

# ECO BALANCED 4

## 4 BED ECO DESIGN RANGE

**BUILDING AREA:** 157.46m<sup>2</sup>

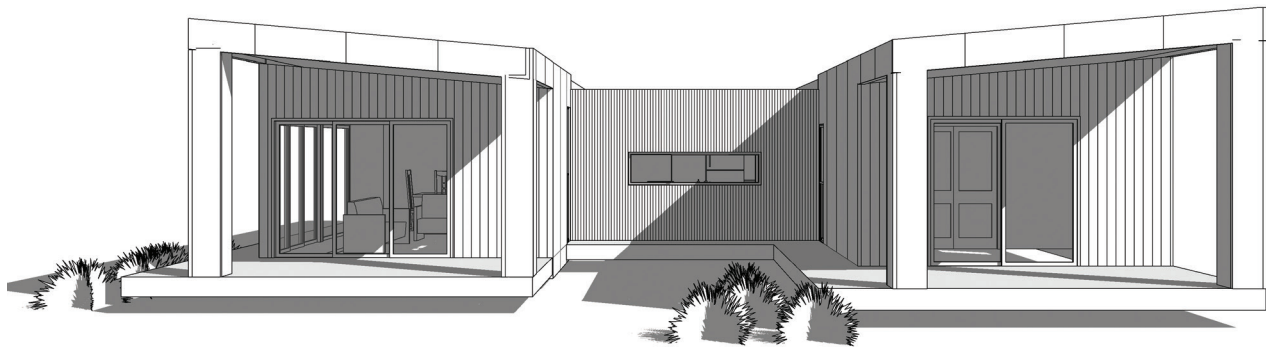
**LENGTH:** 13.50m

**WIDTH:** 14.94m

**HEIGHT:** 3.8m

**MODULES:** 3

**PRICE:** \$425,000 + GST\*



# STANDARD INCLUSIONS

## ENERGY EFFICIENCY/ SUSTAINABILITY

- 7 Star energy rating (via site specific passive solar design recommendations)
- 1.98 KW grid connect solar power system \*
- 10,000 litre poly water tank configuration connected to dishwasher, washing machine and toilet \*
- Solar hot water system
- Sealing with Enviroseal vapour permeable membrane
- Double glazed aluminium windows
- Low VOC paints and sealers
- Greenfirst Laminex zero VOC custom joinery
- WELS rated plumbing fixtures
- LED downlights
- Earthwool insulation - ceiling R6 batts, walls R2.7, floor R6. (subfloor sealed with cement sheet)

## SITE & FOUNDATIONS

- Footings (to class 'M' soil classification)
- 600mm diameter bored pier concrete pad with galvanised steel stumps to 400mm high
- Connection of services (electrical, water and wastewater) available from perimeter of building
- NCC termite treatment

## EXTERIOR

- NCC compliant structure (local, state and national compliance)
- Plantation pine frames and trusses
- Trim Deck profile zincalume roofing and accessories
- Lightweight external cladding (Weathertex or Colourbond)
- Australian made Haymes Low VOC paint finish to all external surfaces
- Powder coated aluminium double-glazed windows and sliding door units
- Fly screens to all openable windows and sliding doors
- One garden tap to house exterior
- Up to BAL (Bushfire Attack Level) 12.5 construction

## INTERIOR

- 2550mm ceiling height throughout
- 10mm plasterboard to walls and ceilings
- Insulation to external walls, floors and ceilings
- Eazypine 67mm square set skirting and architraves (MDF free)
- Villaboard (water resistant) to bathroom
- Redicote 2100mm hinged internal doors with brushed chrome lever door furniture
- Cushion door stops to all doors opening on to walls
- 2400mm Built-in robes with shelving and hanging rails (MDF free)
- Carpet to bedrooms and rumpus
- Tasmanian Oak 14.3mm engineered timber flooring with Bona low VOC scratch resistant finish
- Australian made Haymes low VOC paint finish to all internal surfaces (One colour throughout)

## KITCHEN

- 20mm Caesarstone benchtops
- Greenfirst Laminex zero VOC custom joinery
- Westinghouse 600mm stainless steel under bench electric oven
- Westinghouse 600mm ceramic electric cooktop
- Westinghouse 600mm under mount range hood (externally ducted)
- 1 <sup>3</sup>/<sub>4</sub> bowl stainless steel sink with drainer
- WELS rated chrome finish water saver flick mixer
- Tiled splashback

## BATHROOM

- 20mm Caesarstone Benchtops
- Greenfirst Laminex zero VOC custom joinery
- White vitreous china basin
- 1200x1000 fixed wall mirror
- Waterproofing to all tiled areas
- 600x300 ceramic floor and wall tiles to wet areas 2100mm high to shower walls
- 600x300 ceramic tiled shower base set in floor
- 1950mm semi-frameless shower screens with pivot doors
- WELS rated water saving chrome finish taps and shower system
- WELS rated water saving low-level toilet suites
- Chrome finish double towel rail and toilet paper holder

# STANDARD INCLUSIONS

## LAUNDRY/UTILITY

- Greenfirst Laminex zero VOC custom joinery and splashback
- Stainless steel insert trough
- WELS rated water saving chrome finish flick mixer tap
- Chrome finish hot and cold tap fittings for washing machine
- 600x300 ceramic floor tile

## ELECTRICAL & SAFETY

- Kitchen - 4x GPO, 3x downlights, 1x telephone point or 1x data point
- Living/Dining - 3x GPO, 3x downlights, 1x TV point
- Bathrooms/Toilet - 1x GPO, 1x downlight, 1x exhaust fan
- Laundry/Utility - 2x GPO, 1x downlight, 1x exhaust fan
- Bedroom/Rumpus -2x GPO, 1x ceiling fan with light
- External - 1x single flood light with sensor, 2x external GPO x 1 wall light
- Smoke detectors hard wired with battery backup
- Energy saving LED globes to all downlights

## PEACE OF MIND

- 7-year Home owners warranty insurance
- 3-month Ecoliv rectification/maintenance

\*Applicable for new homes on a single title only. Eco B&B, Ecoliv Cabin, Eco Studio, Secondary dwellings and Extension projects to be connected to existing services.

## EXCLUSIONS POA

- Transport/Delivery Fees
- Timber decking and external steps
- Balustrade/handrails
- Excavation of site if required
- Driveway construction
- Above BAL (Bushfire Attack Level) 12.5 construction

## PRE CONSTRUCTION - PRELIMINARY SERVICES

The following Preliminary Services are **NOT INCLUDED** in construction costs. Pricing for Preliminary Services are site and project dependent.

- Preliminary design and documentation
- Town planning/Development approval and Building permit documentation
- Town planning/Development approval and Building permit application fees
- Soil test fees
- Energy rating fees
- Bushfire attack level assessment fees
- Engineering drawings and specification fees
- Site re-survey fees
- External consultant reporting fees