



HOUSE & LAND PACKAGE

FIXED
PRICE
CONTRACT



indicative façade only

Highland - 184m²

LOT 76 Fairview Estate @ Kootingal

MEASUREMENTS:

Land size: 776m²

House size: 184m²

House design: Highland

Configuration: Single Dwelling - 4 Bedroom

Total estimated rental return: \$390 P/W

FEATURES:

- Premium solid core Polytec Xenolith benchtops to kitchens and bathrooms
- Stainless-steel look appliances
- Split-system air conditioning unit to main living room and master bedroom
- Ceiling fans to all bedrooms and main living room
- Ceiling insulation
- Treated timber frames and trusses for termite protection

4  2  2 



Floor Plan

GENERAL NOTES

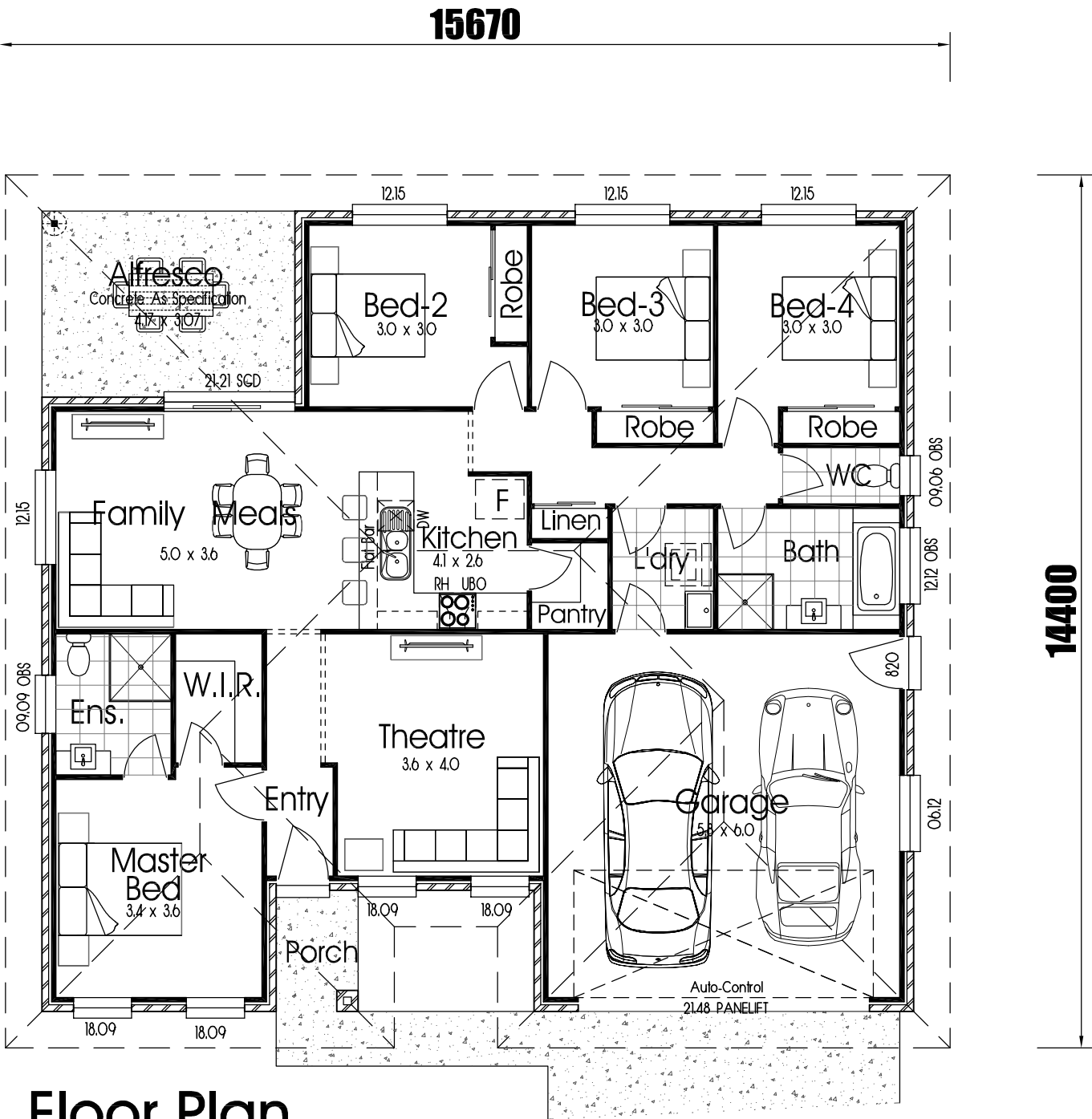
- This document is based on information provided by the builder.
- These drawings shall be read in conjunction with all other Consultants drawings and Specifications.
- All information contained is subject to change in line with local authority requirements and further detailed planning. Whilst all care and consideration has been taken in the preparation of the Information contained in this document, no responsibility is accepted for any inadvertent errors or omissions.
- Before proceeding with the works any discrepancies in the drawings shall be referred for decision to the author.
- Setting out dimensions and sizes of structural members or elements shall not be obtained by scaling the structural drawings. Figure dimensions take precedence to scaled dimensions.
- Internal dimensions between wall framing do not include the allowance for lining thicknesses ; External wall dimensions do not include allowance for cladding thickness.
- Any setting out dimensions shown on the drawings shall be checked by the contractor before construction work commences.
- During construction, the structure shall be maintained in a stable condition. Construction loads must not exceed the capacity of the structure at the time of loading. If in doubt ask.
- Untils under all girder trusses shall be checked by truss supplier.
- Angled walls shall be @ 45° unless noted otherwise.
- WIND classification :- W.33 (N2)

BUILDING AREAS (m²)

Living Area =	130.36 m ²
Garage Area =	38.03 m ²
Alfresco Area =	12.80 m ²
Porch Area =	2.70 m ²
Total Area =	183.89 m ²

WALL PERIMETER (Im)

EXTERNAL WALL PERIMETER - 59.14 Im



Floor Plan



Elevation 1

PAUL VENOUR BUILDING DESIGNER		
© COPYRIGHT		
1	As Shown	Original Issue
No.	DATE	AMENDMENT

CLIENT -
PROJECT - Proposed Dwelling at Lot

HOUSE DESIGN:	HIGHLAND - RH
FACADE:	CONTEMPROARY

THESE PLANS FORM PART OF OUR CONTRACT & DEVELOPMENT APPROVAL		
CLIENT(s) - [SIGNATURE] [SIGNATURE]		
Date -		
BUILDER - [SIGNATURE] Date -		
Lot -	Parish -	Drawn - PDV
Plan No. -	County -	Date - 22-07-2020
Area -	Authority -	Scale - 1:100

TORO
HOMES

Job No. _____

Page **1**



A not-so-standard inclusions list

Single Dwelling

Kitchen

- Premium solid core Polytec Xenolith bench tops and laminate finish cupboards in standard Builder's range of laminates
- 600mm Stainless steel fan-forced under bench oven
- 600mm Black glass / Ceramic cooktop (glass look) or Gas cooktop with wok burner
- 600mm Range hood: Stainless steel slide out recirculating
- Sink: 1, 1¹/₂ or 1³/₄ bowl sink (as per proposed plan)
- Chrome finish sink mixer tapware
- Fully laminated kitchen cupboards
- Metal drawer runners
- Stainless steel pull handles – from Builder's range
- Built-in pantry – as per working drawings
- Kitchen drawers – set of 4 with cutlery tray to top drawer
- Tiled splash back – 600mm
- Dishwasher – stainless steel finish

Bedroom

- Built-in robes as per plan (single shelf with hanging rail)
- Lever and dummy door furniture from Builder's range to entry doors

Bathroom

- Vanity unit: Premium solid core Polytec Xenolith bench tops and laminate finish cupboard in the standard range of builder's laminates with ceramic basin
- Stainless steel pull handles – from Builder's range
- Mirror: polished edge 900mm high by full length of vanity
- Ceramic tiled shower base with chrome waste
- Framed glass shower screen – as per working drawings
- Mixer tapware to vanity and shower
- Wall mounted chrome shower head
- Rectangular white acrylic bath – size and design as per working drawings
- Dual flush toilet suite
- Chrome finish towel rail, toilet roll holder, hand towel ring from Builder's range
- Tiling to bathroom and ensuite walls (where applicable): 600mm above bath and 2000mm in showers
- Recessed shower floors to ensuite and main bathroom (where applicable)
- Chrome floor waste

Laundry

- Stainless steel tub with poly cabinet
- Quality tapware
- Tiling to laundry floor, skirting and tub splash back to 600mm
- Chrome floor waste
- Recessed wet area floors

Internal

- Fully lined garage walls
- Plasterboard wall and ceiling linings with FC to wet areas
- Cornice to all rooms
- Timber skirting and architrave from Builder's range
- Linen press with 4 shelves
- Robes include shelf and rail as per plan
- Ceiling height 2400mm throughout
- Door stops to internal doors
- Vertical blinds or Roller blinds to all windows and sliding doors

Lighting

- Kitchen & living areas: LED down lights
- One ceiling fan to main living area
- Ceiling fan/light combo to bedrooms
- Laundry: Exhaust fan/lighting combo as per electrical plan
- WC: Exhaust fan/lighting combo as per electrical plan
- Entry porch & alfresco: LED downlights (where applicable)
- Garage: 2 to double, 1 to single – Fluorescent
- Bathroom: 3 in 1 heat lamp, light and exhaust fan

Electrical

- Bathroom: 3 in 1 heat lamp, light and exhaust fan
- Standard double power points: 2 to kitchen, 1 to garage, 1 to laundry, 1 to each bathroom, 1 to each bedroom, 1 to living rooms
- White light switches, as per plan
- External power points: 1 weatherproof to alfresco area
- Smoke detectors, hard wired – as per Building Code
- Earth leakage circuit breakers
- Telephone point: 1 to kitchen
- TV points: 1 to each living room (where applicable)
- TV aerial
- Single split-system air conditioning unit to main living room and master bedroom
- NBN provisioning if available at time of underslab rough in capped at standard \$600 application fee



A not-so-standard inclusions list

Single Dwelling

Painting

- Premium 3 coat paint system
- Sealer undercoat with satin enamel top coat to external front door and other external doors
- Painted PVC downpipes
- Undercoat with enamel top coat to internal doors and trims

Floor finishes

- Carpet floor coverings to bedrooms and walk-in wardrobe
- Ceramic Floor tiling to hallways, entry, bathrooms, ensuite, laundry and kitchen (as per plan)
- Waterproofing to all wet areas
- Plain concrete floor to garage

Internal doors

- Pine door jamb
- Sliding doors to built-in robes
- Lever and dummy door hardware from Builder's selection to hinged doors
- Door stops

General

- Fixed price building contract upon receipt of engineer's soil test and foundation design
- Standard house-related Council building application fees and permits
- Standard construction and liability insurances
- Engineer designed slab
- Insulation as per energy efficiency report
- Management and lodgement of plans to Council/Certifier
- Builder's clean internally and externally upon completion
- QBCC Statutory Home Warranty Insurance or NSW Home Owners Warranty insurance
- Structural Guarantee: 6 years
- Non-structural Guarantee: 12 months
- Maintenance period: 90 days
- Preparation of working drawings
- Construction to Australian Building Code

Landscaping

- Turf to front and rear lawn area
- Edged garden bed to front
- Fencing to sides and rear as per estate covenant and Council requirements

Site preparation

- Foundation concrete slab in accordance with 'M' type slab
- Concrete pier allowance up to 40 metres
- Local council requirements - sediment control, trade waste removal, all weather access and temporary toilet hire
- Site works include up to 500mm fall, equal 250mm cut and 250mm fill to house site (excludes any required imported and exported fill)
- Sewer connection up to 10 metres
- Water service connection up to 10 metres
- Underground power connection up to 10 metres
- Storm water connection to street with a 10 metre set back
- Single phase power to house up to 10 metres
- Site fencing as per OH & S regulations
- Concrete pumping included
- Standard surveyor house setout

External

- Bricks from Builder's range with pre-selected mortar colour to match brick
- Frames - treated timber pine
- Trusses - treated timber pine
- External walls - brick veneer and/or cladding as per plan
- External wall frame as per Engineer Design
- Internal wall frame as per Engineer Design
- Termite barrier treatment
- External garden taps - 2 as per drawings
- Plumbing to all hot and cold water points
- Wall or fence mounted clothes line
- Powder coated letterbox
- Custom orb metal roof or concrete roof tiles from Builder's Standard range, as per estate covenants and indicated on plan
- Under roof lining - sarking or Anticon blanket
- Powder coated metal fascia and gutter
- Garage door - panel lift with automatic opener and 2 remotes
- Quality electrical or gas hot water system
- Powder coated aluminium windows and sliding doors
- Standard screens to all windows and sliding doors
- Entry door
- Front door entry set + dead bolt
- Builder's Standard finish to concrete driveway, paths and alfresco
- Water tank where required as per BASIX / Council / Estate requirements.

*Please note: this list of inclusions and specifications is intended as a guide only. Where the inclusions and the proposed plans are conflicting, the proposed plans will take precedent.
Current as at 10/08/2020*

LUXURY FEATURES INCLUDED AS STANDARD



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We include the following
features as **standard:**

PREMIUM SOLID CORE
POLYTEC XENOLITH
BENCHTOPS TO KITCHENS AND
BATHROOMS



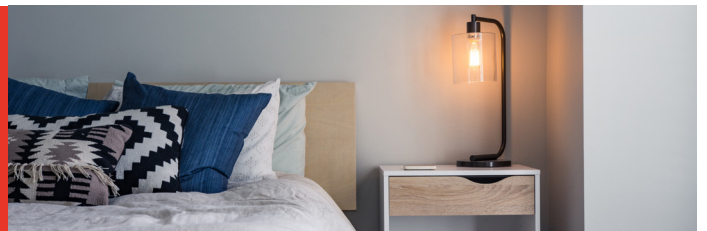
STAINLESS-STEEL LOOK
APPLIANCES



SPLIT-SYSTEM AIR
CONDITIONING UNIT TO
MAIN LIVING ROOM AND
MASTER BEDROOM



CEILING FANS TO ALL
BEDROOMS AND MAIN
LIVING ROOM



CEILING INSULATION



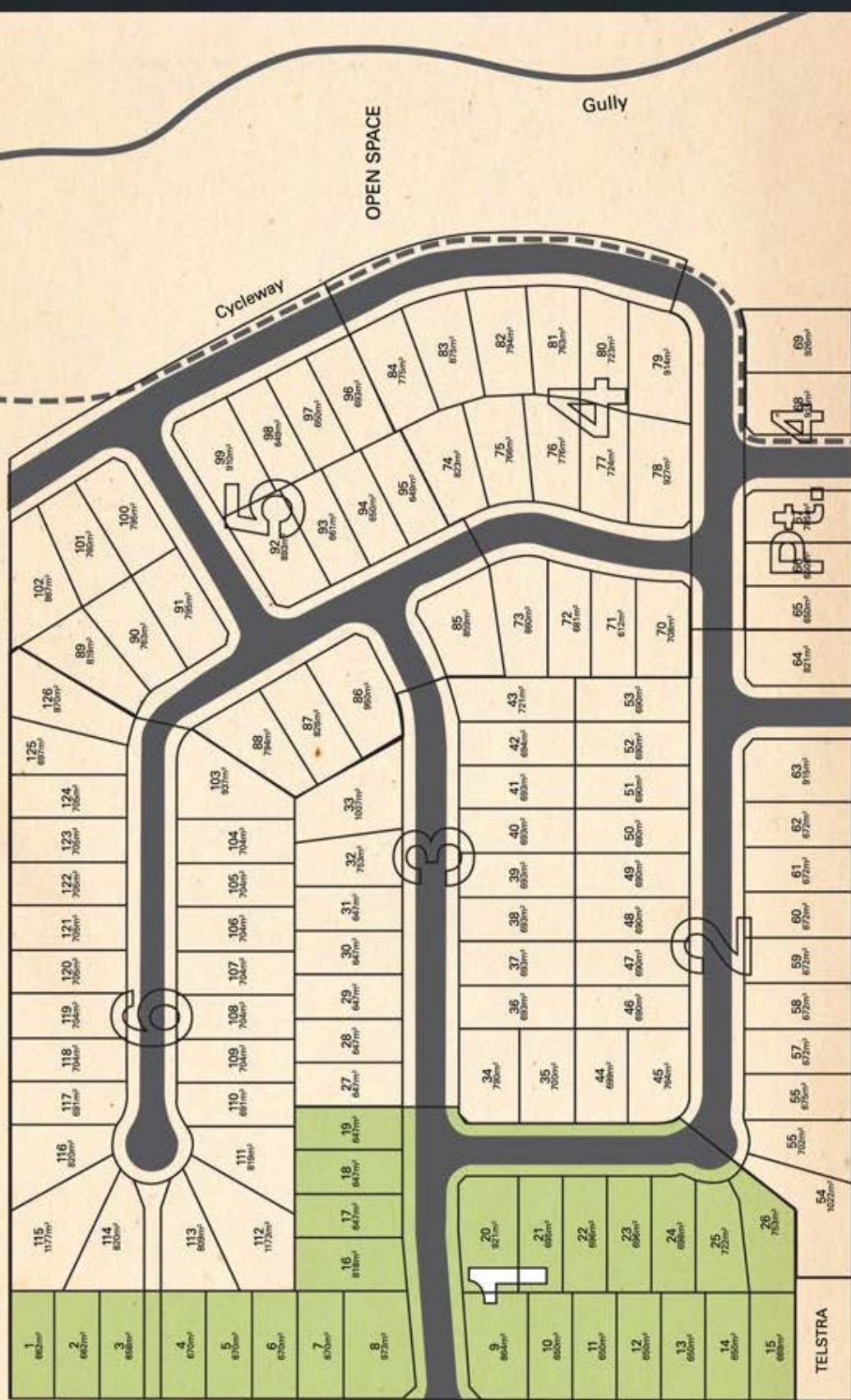
TREATED TIMBER FRAMES AND
TRUSSES FOR TERMITE
PROTECTION



COST INCLUDED IN YOUR FIXED PRICE
BUILDING CONTRACT



DENMAN AVENUE





NEW ENGLAND INVESTMENT PROFILE



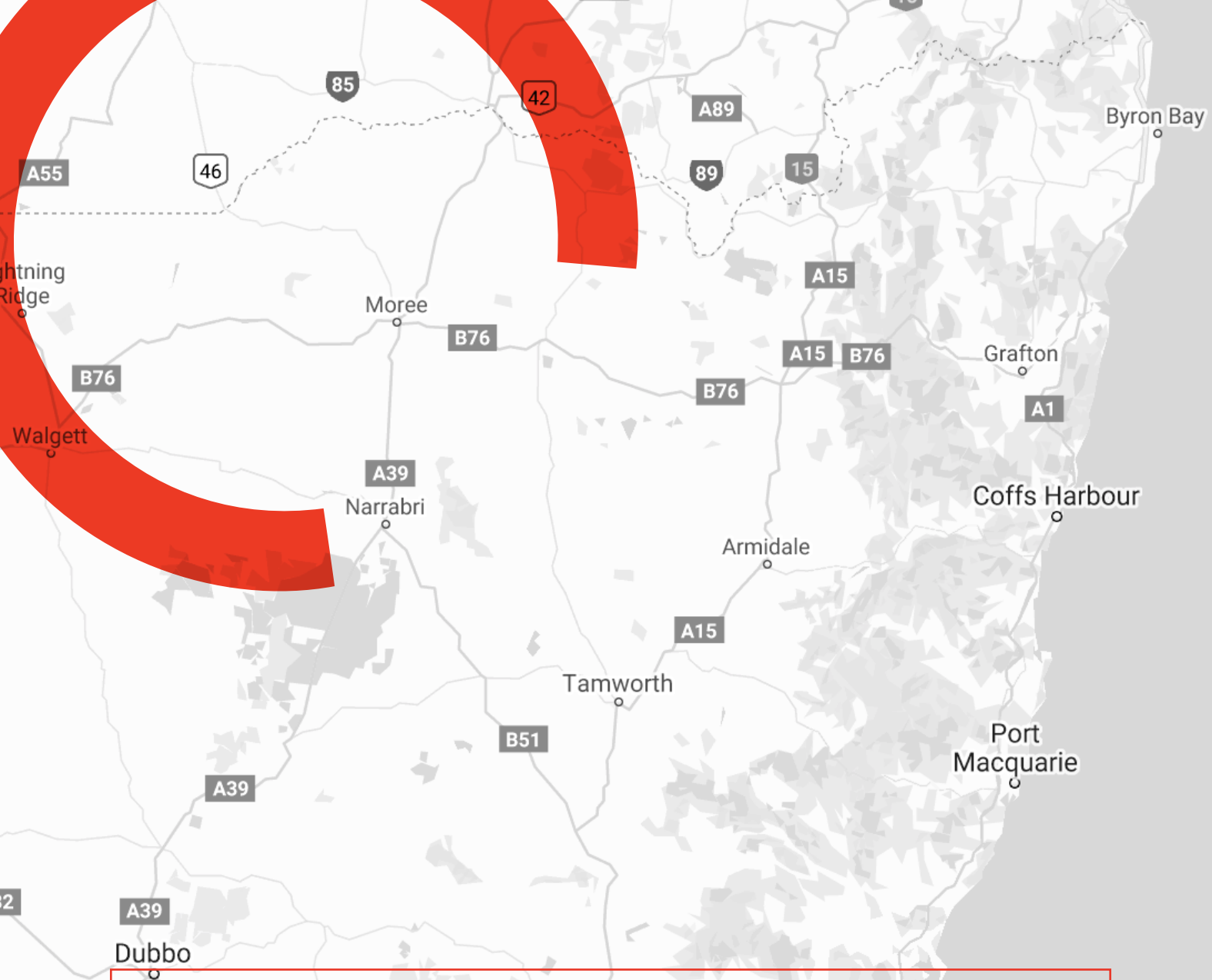
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NEW ENGLAND REGION

The New England and North West region of New South Wales is located in the north of the state and west of the Great Dividing Range. The region's cities and centres are rich in heritage, history and character.

An agricultural powerhouse, the strength of the sector is underpinned by favourable climate and soils, access to national and international markets, strong broadacre cropping and grazing sectors and emerging intensive agriculture and food processing sectors.



POPULATION & EMPLOYMENT

The New England and the North West NSW region has experienced positive population growth driven by lifestyle migration from Sydney and interstate.

Population growth 2013-2018:

- Armidale: 29,449 +3.14%
- Gunnedah: 9,723 +3.86%
- Tamworth Region: 62,770 +4.56%
- Inverell Region West: 11,660 +4.7%

The move to less urban and rural areas is driven by a range of factors, including the pursuit of a lifestyle change, more affordable living, and leaving urban stresses such as traffic and higher density living

Australian Bureau of Statistics (ABS) data from the February 2020 Labour Force Survey indicate that around 93,000 people were employed in the New England and North West region. The region accounts for 2 per cent of total employment in New South Wales and 19 per cent of all people employed in the New South Wales agriculture, forestry and fishing sector.



Total population
over 151,000



Tamworth population
over 62,000



AGRICULTURE & AGRIBUSINESS

In 2018–19, the gross value of agricultural production in the New England and North West region was \$1.8 billion, which was 15% of the total gross value of agricultural production in New South Wales (\$11.7 billion).

Agricultural land in the New England and North West region occupies 79,400 square kilometres, or 80 per cent of the region. The most common land use by area is grazing modified pastures, which occupies 39,200 square kilometres or 40 per cent of the New England and North West region.

The region's agribusiness, horticulture, mining and renewable energy sectors have been expanding because of the productive climate, rich soils, and the availability of coal, solar and wind resources.



cattle & calves
\$611 million



cotton
\$390 million



wool
\$115 million



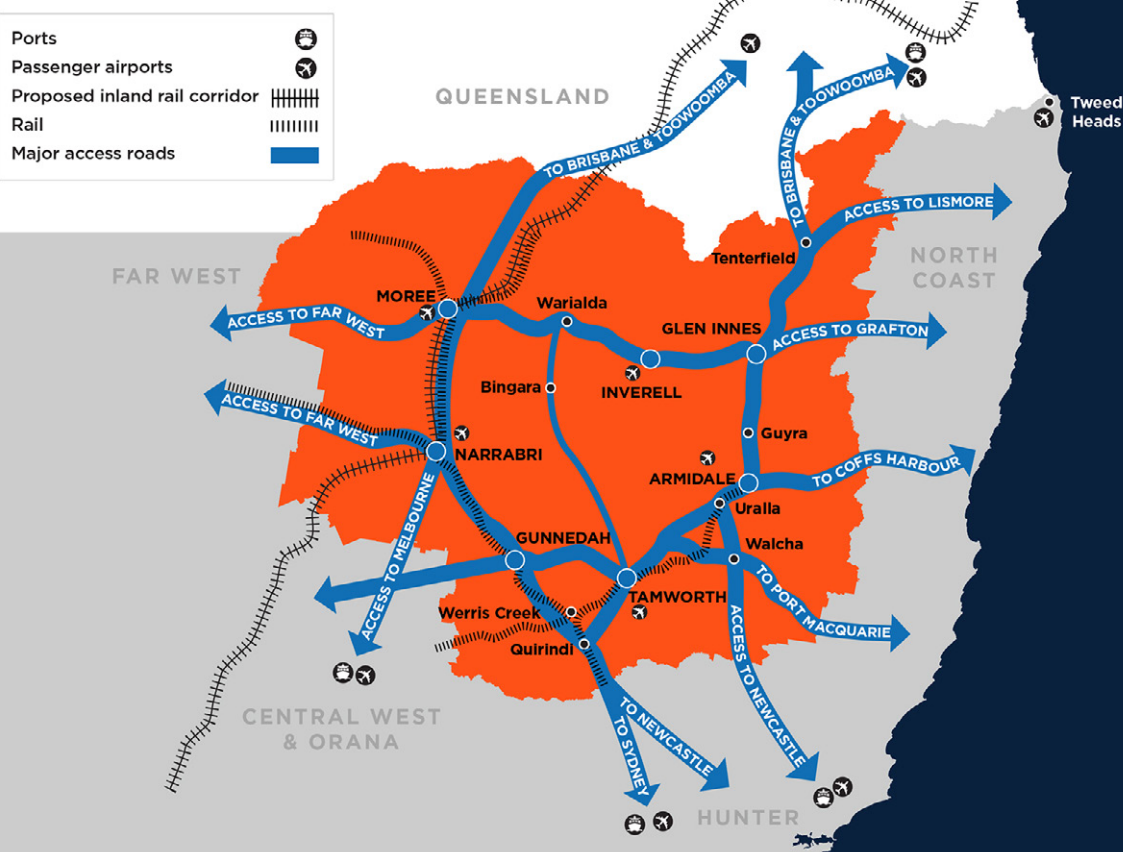
EDUCATION

The education facilities in the region are diverse, with major campus of TAFE New England, University of Newcastle's Department of Rural Health, University of New England campus, Tamworth Community College, Regional Conservatorium of Music, Northern Inland Academy of Sport, College of Country Music and numerous flight training and aeronautical schools with associated facilities. The region contains 39 primary and secondary schools including both government and independently run.

The New England Institute of TAFE has a decentralised regional presence utilising the latest technology in the conduct of courses and training to match employers' needs and has been nationally recognised as a training provider of choice.

The University of New England (UNE) is the oldest regional university in Australia and has a worldwide reputation as a regional leader in higher learning.

The Tamworth Agricultural Institute (TAI), located on 80.83 hectares, is the principal research institute for the cropping zone of northern inland NSW. It is a Centre of Excellence for Northern Farming Systems and is dedicated to helping ensure agricultural industries and rural communities remain economically viable and ecologically sustainable.



TRANSPORT & DISTRIBUTION

Road

The region is strategically located to benefit from being dissected north to south by two of Australia's major highways the New England in the east and the Newell in the west. As a result, a reliable land transport corridor is available to Sydney, Brisbane Melbourne and all areas in between and beyond. The two highways are linked from east to west by the Oxley, Gwydir and Bruxner Highways. The region is linked to one of the fastest growing areas in Australia (the NSW mid north coast and far north coast) by the extension of the Oxley, Gwydir and Bruxner Highways as well as the Waterfall Way. The port of Newcastle is connected by the Thunderbolts Way and the New England Highway.

Rail

Daily passenger rail services extend from Moree in the west and Armidale in the east to Sydney. Freight rail services extend from Moree in the west and Tamworth in the east to the Sydney and Newcastle port system and are utilised for the region's growing export trade.

Aviation

QANTASLink operate daily return services to Sydney from major facilities at Tamworth and Armidale, which also feature world-standard flying schools, aircraft maintenance and charter services.

Tamworth airport features QANTASLink maintenance facilities for Dash 8 aircraft, together with companies maintaining general aviation aircraft. The BAE flying school and Australian defence flying facilities operate from the airport, together with general aviation pilot training companies.



LIFESTYLE

Boasting a dynamic and progressive view to culture and the arts, the New England regions major cities has a vibrant and growing retail sector, ranging from major shopping centers and main street shop fronts to exclusive boutique outlets.

Tamworth is home to three major entertainment centres catering for local, national and international artists and shows. The annual Tamworth Country Music Festival held over 10 days, drives over 200,000 visitors to the region with 700 artists performing at over 2,800 events across 120 venues.



TOURISM

Tourism is an industry featured across the region from the rugged gorge country and national parks on the New England Plateau through the slopes to the rolling plains of the North West. The emerging food and wine industry will become a growing source of tourists/visitors along with the established products of regional nature-based tourism, traditional and modern architecture and agri-tourism.

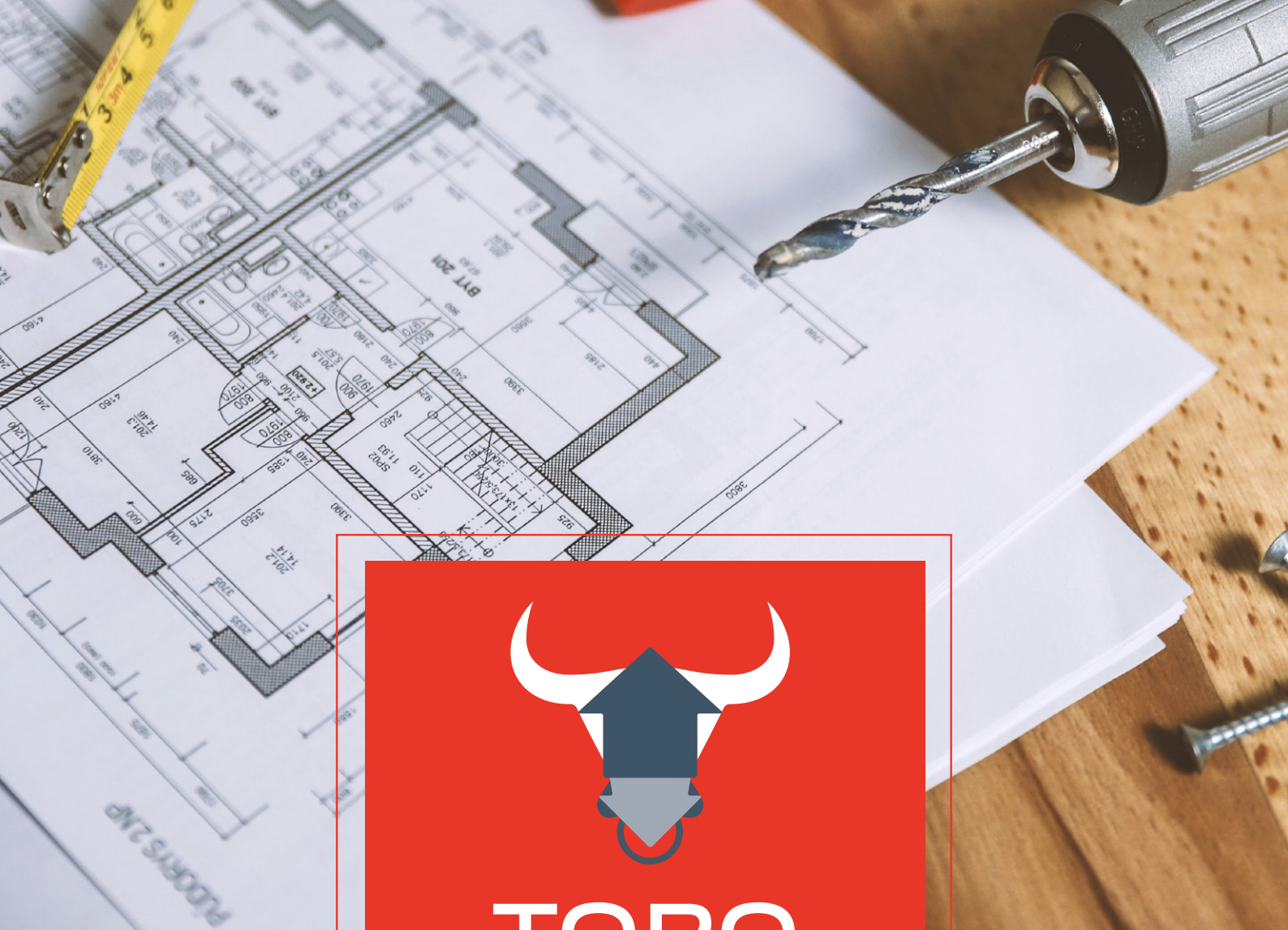


HEALTH

Health care is one of the fastest growing industries in Australia and Tamworth's health infrastructure and services play a crucial role in the economic growth of the region. The sector is the largest employer (11.9%) and generates \$104 million in exports.

The Tamworth Community Health Service is part of the Hunter New England district and hosts the Rural Referral Hospital, the only one of its size within a 3 hour radius. The hospital provides 265 beds with a 24 hour Accident and Emergency Department, high level Surgical and Medical services, including a Diagnostic Cardiac Catheterisation laboratory, Burns Unit, Rehabilitation services (including Brain Injury), a Diabetes Centre, Banksia Mental Health Unit, Renal services, Oncology, Radiology and Pathology. Tamworth Community Health Centre is located adjacent to the hospital, providing access to a range of community health services.

The Health Care and Social services sector provides over 3,400 local jobs (11.9% of total jobs). The major hospitals in the region are Tamworth Public and Private Hospitals, the North West Cancer Centre, Armidale Private Hospital and the Armidale Rural Referral Hospital, all providing acute health care services to the region.



New England ticks all the boxes:

- Strong rental demand
- Low vacancy rates
- High rental yield
- Growing population
- Affordable price point
- Appealing to families
- Solid transport, retail, medical, educational and road infrastructure
- Efficient transport networks
- Strong prospects for future capital growth

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Monday, 20th July 2020

To Whom It May Concern,

**RENTAL APPRAISAL – Proposed Toro Build.
(Fairview Estate, Kootingal)**

Thank you for the opportunity to provide a rental appraisal for the below proposed rental properties.

Our opinion of the rent that could be achieved for the below proposed property, in the present rental market, is based on comparisons with other newly constructed rental properties of similar size and features within the local area. Based on this we believe:

4 Bedroom, 2 Bathroom, Double Lockup Garage, Open Plan Living with Theatre Room the property could achieve between:

\$360.00- \$390.00 per week

As the market is constantly changing we would invite your client to contact us closer to completion of these properties to give you an updated appraisal on your completed build.

If you require any further information in relation to the above please do not hesitate to contact me to discuss 6766 1655.

Yours faithfully

Tamworth Property Co.

A handwritten signature in black ink, appearing to be "S. Davies", enclosed within a large, loopy oval shape.

Steph Davies

Business Development Manager- Property Management

237 Peel St TAMWORTH 2340