaining walls, batter and drainage shall comply with Australian Standards and be subject to the approval of the building certifier. The final location and height of all retaining walls shall be determined by the onsite Supervisor. Any retaining structures marked on the contract plans may therefore change based on the assessment made by the onsite Supervisor.

Materials

- i. All materials used by the Builder shall be new; of good quality; conform to what has been specified in the sales plans and inclusions list; and be installed in accordance with manufacturer's specifications and Australian Standards.
- ii. The Builder reserves the right to provide an alternative product to those nominated in the inclusions list provided that it conforms to these specifications.
- iii. Should any item or materials not be available for delivery until after a period which, in the opinion of the Builder, will cause unwarranted delay the purchaser may upon written request from the Builder select another readily available item or material as a substitution. If required, an adjustment of the contract price shall be made in accordance with the conditions of the building contract.
- iv. The builder shall not be responsible for the re-application of stain or clear varnish to stain grade material. Stain grade materials require re-application every 6-12 months depending on the level of exposure to the elements. The builder shall not be responsible if weather damage occurs to stain grade materials as a result of negligence regarding the re-application of stain or clear varnish to these materials.

Footings & slabs

- i. Structural footings and slabs shall be designed by a certified engineer
- ii. Structural footings and slabs shall be inspected by a certifier engineer or a licenced private certifier
- iii. Termite barriers and protection shall be in accordance with the manufacturer's specifications and AS3600.1
- iv. Owing to the variability of concrete as a building product and the conditions existing at the time of pouring, it is not possible to provide any guarantee against 'shrinkage cracking' in structural or non-structural slabs. Slabs shall be a trowel finish

www.grhomes.builders

Initialled by the Client:..... Initialled by the Builder:..... Date:.....

SPECIFICATIONS



Page 2 of 3

Plumbing & drainage

- i. Sewer drains shall be generally in accordance with the relevant state Act for sewerage and water supply
- ii. All plumbing work shall conform to the sewerage and plumbing Act (Amended 1981) and be carried out by a licensed plumbing contractor
- iii. Tempering valves to restrict the delivery temperature of the hot water at fixtures used for personal hygiene in accordance with AS3500. Hot and cold water services shall be installed in bathrooms, ensuites, kitchens and laundries.
- iv. Downpipes shall be installed as indicated on the building plans and unless directed to a water tank, shall drain to council's stormwater infrastructure. Downpipes are to allow for termite barrier inspection at ground level in accordance with AS3660.

Electrical

- i. All electrical work shall be undertaken by a licensed contractor and in accordance with state electrical regulations. Smoke detectors shall be hardwired with a battery back-up.
- ii. Electrical supply shall be installed as single phase.
- iii. Final electrical connection through an electrical retailer is the responsibility of the purchaser.
- iv. Connection to a telephone/internet service provider is the responsibility of the purchaser.
- v. A house shall comply with the minimum energy efficiency rating of 6 stars.

Variations

- i. The specifications may only be varied by written agreement between the Builder and the entity/persons purchasing the property.
- ii. Variations requested by the purchaser, whether they are subsequent or prior to the signing of the contract and sales drawings, must be made in writing and bear the signature of the purchaser/s.
- iii. A non-refundable surcharge of \$250.00 may be imposed over and above the variation cost to cover administration purposes.

Colour Variations

- i. Due to the peculiarities within certain manufacturing processes; climate conditions; and clay based mineral deposits, colour variations may occur from time to time. The Builder will accept no responsibility for any such colour variations.
- ii. Where a colouring agent is introduced to mortar or grout, reasonable care shall be taken but no guarantee shall be given in respect to either the uniformity of; or the retention of the colour thereafter.

www.grhomes.builders

Initialled by the Client:..... Initialled by the Builder:..... Date:.....

SPECIFICATIONS



Page 3 of 3

Progress Claims

- i. FLOOR SLAB COMPLETE is the stage where Footings are poured, pier or columns complete, internal drainage complete. Electrical, gas and plumbing rough in below the floor is complete. Floor slab poured.
- ii. ROOF FRAME COMPLETE is the stage where the wall frames are complete and braced. Roof frame complete and braced. Windows are installed. All structural supports installed. Whilst a few minor issues requiring attention may be listed on the inspection this does not hold up completion of frame stage – the frame need only be inspected not passed.
- iii. CLOSE UP COMPLETE is the stage where all frames are straightened, windows are nailed off.
NOTE: External doors and garage doors are installed after gyprock stage therefore they are not part of the close up stage.
- iv. FIXINGS COMPLETE is the stage where the internal of the building is completed including internal linings, mouldings, shelving, and cabinetry are fitted and installed in preparation for painting to commence. The garage door is also installed at this stage. Wet area tiling is completed in Practical Completion Stage.
NOTE: It is acceptable for the Builder to claim the fixing stage payment prior to completion of enclosed stage. This instance can occur if for example the bricklayer is delayed (meaning enclosed stage is incomplete) but work has continued to the extent where fixing stage has been completed.
- v. PRACTICAL COMPLETION STAGE is the stage where your kitchen is installed and the constructed property is now ready for inspection and occupation (except for minor omissions and defects that do not prevent the building works from being reasonably capable of being used for their usual purpose). Final payment should not be made until the Builder has provided the purchaser with a list of minor defects (if any) and all contracted work has been completed. The Builder shall provide a Final Occupation Certificate signed by a private certifier to show evidence of practical completion.

Special Conditions

- i. While due care and consideration of applicable building covenants has been applied in the planning of the dwelling proposed to be built, the Builder may be required to make additional changes in order to satisfy estate building covenants. The specified contract amount does not include any additional expenses which may be incurred to satisfy covenant approval. Covenant approval is deemed to include the building as well as landscaping elements.

www.grhomes.builders

Initialed by the Client:..... Initialed by the Builder:..... Date:.....