

Pre Contract Agreement

VJE LAND SALES PTY LTD
631 Springvale Road
MULGRAVE
VIC 3170



House type Rothbury Grand Theatre Atrium 51 (30.3)

Entity name Arshdeep Singh and Anureet Kaur

Document Ref QT0000429793

Site address Lot 244, 68 Guinevere Parade
GLEN WAVERLEY
VIC 3150

Document date 11-Jun-2024

Project ID J1031117

Effective date (Actual) 24-February-2024

Facade Classique

Item No.	Item description	Total Price inc. GST
House Type		618,850.00
1-1	Rothbury Grand Theatre Atrium 51 (30.3) - Double storey brick veneer, integrated double lock-up garage, tiled roof, standard class 'M' foundations.	594,900.00
1-2	Provide Classique facade in face brickwork including brick work over Garage opening and rendered lightweight cladding above the Garage roof line. Includes feature mouldings, feature windows and feature render to Porch.	18,950.00
1-3	Provide surcharge for blocks with a previous/existing house and/or vacant land in a built up area.	5,000.00
1-4	This quotation has been prepared for a nominated Site Start in December 2024.	Note Only
1-5	<p>Façade illustrations on Carlisle Homes website, sales material and brochures are for illustrative purposes only and may vary between house type and house size selected. Windows, front entry doors and frames are commonly altered to the façade to suit room layouts in different house designs and to suit different house widths. Please refer to the specific master drawings of the house type and size selected for the exact facade details and the specific windows, front entry doors or frame styles and sizes.</p> <p>Your colour selection and contract documentation will be prepared specific to this house and façade selection. Should you choose to select an alternate house type or façade within 2 weeks prior to your colour appointment, you will incur a fee of \$500 to produce amended documentation.</p>	Note Only
1-6	National Construction Code 2022 The Owner acknowledge and agrees that unless expressly stated in the sales quotation, contract tender or contract documents, the price for the construction of the dwelling does not include the changes to the National Construction Code 2022 (NCC 2022), including energy efficiency (7 star rating) and accessible housing requirements. Subject to the building permit date and/or Building Surveyor's certification that the building design is substantially complete, compliance with the NCC 2022 may not be required. Any changes required to comply with the NCC 2022 will be raised by the Builder by way of Building Variation and the Builder will be entitled to additional costs and extensions of time as required.	Note Only
Credits or Discounts		-32,999.00
2-1	<p>Provide Sales Manager approved discount for \$20,000 for site start in December 2024.</p> <p>Note: If the commencement of the building works cannot be achieved by the allocated site start date due to delays beyond the builder's control this discount may not apply and a variation will be raised to revert the discount.</p>	-20,000.00

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2-2	Provide \$5,000 KDR Surcharge Discount as per Sales Manager for site start in December 2024.	-5,000.00
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Note: If the commencement of the building works cannot be achieved by the allocated site start date due to delays beyond the builder's control this discount may not apply and a variation will be raised to revert the discount.

2-3	Provide discount to the More Luxury 'All Electric' Pack for site start in December 2024.	-7,999.00
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Note: If the commencement of the building works cannot be achieved by the allocated site start date due to delays beyond the builder's control this discount may not apply and a variation will be raised to revert the discount.

Inclusions Promotion		7,999.00
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3-1	The following items are included in "More Luxury Inclusions" in addition to or instead of '365 Days' inclusions:	More Luxury 2023 Inclusions
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FAÇADE

- Up to \$5,000 reduction to the retail price of all rendered aerated concrete panel facades.

SLAB

- 385mm high "H1" Class Waffle Raft slab instead of standard "M" class.

GARAGE

- Timberlook Colourgrain sectional door instead of standard.

CEILING HEIGHT & CORNICE

- 2740mm high nominal ceiling height instead of 2590mm high to standard ground floor plan, including increased ceiling heights to Alfresco and Porch.

- Square set cornice to Kitchen/Pantry, Meals & Living instead of standard cornice. Includes upgrade to 92mm skirtings to whole house.

DOUBLE GLAZING

- Double glazing to all standard aluminium windows.

ALFRESCO DOOR

- 2370mm high Aluminium Boutique entertainer door and sliding door to Alfresco instead of standard.

Refer to house specific note for sizes.

KITCHEN FINISHES

- Category 1 Caesarstone benchtop 20mm thick with 40mm polished edge, no shadow line and 20mm overhang to appliance and island benches.

- 2No. single bowl Belling BDSF4410X under mount sinks to Caesarstone bench top instead of standard. Tap to be mounted on the bench top.

- Laminex 'Silk' OR 'Nuance' laminate to base & overhead cupboards instead of standard laminate finish.

- Hafele Alto soft close drawer runners instead of standard to all standard drawers.

KITCHEN APPLIANCES

- Choice of the following instead of standard appliances:

* Fisher & Paykel OR90SCG1LX1 900mm upright cooker

* Fisher & Paykel OB90S9LEX1 900mm underbench oven including 25 Amp electrical connection.

* Fisher & Paykel CG905CNGX2 900mm Gas Cooktop OR Fisher & Paykel CI904CTB1 900mm Induction Cooktop including 32 Amp electrical connection.

* Fisher & Paykel HC90PLX4 900mm Canopy Rangehood.

- Fisher & Paykel DW60FC1X2 600mm Dishwasher connected to cold water tap including stop gate valve.

BUTLER'S PANTRY



- Butler's Pantry instead of standard Pantry including:
- Laminate base & overhead cupboards with laminate hinged doors in Silk OR Nuance finish.
- Category 1 Caesarstone benchtop 20mm thick with 40mm polished edge, no shadow line and 20mm overhang.
- Belling BDSF4410X single bowl under mount sink with standard range sink mixer.
- Clear glass splashback.

ENSUITE(S) & BATHROOM & FIRST FLOOR POWDER ROOM (HOUSE SPECIFIC) BENCHTOPS

- Category 1, 20mm Caesarstone with 16mm shadow line to vanities.

POWDER ROOM BENCHTOP (HOUSE SPECIFIC)

- Category 1, 20mm Caesarstone top with dropped front to Powder Room.

MASTER ENSUITE

- Category 1 full height wall tiling to Master Ensuite excl. WC in addition to standard tiling.
- 1160mm wide x 330mm high x 90mm deep feature tiled niche to shower wall including Category 1 wall tiles and tile trim to external corners.
- Phoenix Lexi Twin shower outlet (chrome) with rectangular hand held microphone outlet and square shower dumper with diverter to Master Ensuite instead of standard shower outlet.

LAUNDRY

- Extended laminate benchtop and overhead cupboards, Laundry Option 2 OR 3 - LC3 OR LC4 - LB2B, LB3B OR LB4B and LO3 OR LO4 (house type dependent).

STAIRCASE

- Traditional staircase (full stained KDHW Newel posts, stringers, treads & risers) instead of Classic stairs.

ELECTRICAL

- 25 Classic 3 LED Downlights.
- 2 Sentinel External Pillar Up/Down Wall Bracket Lights (240V 2L) in Black (230318), Stainless Steel (230316) OR White (239452).

FLOOR COVERINGS:

- Up to Category 4 floor tiles OR Up to Category 3 timber flooring to Entry, Kitchen (Pantry), Living & Meals and Category 1 carpet to the remainder of the house.

EVAPORATIVE COOLING

- Brivis Promina Evaporative cooling. Unit size and number of points is house specific, refer to house specific item.

This item is to be read in conjunction with notes and conditions.



WET AREAS CAESARSTONE

Refer to floor plan for standard ensuite(s), bathroom and powder room(s) layouts.

FULL HEIGHT WALL TILING

Includes the following additional items to suit:

- wall studs @ 300mm centres
- square set cornice including laser levelling
- 18mm architrave instead of 12mm
- chipboard backing to mirror - tiles can not abut mirror
- tile trims to external corners at openings
- tiling can not be provided on wall where a cavity sliding door is installed but full height will be installed in shower recess

Note: An 18mm profile architrave needs to be selected with full height wall tiling, 12mm profile are not suitable for use in wet areas with full height wall tiling due to thickness of tile and glue finishing up to edge of architrave. Not all architrave profiles are available in 18mm.

Cavity sliding door can not be provided due to requirement for studs at 300mm centres, additional studs can not be provided to cavity sliding pocket.

NOTE: IF MIRRORS FINISH ADJACENT TO A WINDOW A MICROTRIM WILL BE PROVIDED TO MIRROR AND MIRROR THICKNESS UPGRADED TO 6MM IN LIEU OF 4MM, MAXIMUM MIRROR SIZE IS 1100MM X 1200MM.

LAUNDRY

Laundry Option 2 extension to benchtop and overheads is minimum 700mm to accommodate underbench washing machine or dryer.

Laundry Option 3 extension to benchtop is minimum 1400mm and maximum 1500mm to accommodate underbench washing machine and dryer. Full extension may only be available if standard base cupboard is reduced in width and this is house specific depending on overall Laundry dimensions and available space.

Available options are dependent on house specific Laundry layout and dimensions. Final layout will be discussed at Spectra appointment and reflected in contract drawings.

FLOOR COVERINGS

Up to Category 4 floor tiles OR up to Category 3 timber flooring to Entry, Kitchen (Pantry), Living & Meals and Category 1 carpet to the remainder of the house, excluding Entry, Kitchen (Pantry), Living, Meals, Wet Areas, Garage & Alfresco.

Floor coverings offer applicable to the standard floor plan areas only, excluding any extensions.



FAÇADE

- Façade discount up to \$5,000 is not applicable for No Charge facades, facades with a retail value of less than \$5,000 will be No Charge.

SLAB

- Does not include any additional reinforcement, increase in any internal or external beams, bored piers or screw piles. These will incur additional costs.

2740MM CEILING HEIGHT

Window head heights and all doors to remain at standard height.

Openings/bulkheads will increase in height to 2465mm. Includes bulkhead above overhead cupboards and fridge space.

Increase overall vertical size of overhead cupboards and open shelf to fridge space by 150mm to suit.

SQUARE SET CORNICE

Square set cornice is included to Kitchen, Pantry, Meals & Living in addition to Entry. If any rooms adjacent to these areas do not have a dividing bulkhead then a bulkhead will be added to this opening.

DOUBLE GLAZING

Double glazing applies to all standard aluminium windows excluding corner butt joined windows. Sliding doors, entertainer doors and glazed timber hinged doors are not included.

Standard sliding windows will be changed to awning windows and windows located on Ensuite/Bath hobs to be changed to 1372mm high, head height to be 2173mm (ground floor) or to the underside of eaves (first floor). Window will not be seated on hob to suit awning window winder.

Timber single and/or double glazed window upgrades are not included in the promotion and may incur additional charges.

2370MM HIGH ENTERTAINER/SLIDING DOOR

Refer to standard floor plan for door configuration (entertainer sliding/standard sliding) and width(s).

If ceiling heights remain as standard 2590mm high and selected house and façade is brickwork (not AAC rendered panels) a painted fibrous cement infill will be provided in lieu of brickwork above door to suit construction practices and minimum brickwork height required over openings.

For houses with rendered aerated concrete panels pack out external wall an additional 35mm to create an overall wall thickness of 235mm in lieu of 200mm to accommodate for the increased sill/reveal size in the Boutique profile entertainer door.

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3-4	<p>Provide as per More Luxury All Electric promotion commencing with Deposits from 18/09/2023 the following from standard gas service and included appliances to suit Electrical supply only to the house with four showers.</p> <p>Deletion of gas plumbing. Deletion of standard solar/gas boosted hot water system. Deletion of standard gas ducted heating system. Deletion of standard upright cooker with integrated gas cook top.</p> <p>- Provide three phase power connection to meter box and three phase switch board located in external meter box instead of standard single phase power connection and single phase board located in the meter box.</p> <p>- Provide Two x Chromagen Electric Heat Pump Hot Water Heaters - 1 x 280 Litre PLUS 1 x 170 Litre instead of standard solar hot water system with Continuous Flow gas booster. Provide Two x 20 Amp external junction box on separate circuit to suit units. Hot water service to wet areas will be split to either side of dwelling where possible, which is dependent on siting of dwelling and location of windows/doors. Plumber will determine which wet area is serviced by which unit.</p> <p>- Provide Fisher & Paykel OB90S9LEX1 900mm wide under bench oven (25 amp connection), with Fisher & Paykel C1904CTB1 900mm induction cooktop (32 amp connection) instead of standard upright cooker. Includes additional base cupboard and benchtop to suit revised layout.</p> <p>Note: Includes fixed laminate panel below oven. Includes 32amp electrical circuit instead of standard 15amp as required for this cooktop.</p> <p>Provide Rinnai 24kw reverse cycle heating and cooling unit (DINLR24Z7/DONSR24Z9) instead of standard gas ducted heating. This system is Partial House Operating With Two Zones. Refer to standard floor plan for number of outlets.</p> <p>Includes zoning to two zones to suit reverse cycle heating/cooling using MyAir two zone system. Note: A separate control switch will be provided to control zones. Zone 1: All ground floor areas Zone 2: All upper floor areas</p> <p>This item includes 40 AMP 3phase isolator external, 15AMP 1phase isolator to roof space, truss upgrades to suit heater platform in roof space and deflector panel to outdoor condenser unit if required.</p> <p>The cooling system has been sized in accordance with the Plumbing Industry Commission 'Guide to Good Practice' 4.4.2. The two heating or cooling zones will not heat or cool the whole of house simultaneously, 70% of the home can have conditioned air at one time, subject to the design guidelines of: 24 degree indoor temperature at 35 degree outdoor temperature, and 21 degree indoor temperature at 4 degree outdoor temperature.</p> <p>NOTE: THIS ITEM IS COMBINED PACKAGE AND IS NOT TO BE USED IN CONJUNCTION WITH ANY HEATING/COOLING OFFER OR ALL-ELECTRIC UPGRADES.</p>	7,999.00
3-5	<p>Delete Traditional stairs as included in More Luxury Inclusions Promotion, standard Classic stairs to remain.</p>	No Charge

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Site Works Notes		0.00
4-1	<p>Client to arrange for the house to be demolished/removed and site is to be left ready for construction to commence.</p> <p>The client should ensure all of the following items are completed either by themselves or their engaged demolition contractor, prior to Carlisle homes performing a secondary survey and soil test and providing fixed price site costs.</p> <p>Obtain a demolition permit (Demolition contractor can typically obtain this permit)</p> <p>Obtain an asset protection permit from council for the duration of the demolition works.</p> <p>Obtain permits as required and remove all trees including stumps and root systems within 10 meters of the proposed dwelling on the client's lot (An Arborist's report may be required to obtain a permit and to advise how to safely remove above mentioned trees and root systems)</p> <p>Obtain an asbestos clearance certificate from demolition contractor and provide to Carlisle Homes.</p> <p>Remove sewer lines back to the tie location.</p> <p>Remove Storm water drains back to the Legal point of discharge if located on the property or to the title boundary if located outside of the property.</p> <p>Remove mains water lines back to the tap near the meter (if existing) and cap line. Water meter must remain on site. If water meter is not available on site, Owner to provide prior to building permit being received.</p> <p>Disconnect and remove existing gas supply including, underground gas lines and meter, to be capped by distribution company.</p> <p>Disconnect and remove existing incoming electrical supply back to the pole or pit by distribution company.</p> <p>Remove structures from the proposed construction area (above and below ground) and from any path new services will need to follow for connection.</p> <p>Remove any excess soil and debris following demolition.</p> <p>Client to ensure they receive and provide to Carlisle Homes all appropriate certificates of compliant work and required permits for works completed during demolition and/or obtained by owners.</p> <p>Following confirmation of a clear site and receipt of all required documents a second survey and soil test can be ordered.</p> <p>IMPORTANT NOTE:</p> <p>All demolition materials must be removed from site and an asbestos clearance certificate must be provided. All care must be taken by the demolisher to remove the below ground footings from the existing house, other structures, services and root systems.</p> <p>Any debris including old storm water / sewer pipes, bricks, footings or general rubble left in the ground by the demolisher that are discovered during the excavations of the proposed dwellings slab are to be left at the rear of the property for the owner to arrange for removal at owners expense. Any additional labour, engineering and/or subsequent additional works required as per Carlisle Homes structural engineer's recommendations to resolve changes in soil conditions involved with discovery and removal of below ground items as above will be charged to the owners by way of variation.</p>	Note Only
4-2	<p>Restrictions on trees and shrubs should be considered to reduce the risk of any future problems for the structural integrity of the slab.</p> <p>As a general rule do not plant trees within a distance from the building that equates to their mature height.</p> <p>Owners should seek advice from a suitably qualified arborist to ensure that appropriate species are planted. Refer AS2870-2011 Appendix B, clause B2.3(c).</p>	Note Only

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4-3	<p>The Client must provide an asbestos clearance certificate to Carlisle Homes following the completion of all demolition works. Carlisle Homes will not commence on site if the certificate has not been provided. The client must also arrange for all asbestos fencing to be removed at the time of the demolition.</p> <p>If any asbestos is found buried below the ground level during excavations by Carlisle Homes, the job will be put on hold and the owner will be required to clear the site and provide an asbestos clearance certificate relating to the below ground asbestos. Carlisle Homes will seek an extension of time from the time the owner is notified of the asbestos problem until the receipt of the clearance certificate.</p> <p>Note: Any costs incurred to Carlisle Homes as a result of this process will be charged by way of variation to the owner at the cost plus 20% margin.</p> <p>It should be noted that in some severe cases, all works done by Carlisle Homes including drainage may need to be removed for the site to be properly cleared of the asbestos. In this extreme situations the costs to the owner could be up to \$10000.</p>	Note Only
4-4	<p>Site cut and fill may be subject to change once all property information, location of services on client's property/adjoining properties and engineering requirements are known.</p> <p>There may be undermining issues relating to services and adjacent structures and engineering upgrades may be required which can not be determined at this stage. Any additional works required will be advised by way of variation and additional charges may apply.</p>	Note Only
4-5	<p>Owner must arrange for an underground power pit to be installed to the site prior to construction commencing. As it normally takes approximately 4-6 weeks for the pit to be installed, it is recommended that this be done as soon as the Tender/Post Contract Agreement is signed. Pit will need to be located at front left/right hand corner of site.</p> <p>Client acknowledges if the electrical pit is not installed and connected ready for use prior to site start, client will be charged by way of variation for a generator to supply power to the site up to the time the electrical pit can be connected to.</p>	Note Only
4-6	<p>Following initial approval by Carlisle Homes to build client's selected house type, there may be planning and regulatory issues which may not allow selected house type to be constructed and these may not be known until planning application and process is underway. Carlisle Homes reserves the right to change its decision to build and not proceed with the project.</p> <p>Carlisle Homes recommends that the client DOES NOT undertake any demolition works until such planning and regulatory approval is obtained and Carlisle Homes has confirmed in writing that the client may proceed with demolition.</p>	Note Only
4-7	<p>It is the responsibility of the clients to undertake any tree removal including obtaining any necessary permits and to provide a site clear of any vegetation and debris to the satisfaction of the builder prior to commencement of construction.</p>	Note Only
4-8	<p>If the sewer tie is not located at required height to achieve sufficient flow from house sewer drains, any additional costs incurred by the Water Authority to install a new sewer tie will be passed on to clients by way of future variation.</p>	Note Only
4-9	<p>It is the Client's responsibility to ensure that all existing services to the site are abolished by the relevant supplier/contractor prior to commencement of demolition including power and gas supply.</p>	Note Only

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Excavation		0.00
5-1	<p>The prices quoted for the site cut and slab cost are provisional and will be reviewed on completion of a second soil and survey test when the site is cleared. If the soil report recommendations or the site levels have changed the amount quoted will be changed accordingly.</p> <p>Note: The more subsurface soil is disturbed the more likely slab costs and earth works costs will increase.</p>	Note Only
5-2	Provide site scrape and removal of vegetation to achieve a level building platform.	Included
Slab Upgrades		14,957.00
6-1	<p>Provide 385mm high "H" Class Waffle pod slab instead of standard "M" class, as per soil report number 169945 and preliminary slab design dated 13/06/2024.</p> <p>The Alfresco (when included) and Porch will have concrete poured as part of the slab. Please note that it will be necessary to pour a finished concrete over this concrete as Carlisle Homes cannot guarantee that the concrete will not be damaged and scuffed during construction.</p> <p>Note: Concrete slab to standard areas only, excludes extensions to the standard slab area.</p>	More Luxury 2023 Inclusions
6-2	Provide 450mm diameter bored concrete piers to the Waffle Pod slab as per soil report number 169945 and preliminary slab design dated 13/06/2024.	13,193.00
6-3	Provide additional steel reinforcement due to P class site, as per soil report number 169945 and preliminary slab design dated 13/06/2024.	1,359.00
6-4	Provide internal stiffening beam to the waffle slab as per soil report number 169945 and preliminary slab design dated 13/06/2024.	405.00
Services, Connections and Site Requirements		31,449.00
7-1	As per the overhead power lines OH & S report, a permit and protection measures applied to the power lines are required. Due to works to be performed during the construction of this dwelling being assessed as being too close in proximity to the power lines adjacent to the clients lot or on the other side of the street.	3,150.00
7-2	Provide Crane Truck, Dogman and Spotter due to overhead power lines to the front of the building site, for safe delivery of materials to the building area.	12,590.00
7-3	<p>Provide a traffic management plan (for double storey house) to the satisfaction of the builder for the proposed dwelling.</p> <p>Following acceptance of the traffic management plan by the OH&S Manager any additional works required to accommodate standard deliveries shall be charged to the client by way of variation.</p>	6,245.00
7-4	Provide additional run of three phase under ground from the electrical supply pit to the meter box located on the side elevation of Study.	310.00
7-5	Provide shade cloth protection to double storey scaffolding to left hand boundary.	582.00
7-6	Provide material handling charge in an established area due to limited site access to the left or right sides of the site.	2,500.00

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7-7	N1 or N2 wind speed rating are included within the house base price. As per wind speed rating assessment, this site has been classified as having an N1 rating.	Note Only
7-8	<p>Provide Hydraulic report to determine the following services connection requirements:</p> <ul style="list-style-type: none">* location of sewer connection point, determine that sewer pipes are clear of debris/tree roots and that adequate fall to sewer connection point can be achieved* location and type of storm water connection point and that fall for storm water run off is adequate <p>Once report has been received any additional requirements to achieve connection of above services will be passed on to clients by way of future variation.</p>	372.00
7-9	<p>Provide stormwater connection in the instance when the stormwater may need to be directed to the kerb and channel.</p> <p>Note: Depending on site levels and finished level of house the required fall to point of discharge may not be achievable. In this instance a fully charged storm water system connected to all downpipes will be required. All downpipes will need to be 100mm PVC painted downpipes in lieu of standard painted metal, to suit charged storm water system. An Engineer designed system for storm water disposal within the site may be required if there are no drains to connect to or if the proposed height of gutters is below the height required for a charged system to operate.</p> <p>An onsite assessment will be completed once demolition is complete, and all additional charges / credits for required systems will be passed on by way of variation at the time of site start.</p>	3,500.00
7-10	<p>Existing sewer connection to be capped at water authority point, onsite measurement of all pipe size depths and offsets completed and certificate provided by Carlisle Homes contracted licenced plumber prior to site start for engineering purposes.</p> <p>Note: This is only to be completed by Carlisle Homes contractor. Any works completed by an external contractor or demolition company will not be accepted</p>	1,600.00
7-11	<p>Provide crushed rock to driveway area to enable heavy vehicle access to site. The crushed rock is to remain on site upon completion.</p> <p>This item is for setbacks up to 10.0 Metres maximum in addition to standard 6 Metres as included.</p>	228.00
7-12	<p>A Dilapidation report will be required should Protection Work Notices be required, this will be advised on receipt of relevant site information.</p>	Note Only
7-13	<p>Due to Victorian Government requirements, from January 2024 onwards new homes requiring a planning permit are required to be all-electric, meaning gas connections will not be permitted. New homes that do not require a planning permit are not affected by this policy and can be constructed with gas connections. Carlisle Homes will advise owners when a planning application is required and the application will be assessed by the Council in accordance with the Council's planning scheme. Once the permit and any conditions are received from the Council, Carlisle Homes will raise a variation to change to all-electric. This will include changing appliances and hot water units to suit. It is the owner's responsibility to confirm the power supply in the electricity pit available to their block to ensure it has enough capacity to cater for their appliance selections, heating and cooling, personal requirements and overall wattage. It is advisable to have a 3 phase pit with 40amps per phase. If a single phase pit is available the owner is required to advise Carlisle Homes and make the necessary changes to their selected products to suit.</p>	Note Only
7-14	<p>Provide footing probe to determine neighbouring properties depth of footings. (Not included in initial soil report)</p>	372.00

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Land Requirements		7,255.00
8-1	Provide KDR survey package instead of standard base inclusion survey and soil test including: - Pre demolition feature survey (land size up to 1000m2), features adjoining the site such as access points, walkways, pits & overhead cables, location of adjoining buildings, roof details, ridge heights and habitable room windows. Levels and contours to Arbitrary Datum, Preliminary BAL assessment up to 12.5 rating, site photos and tree information. - Additional three boreholes with initial soil test pre demolition and additional soil test post demolition. - Re-establishment survey including re-establishing boundaries. - Post demolition feature survey including Levels and contours to Arbitrary Datum, updated site assessment & site photos. - Title Re-establishment/Re-peg Survey including marking of title boundary corners. Updated re-establishment plan provided in PDF format, showing boundary marks placed and any changes in the relationship between boundaries & existing occupations.	5,816.00
8-2	Provide second flood prone area AHD survey following completion of house slab to confirm that finished floor levels meet the flood prone requirements. Includes documentation and confirmation that levels are as required.	1,439.00
Bushfire Requirements		0.00
9-1	A bushfire assessment has been completed and this indicates that the BAL rating is NIL. As this property is not within a designated bushfire prone area, no further assessment, report or special bushfire construction methods will be required. Should an updated mapped area reveal the requirement for construction to BAL 12.5 specification requirement due to a BAL LOW assessment as per regulation, any additional works and resulting costs will be borne by the Owner/s.	Note Only
Council Requirements		5,646.00
10-1	Provide temporary fencing to front boundary in accordance with relevant council requirements.	365Days Inclusion
10-2	Provide sediment control barrier (storm water pollution prevention) to the front of site.	396.00
10-3	Provide Application for Dispensation to Council due to (Front Setback). Price includes submission of Council application, obtaining adjoining owners details (where applicable), and adjoining owners comments (where applicable). Please note that dispensation will add up to 8 weeks (approximately) to the time taken to obtain a building permit.	750.00
10-4	Provide Application for Dispensation to Council due to (Side Setback). Price includes submission of Council application, obtaining adjoining owners details (where applicable), and adjoining owners comments (where applicable). Please note that dispensation will add up to 8 weeks (approximately) to the time taken to obtain a building permit.	750.00
10-5	Provide Application for Dispensation to Council due to (habitable windows). Price includes submission of Council application, obtaining adjoining owners details (where applicable), and adjoining owners comments (where applicable). Please note that dispensation will add up to 8 weeks (approximately) to the time taken to obtain a building permit.	750.00

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10-6	<p>Provide application for planning permit due to land subject to flooding (AHD levels).</p> <p>Once AHD levels are confirmed all requirements will be determined, any additional costs will be passed on to clients by way of future variation. If the Planning Permit is issued or will be issued on terms or conditions which are unsatisfactory to Carlisle Homes in its absolute discretion, then Carlisle Homes may terminate the building contract by giving written notice to the Owner. In the event of termination by Carlisle Homes, Carlisle Homes is entitled to a reasonable sum for the work performed up to the date of termination, including but not limited to internal administration costs and third party expenses.</p>	1,500.00
10-7	<p>Provide dispensation application due land being in a flood prone area as per Council requirements (Building Regulation 153 and/or Regulation 154)</p> <p>Application will be applied for once the Pre-Contract Agreement has been signed and deposit has been paid. This application can take from 6-12 weeks for full approval. Note: The payment of this application fee does not constitute approval. Should the dispensation application not be approved by Council the site works including any engineering upgrades will be adjusted to suit Council requirements and any additional site costs will be charged accordingly. This application does not include any approvals for planning permits through Council or approvals through Melbourne Water.</p>	1,500.00
10-8	<p>If the applicable velocity flow rate information is not available for this property from Council or Melbourne Water, a Hydraulic engineer will be engaged to determine the applicable velocity flow rate as required for all jobs affected by a flooding overlay in order to obtain a Building Permit.</p> <p>This charge will be passed on to the client by way of variation.</p>	Note Only



10-9

This Lot is subject to a Planning Scheme, which includes planning controls in respect to trees.

Note Only

Once an official Siting drawing is completed and the preliminary permit check is obtained, Carlisle Homes will confirm if the owner is required to apply for a Planning Permit. The Owner is responsible for applying for this planning permit along with all tree protection measures required to the satisfaction of the relevant Council, including but not limited to the costs and /or delays associated with the following:

1. Conditions placed upon any Planning Permit;
2. Establishing Tree Protection Zones on the Lot (and adjoining properties or nature strip if required);
3. The appointment of a project arborist;
4. Tree root investigations and arboriculture reports;
5. Compliance with any arborists report or recommendations;
6. Suspension or disruption to the building works; and / or
7. Delay in the installation of services.

Such costs may include, for example, costs incurred by Carlisle in the event that the Owner's arborist fails to attend site and Carlisle's employees and / or subcontractors are unable to carry out work, resulting in lost wages and associated costs. In this instance, the costs incurred by Carlisle will be forwarded to the Owner.

If any of the above items 1 –7 apply, Carlisle Homes may, acting reasonably:

- vary the house type, size or layout;
- adjust the tender price or charge a variation for any additional works required; and / or
- suspend the building works

in which case Carlisle Homes is entitled to a reasonable price for work performed up to and including that date.

Where a planning permit is applicable and amendments are required as per a Council response, Carlisle Homes will charge an administration fee of \$1500 to update documents accordingly by way of variation. Carlisle Homes also reserves the right to review planning permit conditions in accordance to our build process and build method. In the event that a condition does not coincide with said build method/scope, Carlisle Homes may terminate contract.



10-10

ASSET PROTECTION - Established Suburbs.

Note Only

The Owner is required to apply for and pay the Asset Protection Permit/fee including the Security Deposit through their local council. The Council Asset Protection Permit/fee including the Security Deposit is the Owner's responsibility as the fee and deposit amounts vary between councils. As such, Carlisle Homes are unable to include these items in our base house price.

Carlisle Homes agree that the majority of deliveries are to be made to the site by using the existing crossover. Some deliveries will need to be made over the footpaths as access to the site is restricted due to the size of the front yard and the site being in a built up area. As we are unable to assess the suitability of the existing crossover or footpaths for heavy vehicle deliveries, the Owner will be responsible for any damage that occurs to the crossover and footpaths. In inner suburban areas, crossovers built many years ago will break when heavy deliveries are made to the site. Footpath bays are not built for heavy vehicle deliveries and will also break when we deliver materials to the site. As Carlisle Homes have no alternative way of making deliveries to the site, we cannot be held responsible for any crossover or footpath bays that do break during construction.

Rectification works to crossovers and footpaths will be required by the local council as soon as possible after the completion of construction. We recommend that these works are carried out at the same time the Owner completes their concrete driveway. If these works are not carried out by the Owner, the local council may keep the Security Deposit and also charge the owner an additional amount for the repairs.

The owner must provide copies of the Asset Protection Permit and Security Deposit to Carlisle Homes prior to the commencement of construction. It is recommended that the owner apply for the Asset Protection Permit and Security Deposit two weeks after signing the building contract. If the owner does not apply and pay for the Asset Protection Permit and Security Deposit prior to the job commencing on site, Carlisle Homes will not be responsible for any fines issued by council. Clients should note that fines issued by the council can be as high as \$1000.

Rescode & Energy Requirements		1,812.00
11-1	<p>This tender is subject to Six Star energy rating requirements, refer to "Notes and Conditions" at the end of this document for more information.</p> <p>The changes made to the standard house design that have been included in this document may incur additional costs due to energy rating requirements.</p>	Note Only
11-2	Ceiling Insulation: Where ceiling insulation with an 'R' value of R3.0 to R6.0 is installed to house area (standard or as an upgrade), R2.0 to R2.5 (refer to Energy Rating Report) batts only will be installed to perimeter of roof for 500mm due to the thickness of R3.0 to R6.0 batts.	Note Only
11-3	This siting is based upon the adjoining property being under construction. If the adjoining property obtains a certificate of occupancy before we have received a building permit, the Rescode requirements will need to be re-evaluated. Any further requirements will be charged to the owner by variation where applicable.	Note Only

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11-4	<p>Clients to provide timber screen(s) with maximum 25% transparency as required for building permit and to comply with overlooking requirements.</p> <p>Screen(s) as nominated on site plan, to be installed by Clients and fixed to right/left hand side retaining wall(s) as noted.</p> <p>Note: Screen(s) to be installed at a time as nominated by Site Supervisor prior to issue of Certificate Of Occupancy. Failure to complete the works within the required timeline may result in the job being placed on hold and delay penalties will be applied in accordance with HIA Contract.</p> <p>It is the client's responsibility to ensure that screen(s) comply with all requirements as per Building Surveyor.</p> <p>Fixing cleats for screen(s) will be required as per Building Surveyor and Engineer, cleats to be attached to retaining wall steel uprights as per Engineer's details. Charges for cleats will be included as a separate item.</p>	Note Only
11-5	Provide obscure film to Kids Study elevation D window up to 1700mm above finished floor level to comply with Rescode overlooking requirements.	453.00
11-6	Provide obscure film to Activity elevation D window up to 1700mm above finished floor level to comply with Rescode overlooking requirements.	453.00
11-7	Provide obscure film to Bedroom 2 elevation B window up to 1700mm above finished floor level to comply with Rescode overlooking requirements.	453.00
11-8	Provide obscure film to Bedroom 3 elevation C window up to 1700mm above finished floor level to comply with Rescode overlooking requirements.	453.00
Garage Variations		2,300.00
12-1	<p>Additional labour charges for bricklayer and plasterer may be required for Garage walls constructed less than 1M off boundary or walls on boundary line.</p> <p>If at the time of site start access to the Owner's property is restricted due to the neighbouring property being constructed on or within 1 metre of the boundary, Carlisle Homes will charge the Owner this fee for additional bricklayer and/or plasterer costs.</p> <p>The Owner may receive a credit (by way of a variation to the final claim) for this amount if Carlisle Homes does not incur any additional charges from its bricklayer and/or plasterers.</p>	963.00
12-2	Provide pre-painted steel S-Flashing to top of brickwork, on the boundary wall of Garage instead of standard fascia and gutter.	1,337.00
12-3	<p>If the brickwork to the garage external boundary wall is required to be laid from inside the garage or aerated concrete panels can not be installed in standard manner due to either an existing boundary fence, an existing neighbour's garage positioned against our garage or any access issues not allowing us to construct the wall from the neighbour's property then the following will apply:</p> <ul style="list-style-type: none">- the brickwork laid overhand can not be assessed for quality and can not be cleaned.- the aerated concrete panels installed in this way can not be assessed for quality and only the sections of panels that are seen and accessible will be rendered.- sisalation paper will not be installed to any section of the garage boundary wall. <p>Rendered aerated concrete panels are in lieu of standard brick veneer construction and all dimensions on drawings and contract documentation will be adjusted to suit panel dimensions.</p>	Note Only

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Structural, Wall and Floor Plan Variations		26,304.00
13-1	<p>Provide Additional Master Suite instead of Lounge including:</p> <ul style="list-style-type: none">* Master Suite instead of standard Lounge, reduce depth of Study to suit (house specific)* Robe with double 2040mm high doors OR WIR with 2315mm high opening (house specific) including 1No. Melamine shelf with hanging rail.* 1No. 2340mm high wide flush panel door (width is house specific) instead of plaster opening.* 1No. heating duct, 1No. ceiling batten light point and 2no. double power points standard to Lounge to remain in Master Suite, light switch and power points relocated.* 1No. ceiling batten light point each to WIR and Ensuite.* Provide additional smoke detector. <p>Provide Ensuite including:</p> <ul style="list-style-type: none">* Shower with 50mm high elevated tiled shower base from main floor level in Ensuite.* Alder Moda Rail with Microphone Hand Held Shower Head and standard range wall mixer.* Vanity cabinet including Category 1 20mm Caesarstone benchtop with 16mm shadowline and standard range vanity basin and tapware.* Mirror seated above tiling over vanity.* Provide wet area accessories as standard.* 1No. standard toilet suite.* 1No. exhaust fan to shower and 1No. double power point to Ensuite.* 2040mm high x 820mm wide cavity sliding door to Ensuite. (House Specific) <p>Note: Refer to product pack/standard option drawing.</p>	17,890.00
13-2	<p>Provide 2590mm high nominal ceiling to First floor in lieu of 2440mm high including allowance for window head heights to be raised to underside of eaves where applicable and brickwork and/or additional light weight claddings over openings that cannot be raised as required.</p> <p>Openings/bulkheads will increase in height to 2315mm.</p> <p>Refer to final drawings for specific in fill material above openings.</p> <p>IF INCREASE TO HEIGHT OF SLIDING DOOR TO BALCONY IS REQUESTED, CHECK IF THIS WILL WORK WITH BALCONY CEILING HEIGHT WHERE NO EXTERNAL BEAM IS VISIBLE AND EAVES RUN THROUGH TO BALCONY, THIS IS FAÇADE SPECIFIC</p>	6,059.00
13-3	<p>Provide feature dropped ceiling (275mm high) to Kitchen instead of standard ceiling height and bulkhead above overhead cupboards.</p>	2,355.00
Non Standard Variations		23,276.00
14-1	<p>The following is a non-standard variation.</p> <p>Provide a 600mm projection to Study to be in line with Lounge including flat tray deck/tiled pitched roof, additional engineered beams and rendered light weight cladding above additional roof line. Includes additional floor coverings as advertised.</p> <p>Note: plumbing stack to remain standard and cannot be relocated, removed, or reduced.</p> <p>Note: Not available with Fenton, Malibu, Esperance, Newport, Grange, or Solara Facades.</p>	4,940.00

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14-2	<p>The following is a non-standard variation.</p> <p>Provide a Prayer room in lieu of standard WIR4 including:</p> <ul style="list-style-type: none">- Delete standard melamine shelving and hanging ail from WIR 4.- Relocate WIR4 plaster opening into the rear passage in lieu of standard location.- Provide 1No. 2040mm high x 820mm wide flush panel hinged door to Prayer room from rear hallway instead of standard plaster lined opening.- Provide additional full height plaster lined robe 2200mm wide x 600mm deep (external dimensions), including double 2040mm x 820mm wide flush panel doors and 1No. melamine shelf with chrome hanging rail to Bed 4 backing onto Prayer room.	1,864.00
14-3	<p>The following is a non-standard variation.</p> <p>Provide 250mm deep x 540mm wide x 4050mm long framed bulkhead to Activity backing to Ensuite wall at 2150mm high. Note: including 540mm wide plaster nib wall to suit bulkhead.</p>	788.00
14-4	<p>The following is a non-standard variation.</p> <p>Provide 250mm deep x 540mm wide x 3270mm long framed bulkhead to Kids Study backing to Bathroom wall at 2150mm high.</p>	527.00
14-5	<p>The following is a non-standard variation.</p> <p>Relocate Powder 2 access door from Activity into Bed 2 and Provide 2040mm high x up to 820mm wide flush jamb cavity sliding flush panel door instead of single pre-hung flush panel hinged door.</p>	587.00
14-6	<p>The following is a non-standard variation.</p> <p>Provide 180mm thick x 1800mm wall projection in the centre of the Theatre between windows for future electric fireplace. Note: this option is only valid with window upgrades, to be added separately.</p>	504.00
14-7	<p>The following is a non-standard variation.</p> <p>Provide 2No. 1800mm high x 610mm wide Aluminium Awning window with double glazing to Theatre side elevation B in lieu of standard 1No. 854mm high x 2410mm wide Aluminium Awning window with double glazing.</p> <p>Note: Any change to standard windows may affect Six Star energy rating and additional charges may apply to maintain included Six Star rating.</p>	523.00
14-8	<p>The following is a non-standard variation.</p> <p>Provide 2740mm high nominal ceiling to First floor instead of 2440mm high including allowance for window head heights to be raised to underside of eaves where applicable and brickwork and/or additional light weight claddings over openings that cannot be raised as required.</p> <p>Note: Sales Estimator to confirm with supplier if upgraded heating/cooling units may be required. Note: Subject to confirmation of all Rescode, Developer (if applicable) & Council approvals. Building envelopes will also need to be reviewed including but not limited to side and rear setbacks and overall building heights.</p>	13,068.00

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14-9	The following is a non-standard variation. Relocate front entry door frame to the centre between Porch piers in lieu of standard location.	475.00
14-10	No further non-standard structural variations will be approved or accepted.	Note Only
Colour & Electrical Appointments		11,000.00
15-1	Provide an allowance for upgrades and additional items you may select at your Electrical Appointment. All pricing for selections and associated plans will be presented and finalised for your Contract Appointment. Note: Due to legislation change with regards to lights & maximum watts per m2 for houses being built after 1st May 2011, an assessment to ensure compliance with regulations will need to be completed following electrical selection, should watts per m2 of selected lights exceed the legislation requirements changes to the lights selected will need to be made by way of variation.	3,000.00 Allowance Only
15-2	Provide an allowance for upgrades that may be selected at your Spectra Colour Appointment. This amount provided in your Sales Quote an allowance only and will be finalised based upon your selections made during your Spectra Appointment.	8,000.00 Allowance Only
External Finish Variations		3,009.00
16-1	Acrylic render to full Classique facade in addition to standard inclusion. Note: Does not include acrylic membrane.	3,009.00
External Door & Window Variations		1,709.00
17-1	Provide double 2340mm high x 820mm wide doors in lieu of standard single 2340mm high x 1020mm wide and sidelight, door frame to remain standard 1719mm wide.	314.00
17-2	Provide 746mm high x 2170mm wide aluminium fixed picture window with double glazing to Butler's Pantry external wall instead of standard brickwork and splashback. Note: Distance between benchtop and underside of overhead cupboards is 710mm. Note: Window to be centred on wall and minimum internal dimension of wall to be 2450mm for glass splashback to be installed on benchtop walls. Minimum width of any section of glass splashback is 70mm.	1,395.00
17-3	Note: 1020mm wide doors will not be provided in a double door configuration OR in a frame with two sidelights. This is a requirement of door manufacturer due to frame fixing requirements for all 1020mm wide doors.	Note Only
Internal Door Variations		4,556.00
18-1	Provide 1No. 2340mm high x up to 820mm wide single flush panel hinged door including standard range door furniture instead of plaster lined opening to Additional Master WIR.	594.00
18-2	Provide 2No. 2340mm high x 720mm wide flush jamb cavity sliding flush panel door, instead of standard plaster lined opening to: - 1No. WIR 2 - 1No. WIR 3	1,922.00

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18-3	<p>Provide 1No. 2340mm high x up to 720mm wide flush jamb cavity sliding flush panel door instead of single 2040mm high pre-hung flush panel hinged door to Prayer Room.</p> <p>The office to make final approval on variation request once crossed referenced against the standard locations of load bearing walls, beams, plumbing pipes, heating ducts/outlets and power points that the cavity pocket will not interfere with.</p>	644.00
18-4	<p>Provide 10No. 2340mm high flush panel doors instead of 2040mm high flush panel doors to:</p> <ul style="list-style-type: none">- 2No. Master Suite- 1No. Master Ensuite WC- 1No. Bedroom 2- 1No. Powder Room 2- 1No. Bedroom 3- 1No. Bedroom 4- 1No. WC- 1No. Bathroom- 1No. WIL 2	1,280.00
18-5	<p>Provide 2No. laminate uprights to fix shelving to when a cavity sliding door is installed to WIR.</p> <p>Upright to be located to WIR 2 and WIR 3.</p>	116.00
18-6	<p>White cushion door stops are now provided as standard to hinged doors swinging back on to a wall.</p>	Note Only
18-7	<p>For Affinity house types standard internal and external door heights vary depending on location and selected façade. Standard 2340mm high Entry and internal doors are highlighted on floor plan with a 2405mm high frame (entry door) and an asterisk (*) adjacent to door width for both. Aluminium sliding doors are standard 2110mm high. Upgrades to door heights are available at additional cost and any increase in door heights will be documented in tender/contract documents and noted on contract drawings.</p> <p>Clients need to be aware that door height increases need to be requested and documented separately and in some cases door heights can not be increased due to ceiling heights, structural requirements or location of services.</p> <p>Front Entry door height increase to 2340mm will be highlighted on floor plan with a 2405mm high frame and an asterisk (*) adjacent to door width.</p> <p>Internal door height increase to 2340mm will be highlighted on floor plan with an asterisk (*) adjacent to door width.</p> <p>Aluminium sliding door height increase will be highlighted on floor plan as 2365mm high.</p> <p>Clients to ensure they are satisfied with the nominated sizes of all doors and upgrading a specific door height does not automatically apply to remainder of doors to house.</p>	Note Only
18-8	<p>As a result of a Product Improvement all cavity sliding door systems will be installed as a flush jamb system instead of flush pull system. Door widths may, at Carlisle Homes sole discretion, be reduced to suit the new system and any adjustments will be raised by way of a future variation.</p> <p>Note: Any prior agreement to increase wall thickness to 180mm is no longer applicable and a standard 90mm thick plaster lined wall will be provided. Neighbouring construction elements are to be adjusted to suit, at Carlisle Homes' sole discretion.</p>	Note Only
Internal Decorative Finish Variations		554.00
19-1	<p>Provide square set cornice to Theatre instead of standard cornice.</p> <p>Includes laser levelling and battens as required to suit square set cornice.</p>	927.00

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19-2	Provide square set cornice to Study instead of standard cornice. Includes laser levelling and battens as required to suit square set cornice.	642.00
19-3	Delete colourboard shelving and hanging rail to Master WIR. Per Master WIR.	-1,015.00
19-4	Square Set Cornice Generic Note (only applicable when square set cornice has been added as an upgrade) - Standard cove cornice to remain to robes with an internal depth less than 1000mm. Only applies where square set is added to room(s) where a robe is provided. - Ceiling heights and bulkhead heights to remain as per standard - Plasterboard to upgraded area walls will be fixed at approx. 40mm above floor level to suit sheet sizes. - Due to battens used for installation of ceiling lining overall ceiling height will be reduced by approximately 40mm. - Includes increase of skirtings to 92mm instead of 67mm throughout home due to square set cornice upgrade. Garage Skirting to remain as 110mm x 12mm	Note Only

Kitchen Variations		746.00
20-1	Provide Technika WD905-2 28L stainless steel built-in microwave with TT905 stainless steel trim kit to microwave provision space in cabinetry (not suitable for benchtop application due to trim kit). Note: Microwave oven to be installed by Carlisle Homes. Note: The above models supersedes WD905SS Microwave.	746.00

Butler's Pantry Variations		5,516.00
21-1	Create "L" Shape Butler's Pantry, includes additional standard range laminate base & overhead cabinetry (includes bulkhead if applicable) with hinged cupboard door(s) (if required), category 1 Caesarstone benchtop with 40mm edge profile and glass splashback instead of 4No. standard white melamine shelves. Note: Extension cannot be done through drawers.	3,681.00
21-2	Relocate dishwasher provision including single power point, cold water tap with stop gate valve adjacent to sink in Butler's Pantry instead of Kitchen. Provide base cupboards to former dishwasher space in Kitchen.	215.00
21-3	Provide Fisher & Paykel HC60DCXB 600mm canopy rangehood including additional electrical connections to Butler's Pantry. Includes venting to external air through roof cover or external wall vent.	1,620.00

Staircase Variations		11,657.00
22-1	Provide Classic Staircase including: - KDHW treads and risers to the bottom 2 treads with a square butted edge. - MDF treads and risers to remainder of stairs. - 40mm x 6mm flat matt black wrought iron balusters (S17) - DIM07 Stained KDHW diminished newel posts. - KDHW handrail with drop down feature to start of flight. - Outer closed MDF stringer hidden behind plaster wall. - KDHW stringer capping. - Exposed MDF inner stringer. - KDHW wall rail (product specific). Note: Stair is enclosed underneath.	365Days Inclusion

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22-2	Provide Rebated glass balustrade - to Classic staircase instead of standard balusters, including: - Glass panel to be rebated between KDHW bottom rail and underside of handrail. - KDHW stained handrail with drop down newel post - KDHW stained closed outer stringer	11,657.00
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Electrical Variations	0.00
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23-1	Relocate internal ceiling batten light points, switches and internal double power points as nominated on sketch.	Note Only
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23-2	Relocate light switches where location(s) of cavity sliding door pocket(s) interfere (if applicable).	Note Only
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23-3	The electrical requirements of your home have been assessed based on an electrical current of 63 Amps being available at the premises. In some instances the relevant electrical authority may only have provided 40 Amps, which could be insufficient to power all electrical load simultaneously.	Note Only
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If only 40 Amps are available, then any of the following electrical loads will require an upgrade to Three Phase Power at an additional cost:

- Add-on refrigerated cooling
- Reverse cycle heating/cooling
- Two or more split system air conditioners
- Electric induction and ceramic cooktops
- Provision for future split systems
- Provision for future pool or spa pump or heating systems
- Electric vehicle charging or electrical supply for future charging

In some cases, the relevant power authority can upgrade a site that is limited to 40 Amps, to 63 Amps, which may avoid the need for three phase power. This must be arranged by the land owner directly with the power authority. If a site is upgraded from 40 Amps to 63 Amps by agreement with the power authority, then Carlisle Homes must be notified at least 7 days prior to site start.

Plumbing Variations	345.00
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24-1	Provide cold water point to fridge space including cistern stop for future connection by Owner. Water point to be located at 2000mm above floor level behind wine rack.	345.00
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Wall Covering Variations		4,857.00
25-1	<p>Additional Category 1 - full height wall tiling to ground floor Powder (no shower) in addition to standard tiling. Refer to colour selection document for tile selection.</p> <p>Includes the following additional items to suit:</p> <ul style="list-style-type: none">- wall studs @ 300mm centres- square set cornice including laser levelling- 18mm architrave instead of 12mm- chipboard backing to mirror - tiles can not abut mirror- tile trims to external corners at openings- tiling can not be provided on wall where a cavity sliding door is installed but full height will be installed in shower recess <p>Note: An 18mm profile architrave needs to be selected with full height wall tiling, 12mm profile are not suitable for use in wet areas with full height wall tiling due to thickness of tile and glue finishing up to edge of architrave. Not all architrave profiles are available in 18mm.</p> <p>Cavity sliding door can not be provided due to requirement for studs at 300mm centres, additional studs can not be provided to cavity sliding pocket.</p>	1,594.00
25-2	<p>Additional Category 1 - full height wall tiling to Bathroom in addition to standard tiling. Refer to colour selection document for tile selection.</p> <p>Includes the following additional items to suit:</p> <ul style="list-style-type: none">- wall studs @ 300mm centres- square set cornice including laser levelling- 18mm architrave instead of 12mm- chipboard backing to mirror - tiles can not abut mirror- tile trims to external corners at openings- tiling can not be provided on wall where a cavity sliding door is installed but full height will be installed in shower recess <p>Note: An 18mm profile architrave needs to be selected with full height wall tiling, 12mm profile are not suitable for use in wet areas with full height wall tiling due to thickness of tile and glue finishing up to edge of architrave. Not all architrave profiles are available in 18mm.</p> <p>Cavity sliding door can not be provided due to requirement for studs at 300mm centres, additional studs can not be provided to cavity sliding pocket.</p>	1,669.00
25-3	<p>Additional Category 1 - full height wall tiles to first floor Powder in addition to standard tiles. Refer to colour selection document for tile selection.</p> <p>Includes the following additional items to suit:</p> <ul style="list-style-type: none">- wall studs @ 300mm centres- square set cornice including laser levelling- 18mm architrave instead of 12mm- chipboard backing to mirror - tiles can not abut mirror- tile trims to external corners at openings- tiles can not be provided on wall where a cavity sliding door is installed but full height will be installed in shower recess <p>Note: An 18mm profile architrave needs to be selected with full height wall tiles, 12mm profile are not suitable for use in wet areas with full height wall tiles due to thickness of tile and glue finishing up to edge of architrave. Not all architrave profiles are available in 18mm.</p> <p>Cavity sliding door can not be provided due to requirement for studs at 300mm centres, additional studs can not be provided to cavity sliding pocket.</p>	1,594.00

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Floor Covering Variations		1,391.00
26-1	An expansion joint with trim may be required for Laminate and Timber flooring due to extent of selected flooring. This will be determined by Supplier at time of installation.	Note Only
26-2	Category 2 timber laminate/hybrid flooring to upper floor Bedroom 4 instead of carpet. Includes sub floor preparation and acoustic underlay. Note: Timber quad to be used adjoining skirting and flooring where required.	1,391.00
Quote Terms And Conditions		0.00
27-1	<p>1. INITIAL DEPOSIT</p> <p>(a) This deposit is non-refundable as it covers all your appointments with your sales consultant; the preparation of your quotation, siting and associated documents; and all other necessary works to prepare your paperwork for the Tender Stage.</p> <p>(b) The Client has been informed that upon payment of the initial deposit they may be contacted by Loan Studio offering finance options(unless the Client has expressly informed Carlisle not to provide contact details to Loan Studio).</p>	
27-2	<p>2. PRICING</p> <p>(a) Except for Fixed Price Packages and House & Land Packages, the pricing and quantities contained in this Sales Quotation are approximates only and subject to adjustment, and Carlisle is not bound by the estimated pricing and/or any representation set out in this Sales Quotation. The pricing will be confirmed by Carlisle at the Client's Tender / Contract signing appointment.</p> <p>(b) All prices quoted are GST inclusive, unless stated otherwise.</p> <p>(c) Once the Sales Quotation has been presented to the Client, the Client has 7 days to sign the Sales Quotation and pay the initial deposit ("Quotation Period"). During the Quotation Period, the Client must also provide all necessary paperwork to his/her sales consultant in order to allow Carlisle to finalise the Sales Quotation. If during the Quotation Period the Sales Quotation is not signed, or the initial deposit is not paid or the paperwork is not provided by the Client, Carlisle reserves the right to amend the prices quoted in the Sales Quotation.</p> <p>(d) This Sales Quotation is accepted by the Client once the Sales Quotation is signed and the initial deposit paid.</p>	
27-3	<p>2. PRICE LOCK AGREEMENT</p> <p>(a) Carlisle Standard Price Lock Agreement</p> <p>Price Lock Agreement: Pricing contained in this quotation (the base house price, 365 Inclusions, More Luxury promotion, quoted variations, and upgrades) will be held by Carlisle Homes for eighteen (18) months from the date of the initial deposit until site start. If site start does not occur within 18 months of the initial deposit, Carlisle Homes reserves the right to withdraw or revise all pricing contained in the quotation/contract.</p> <p>In order to be eligible Carlisle's standard Price Lock agreement, the customer must adhere to all appointments as scheduled by Carlisle Homes and sign the Pre-Contract Agreement promptly once prepared, usually within 5 weeks after Initial Payment of \$2000 is paid.</p> <p>Note: Carlisle Homes requires a minimum of ninety days to commence building works from when the customer becomes the registered owner of the land. 'Site Start' has the same meaning as 'Commencement' in the HIA New Homes Building Contract and means the day on which excavation works for the Building Works commences on the Building Site. Carlisle Homes may revise all pricing and promotions if the customer does not adhere to all appointments, promptly sign documentation as required, or if the Site Start does not occur on or prior to the last day of the 18th month from Initial \$2000 payment.</p>	Note Only



27-4	<p>3. ITEMS IN THE SALES QUOTATION</p> <p>(a) Any non-standard requests are subject to approval by Carlisle.</p> <p>(b) The Client has been made aware that display homes may have options on display that differ from the standard plans and standard specification for the home type in this Sales Quotation. The Client has been provided with a copy of the standard inclusions, upgrade options list and promotional material specific to their selected home, and based on these documents, the Client has selected the options identified in the Sales Quotation.</p> <p>(c) The Client acknowledges that options chosen by them may affect the energy rating of their home and may have additional cost consequences for the Client to achieve the required energy rating standard.</p> <p>(d) All specifications, inclusions and conditions of this Sales Quotation at the time of signing are subject to change without notice to comply with changes to Victorian State and Local Government Planning and Development legislation and the availability of materials and labour etc. The Client acknowledges that such changes may alter the price stated in the Sales Quotation.</p> <p>(e) The dimensions, openings and bulkheads are indicative only and may vary in accordance with construction details. The Client should refer to the working drawings for their selected home.</p>
27-5	<p>4. DISPLAY HOME</p> <p>(a) Specifications: Some items in the display home have been upgraded for display purposes and are not included in the standard home including: For example (without limitation) cabinetry and cabinetry handles, decorative mirrors, contrasting cabinetry colours, feature walls, and door furniture.</p> <p>(b) Tiles: Feature floor, wall tiles and decorative tiles may be available for an additional charge (as they are not included in Carlisle's standard range) and are subject to availability.</p> <p>(c) Electrical Items: Additional internal and external light points and decorative light fittings, low voltage down lights, security systems, intercom system, home theatre wiring and decorative switch cover plates may be displayed but are not included in the standard inclusions. These items may be available for additional costs. The locations of electrical fittings in the displays homes are indicative only.</p> <p>(d) Heating & Cooling: The quantity and location of ducted heating and cooling outlets, unit size/models, and controllers in display homes may differ from the standard inclusions for the selected home.</p> <p>(e) Internal Items: Window furnishings, furniture and décor items, feature paint colours and/or non-standard finishes, door closers, timber flooring and carpets are not included in the standard home (and some are not available).</p> <p>(f) External items: Paving, decking, deadlocks, pergolas, landscaping, water features, outdoor fireplaces, swimming pools, fences, concrete paths and driveways, etc. are not included in the standard inclusions (and some are not available).</p> <p>(g) Mortar colour: Availability of mortar colour may be dependent on developer's guidelines.</p> <p>(h) Timber finishes: Where external timber components are included in the standard home or façade upgrade options, they will be painted by Carlisle (stained finishes may be available for an additional cost). Display homes may feature stained timber finishes.</p> <p>(i) Product Improvement: Carlisle reserves the right to use alternative suppliers to those whose products are displayed, due to reasons of product improvement or availability of supply. Please refer to the standard specifications and Carlisle's Spectra showroom for currently available items.</p>
27-6	<p>5. BUSHFIRE PRONE AREA</p> <p>Carlisle will conduct a preliminary bushfire assessment at the time of the site survey. The costs associated with any additional works resulting from the Client's land being in a bushfire prone area will be borne by the Client.</p>

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27-7	6. SIGNING THE SALES QUOTATION By signing this Sales Quotation, the Client agrees and acknowledges: (a) The Client agrees with all the terms and conditions contained in this Sales Quotation; (b) Carlisle will prepare a Tender based upon the information provided by the Client; and (c) The initial deposit will form part of the contract price.	
27-8	7. TAX OR DUTY INCREASE The Builder reserves the right to increase the price of this Sales Quotation to recover any increase in the GST rate which takes effect after the date of this Sales Quotation and which causes an increase in the cost to the Builder in constructing your home.	Note Only
27-9	Any request by the Owner to terminate the arrangement after contract signing will be determined by Carlisle Homes in its sole discretion. Should Carlisle Homes accept a requested termination, Carlisle Homes is entitled to a reasonable price for the work performed, including but not limited to third party and administration costs, plus consequential losses including loss of profits.	Note Only
Notes & Conditions		0.00
28-1	Where there is any increase in the GST rate which takes effect after the date of this Tender and which causes an increase in the cost to the Builder in complying with the Tender, the Owner agrees that the Builder is entitled to increase the total contract price equal to any increase.	Note Only
28-2	If the proposed Garage location is on the boundary line and there is existing fencing, the Owner(s) is required to remove all fencing against the location of the proposed Garage wall. This includes a one metre section either side of the proposed Garage wall on the boundary line. If a temporary fence is required in this location to secure neighbouring property, Carlisle Homes will arrange this under the condition that the existing boundary fence is removed prior to installation of temporary fencing and prior to Commencement of Building Works. The temporary fence will need to be installed a minimum of 200mm off boundary on neighbour's side and to a minimum height of 1800mm. Note: Carlisle Homes will not be responsible for ensuring the fence either remains upright or finishes flush with the Garage wall once built. Should we address disputes with neighbours, ie. Carlisle Homes is entitled to an extension of time and delay damages in the event that the fencing works cause a delay.	By Owner
28-3	Client to ensure all survey pegs are identifiable prior to commencement of construction. Clients will be charged for a re-establishment survey to identify boundaries by way of variation if required.	Note Only
28-4	A square edged Dressed All Round (DAR) KDHW bottom architrave shall be supplied to kitchen windows that have an architrave seated on the kitchen bench, adjacent to a sink. Note: the clients selected architrave will be finished to the DAR section of KDHW architrave along the bottom of the window.	Note Only



28-5	<p>Carlisle Homes prides itself on the quality of its product and takes steps to ensure that each of our houses is built to the same standard as our display homes. We therefore conduct thorough QUALITY ASSURANCE inspections on the home - at no cost to the Owner. Carlisle Inspection reports will be made available to the Owner upon request.</p> <p>Standards of workmanship Whilst our construction practices comply with the requirements of the NATIONAL CONSTRUCTION CODE (NCC), we have developed some construction practices under the performance-based provisions of the Code. These have been approved by the relevant building surveyor. This means that the tolerance values and standards of workmanship for all building work undertaken by Carlisle Homes is equivalent to the quality of the display homes and as detailed in the specification. Where there is any difference in interpretation of quality, dimension or workmanship between an Australian Standard, the Guide to Standards and Tolerances and the tolerances of the as-built display homes, the display homes or specification tolerance will take precedence. Owner consultant inspections. If you choose to engage a private building consultant to inspect the construction of your new home, it is essential for occupational health and safety reasons that you arrange any inspection directly with Carlisle Homes. It is also essential that any consultant first inspect our display homes to assess the quality and method of construction. Before signing. If you are concerned with either the quality of construction or the approved construction practices used by Carlisle Homes, your consultant should inspect the display homes prior to you signing the building contract. If for any reason, you decide to depart from the Carlisle Homes construction system (including tolerance values and level of workmanship) a variation to your contract must be raised at an additional cost to you in accordance with clause 23 of the New Homes Building Contract. Maintaining standards. As an award-winning builder, we are keen to maintain our reputation by building every home to the same standards as the display home.</p>	Note Only
28-6	<p>If the owner intends to install any type of timber or laminate flooring after settlement, Carlisle Homes will not carry out any warranty rectifications to the floor that result from building system failures unless the client has followed the requirements as listed in the contract specification under the heading Owner installed timber and laminate flooring clause.</p>	Note Only
28-7	<p>The Owner(s) acknowledge and understand that information contained in this tender document and all contract documents whether in material hard copy or electronic form ("information") disclosed by or on behalf of Carlisle Homes Pty Ltd is and remains at all times confidential and exclusive property of Carlisle Homes Pty Ltd.</p> <p>The Owner(s) undertake to use all reasonable endeavours to keep the information secure against unauthorised loss, use or disclosure, and to only use the information for the sole purpose for which it was disclosed by or on behalf of Carlisle Homes Pty Ltd.</p>	Note Only
28-8	<p>Upon signing of this tender document for Affinity and T Range house types contract drawings will be prepared. Any changes made after acceptance of this tender document will result in variation fee of a minimum of \$100. Once Contracts are prepared for all Carlisle house types, additional Client variations will result in a \$500 Post Contract Variation fee.</p>	Note Only

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28-9	The client understands that flexible adhesives and expansion joints should be used in the installation of floor tiling to be completed following hand over, to minimise the chance of cracking and/or separation of floor tiles. Carlisle homes provides no guarantee for any works completed by the client or the clients sub contractors following hand over.	Note Only
28-10	<p>Energy Rating - Your energy rating assessment is completed on finalisation of all variations and on completion of contract drawings. Any additional cost to maintain energy rating that are a result from clients variations will be charged to the client.</p> <p>Refer to Inclusions Document for standard energy rating as included in base house price.</p> <p>For the purpose of the energy rating assessment and unless otherwise noted, the energy assessment is based on the client installing floor tiles to the entry, kitchen, meals, family and carpet to the balance of rooms excluding wet areas after settlement of the home.</p>	Note Only
28-11	The relevant Building Surveyor requires a Finished Floor Level (FFL) to be nominated on the permit documentation to determine the building height against associated services and matters of governance such as flood plains, height related setbacks, Developer requirements or engineering principals. On occasion, onsite levels may differ to the approved documentation due to conditions outside of the builders control and we allow a 150mm tolerance to cater for reduced soil removal consideration, wet weather, land survey anomalies and adjoining land considerations. The intent of this clarification is to note that Carlisle Homes will endeavour to meet the documented FFL nominated on the approved plans however the before mentioned items may contribute to a slight variation.	Note Only
28-12	This Building Tender is subject to a soil test, contour survey and/or information from relevant authorities. Final site costs cannot be confirmed until these items have been received. Once received information will be examined and any associated costs will be amended accordingly.	Note Only
28-13	<p>Building contracts must be signed within 60 days of receipt of initial deposit for current base price to remain.</p> <p>Upon signing the Building Contract, all essential information must be received within 30 days in accordance with Clause 13 of the Building Contract otherwise Carlisle Homes Pty Ltd have the right to review the contract price.</p>	Note Only
28-14	This tender has been prepared using information from the relevant Local Council and /or other Authorities that is not complete or has not been finalised. Once this information is confirmed it will be examined. Should it reveal the requirement for additional works, or there be any change or difference in regulations or site conditions, then any resulting costs will be borne by the Owner/s.	Note Only
28-15	Small-scale Technology Certificates (STCs) are credits associated with the installation of solar hot water systems or solar electric panels. The client acknowledges that the value of these credits has already been reflected in the competitive purchase price of the home. The client therefore assigns exclusively to Carlisle Homes the right to create STCs pursuant to the installation of solar products in the home built on behalf of the customer. The customer undertakes not to sell, assign, transfer or otherwise deal with Carlisle Homes' rights to create STCs.	Note Only
28-16	The Owner is to provide a clear building site clear of all obstructions, including long grass, debris and objects/contaminants concealed in the soil and free of all old or unused services prior to the Builder commencing any works on site.	Note Only

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28-17	<p>It is the client's responsibility to ensure that the crossover is located as indicated on the site plan.</p> <p>Should the client arrange for the cross over to be relocated or widened for any reason following site survey (as drawn on site plan) it will also be their responsibility to arrange for services including the water meter to be relocated and inform Carlisle homes of the changes. Additional earthworks and survey charges may be applicable and will be determined by Carlisle homes.</p>	Note Only
28-18	<p>Clients to be aware as per Engineer's recommendations that no fixtures or structures are to be attached to brickwork above door or window openings following handover. Any fixtures or structures attached to external surfaces require approval by a Structural Engineer, Carlisle Homes does not offer Engineering services for any alterations or additions following handover.</p>	Note Only
28-19	<p>The owner agrees that Carlisle Homes will not accept any responsibility for damage to any existing timber paling or colorbond metal fencing during construction. For colorbond fences, as repairs can be costly, if the owner is concerned that due to the constraints of the building site, the fences will be damaged, they agree that they will take preventative measures such as providing a protective hoarding over the fence. As timber fences are easily and cheaply repaired, the owner does not need to provide any protective hoarding over the fence to prevent damage by Carlisle Homes.</p>	By Owner
28-20	<p>Carlisle Homes reserves the right to undertake a reverse building program during the lock up stage of construction. Reverse Building means the internal plaster and cornices will be installed prior to, or in parallel to external cladding being completed. Please refer to your signed Building Process Document explaining how the Lock up and Fixing stages form part of the Reverse Build Process.</p>	Note Only
28-21	<p>For Fixed Price and House & Land Packages on corner blocks, the package price does not include any costs associated with Developer's requirements for Corner Façade treatment. These requirements will be priced and finalised by Carlisle Homes either prior to Tender Appointment or by way of Contract Variation.</p>	Note Only
28-22	<p>Carlisle Homes builds across various metropolitan areas and engage many suppliers and subcontractors across all stages of the build process.</p> <p>Some details may vary slightly from our display homes due to different manufacturing methods across the industry.</p> <p>These items may include but are not limited to the following:</p> <ul style="list-style-type: none">- The location of joins to glass splashbacks- The location of joins to Caesarstone and laminate benchtops- The location of joins to island bench back and end panels.	Note Only
28-23	<p>Carlisle Homes handles your personal information in accordance with its Privacy Policy (for details please see Carlisle Homes' Privacy Policy at www.carlislehomes.com.au/privacy/).</p>	Note Only
28-24	<p>Carlisle Homes reserves the right to cancel this build job (in its absolute sole discretion) prior to the building contract being signed. If Carlisle Homes elects to cancel your build job, a full refund will be provided to you within seven (7) days of Carlisle Homes' cancellation notice.</p>	Note Only
28-25	<p>Note: The stair render image shown is for illustrative purposes and is to be used as a guide only. Configurations of stairs may change subject to house type or size selection, construction requirements, ceiling heights and stair manufacturer's requirements. Carpet and floors as shown in the render image may not be included in the base house price.</p>	Note Only

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28-26	The Owner acknowledges and agrees that if any works are required in the void area after handover of the home, such as painting or plastering the ceiling above the void, for the duration of the works: 1. Carlisle Homes may be required to erect a scaffold; 2. The Owner will arrange to protect, remove and/or store their furniture and goods, as directed by Carlisle Homes; 3. The Owner may elect to stay in alternative accommodation; and 4. All costs associated with alternative accommodation and the protection, removal and storage of furniture and goods will be borne by the Owner.	Note Only
28-27	Due to Victorian Government requirements, from January 2024 onwards new homes requiring a planning permit are required to be all-electric, meaning gas connections will not be permitted. New homes that do not require a planning permit are not affected by this policy and can be constructed with gas connections. Carlisle Homes will advise owners when a planning application is required and the application will be assessed by the Council in accordance with the Council's planning scheme. Once the permit and any conditions are received from the Council, Carlisle Homes will raise a variation to change to all-electric. This will include changing appliances and hot water units to suit. It is the owner's responsibility to confirm the power supply in the electricity pit available to their block to ensure it has enough capacity to cater for their appliance selections, heating and cooling, personal requirements and overall wattage. It is advisable to have a 3 phase pit with 40amps per phase. If a single phase pit is available the owner is required to advise Carlisle Homes and make the necessary changes to their selected products to suit.	Note Only

Grand Total	\$752,189.00
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Confidentiality:

The Owners acknowledge they must keep this Pre Contract Agreement confidential and must not disclose or permit to be disclosed to any person the content of this Tender.

A Party may only make disclosure:

- a) With the prior written consent of the other Party; or
- b) To those of its employees, officers, professional or financial advisers, bankers and creditors, as reasonable necessary, but only on a strictly confidential basis; and
- c) To the extent that the Party is compelled to disclose them by law.

Acceptance

Please sign and date to indicate acceptance of this document

Builder

Date

On behalf of Carlisle Homes - Registered Building Practitioner CDB-U 50143

Client (person 1)

Date

Client (person 2)

Date



SITE COSTS & CONNECTIONS

- Site costs and connections are based on an allotment of up to 650 square metres. There is a maximum six metre setback to house and 300mm fall over the building platform. Connection to stormwater and sewer points are provided within the building lot. Single phase underground power up to 12 metres from the pit and same side dry water tapping. Engineer designed class "M" concrete waffle raft slab. Temporary fencing to front boundary in accordance with relevant council requirements. Crushed rock to driveway area to enable heavy vehicle access to site. Includes part A & B termite treatment. Excludes rock removal, consumer account fees and any bushfire protection measures
- Soil test with five bore holes
- Concrete waffle raft slab — Engineer designed class "M" concrete slab – 310mm overall height. 300mm wide perimeter beams with 3-L12 trench mesh, 110mm wide internal ribs with 1No. N12 bar
- Upgraded slab mesh to SL82
- 100mm stormwater drains

FRAME

- 90mm pine wall frames with stabilised pine roof trusses

EXTERNAL ITEMS

- Selection of bricks from the Carlisle Classic range with natural rolled joints (raked product specific)
- Selection of concrete roof tiles from the Carlisle Classic range
- Brickwork over all windows and external doors (home design specific)
- Colour-bond metal fascia, gutter and downpipes from the standard colour range
- 450mm-wide eaves to first floor of double storey homes including in-fills over windows where required (facade dependent)
- Facade with part render in up to three colours (facade dependent, excludes feature finishes)
- Rendered foam to walls above garage roof line or,

- Rendered foam to top section of double storey extending down to lower-storey roof areas (facade/home design specific) or,
- Painted fibrous cement sheet weatherboard cladding to double storey above rear lower storey roof line (facade/home design specific)

GARAGE

- Brick veneer double garage including double sectional overhead door to front
- Brickwork over garage door opening (facade dependent)
- Remote controlled garage door with three transmitters

WINDOWS (FACADE & HOME DESIGN SPECIFIC)

- Designer aluminium feature windows to front facade
- Aluminium windows to remainder of house
- Locks to all openable windows

ENERGY EFFICIENCY

- Ceiling batts to tiled roof areas (excluding garage, porch and alfresco ceilings), achieving a minimum 6-star energy rating on the standard plan
- Wall batts to external home walls (including garage/home common wall, excludes external garage walls), achieving a minimum 6-star energy rating on the standard plan
- Foil wrap to external walls including garage (excludes garage/home common wall)
- Weather seals to all external doors and aluminium windows
- Self-sealing exhaust fans
- Solar hot water service with gas-boosted continuous flow assistance

ELECTRICAL

- Double power points as per electrical plan
- Single power points to microwave and dishwasher provisions
- Exhaust fans above all showers and where required, vented through to external air



- Hard-wired smoke detectors
- Two television points (with seven metres of coaxial cable left in ceiling for future antenna connection by others)
- Ceiling batten lights as per detailed electrical plan including energy saving light globes and shades

HEATING

- Gas ducted heating with ceiling vents, including programmable thermostat

CEILINGS, CORNICES, SKIRTING & ARCHITRAVES

- 2590mm nominal ceiling height to single storey homes and ground floor of double storey homes
- 2440mm nominal ceiling height to the first floor of double storey homes
- Feature 2890mm nominal ceiling height to entry with square set cornice (home and facade dependent)
- Feature plaster bulkheads, niches and master suite bedhead details (home design specific)
- 75mm cove cornice to home and garage
- 67mm x 12mm skirting boards and architraves throughout the home from the Carlisle Classic range

DOORS

- Front entry door(s): choice of Corinthian Madison PMAD101, PSLM202, PSLM204, Blonde Oak AWO21 clear fully glazed door (820mm/1020 wide x 2040mm/2340mm high – house design and facade specific)
- Internal doors: 2340mm high hinged flush panel, where specified (to single storey homes and ground floor of double storey homes) and 2040mm high flush panel to first floor of double storey homes and where specified on single storey home plan
- Cavity sliding door(s) as per home plan (home design specific)
- Garage entry access door: 2340mm high flush panel
- Feature aluminium entertainer sliding doors with clear glazing to alfresco (home design specific)
- External aluminium sliding door with clear glazing or 2040mm high (single storey)/2340mm high (double

storey) x 820mm wide clear fully glazed hinged door to laundry (house design specific)

- White cushioned door stops (where required)

DOOR FURNITURE

- Front entry door: Lockwood Symmetry Series Manor entry set with single cylinder deadlock
- External Doors, External Garage door and Garage to house access doors; Lockwood Symmetry Series Manor entry set
- Internal doors: Lockwood Velocity Series lever handles to passage doors
- Robe and linen cupboard doors: polished chrome cylinder knobs
- Chrome hinges, latches and striker plates throughout the home

KITCHEN

- Designer kitchen with oversized laminate square-edged benchtops, laminate panel doors and 16mm end panels to cabinets and island bench
- Large pantry with four white melamine shelves
- Full-width laminate overhead cupboards including up to four feature aluminium-framed Perspex® doors with choice of four configurations (home design specific)
- Feature laminate open shelf and wine rack above fridge space
- Clear float glass splashback, including behind rangehood (home design specific)
- Large pot drawers
- Dishwasher space with powerpoint
- Laminate microwave space with powerpoint
- Double-bowl, topmount stainless steel sink
- Choice of laminated stainless steel or laminated kick rail in matching cabinet colour
- Choice of designer cabinet handles from the Carlisle Classic range



KITCHEN APPLIANCES

- Technika® 900mm-wide, stainless steel multifunction upright cooker with wok burner and electronic programmable timer (model TU950TME8) OR Technika® 900mm underbench oven and 900mm gas cooktop
- Choice of two Technika® 900mm-wide canopy rangehoods ducted to external air

LAUNDRY

- 1350mm wide laminate base cupboards with square-edge laminated benchtop and overhead cupboards
- Stainless steel inset trough
- Tiled splashback from the Carlisle Classic range

BATHROOM/SECONDARY ENSUITE(S) (HOME DESIGN SPECIFIC)

- Choice of three contemporary vitreous china hand basins with chrome pop-up waste outlet
- Designer laminate floating vanity unit on a laminate pedestal with laminated square-edge benchtop
- Semi-frameless 2000mm high designer shower screen with pivot door and clear safety glass
- Shower recess with tiled shower base and tiled waste outlet
- Polished-edge mirror to width of vanity unit above tiled splashback
- Feature designer acrylic bath (home design specific)
- Choice of designer cabinet handles from the Carlisle Classic range

MASTER ENSUITE

- Choice of three contemporary vitreous china hand basins with chrome pop-up waste outlet
- Designer laminate floating vanity unit on a laminate pedestal with laminated square-edge benchtop
- Feature laminate towel rack to vanity unit (home design specific)
- Semi-frameless 2000mm high designer shower screen with pivot door and clear safety glass
- Shower recess with tiled shower base and tiled waste outlet

- Polished-edge mirror to width of vanity unit above tiled splashback
- Designer rectangular spa with chrome jets and hot pump (home design specific)
- Choice of designer cabinet handles from the Carlisle Classic range

POWDER ROOM (HOME DESIGN SPECIFIC)

- Choice of three contemporary vitreous china hand basins with chrome pop-up waste outlet
- Designer dropped-front vanity benchtop
- Polished-edge mirror (floating off tiled wall)

TOILET

- Close coupled vitreous china dual flush toilets with soft closing seats

TAPWARE

- Choice of two Vito Bertoni single lever chrome flick mixers (Nuova or Kali), with slide rail and microphone outlet to showers
- Choice of two Vito Bertoni single lever chrome mixer (Nuova or Kali) with wall outlet over bath and spa including back plate (home design specific)
- Choice of two single lever mixers to all hand basins. (Alder Alto or Vito Bertoni Kali)
- Choice of three kitchen sink mixers: Alder Alto hob mixer with rectangular spout or gooseneck, or Alder Milano vegie mixer
- Alder Milano flick mixer to laundry trough
- Concealed washing machine connections inside laundry cupboards
- Two garden taps, one inside front boundary and one attached to the home

WET AREA ACCESSORIES

- Phoenix Ralii round plate chrome toilet roll holders to WC's and Powder Rooms.
- Phoenix Ralii round plate chrome hand towel ring to Powder Rooms (house specific).
- Phoenix Ralii round plate chrome single towel rail to Ensuite and Bathrooms (or hand towel ring if towel rail cannot be provided due to limited available wall space)



OR

- Phoenix Raddi round plate chrome hook to Ensuites, Bathrooms or Powder Rooms if single towel rail or towel ring cannot be provided due to limited available wall space

PLUMBING

- Concealed plumbing waste pipes (excludes bath waste and spa bath motor)

ROBES & LINEN

- White melamine shelf with chrome hanging rail to robes
- Four white melamine shelves to linen cupboards
- Feature walk-in robe fit out in a choice of laminate colours with additional shelving and hanging rails (home design specific) or,
- Walk behind robe with mirrored sliding doors, melamine shelving and hanging rail (home and facade specific)
- Flush panel hinged doors to enclosed robes and linen (home design specific)

STAIRS (DOUBLE STOREY HOMES, HOME DESIGN SPECIFIC)

- Craftsman customwood staircase with stained kiln dried hardwood (KDHW) newel post, black balusters and feature stained KDHW handrail
- Two large stained KDHW bottom treads
- Stained KDHW capping to exposed stringer(s)

FLOOR COVERINGS

- Ceramic floor tiles to bathroom, ensuite(s), powder room(s) (home design specific), laundry and water closet selected from the Carlisle Classic range size up to 400mm x 400mm
- Tiled skirtings to wet areas (as above)

WALL TILES

- Ceramic wall tiles to bathroom, ensuite(s), powder room(s) (home design specific) and laundry from the Carlisle Classic range size up to 400mm x 400mm (tile layout home design specific)

PAINT

- Dulux® Premium matt paint to all internal walls (three coats)
- Dulux® flat acrylic paint to ceilings (two coats)
- Dulux® gloss enamel paint to all interior timberwork
- Dulux® exterior acrylic paint to all exterior timberwork
- Dulux® exterior varnish stains to facade timber features (facade specific)

ALFRESCO

- Undercover alfresco area complete with plaster-lined and painted ceiling with one ceiling batten light point

BALCONY (DOUBLE STOREY HOMES, FACADE DEPENDENT)

- Ceramic floor tiles selected from Carlisle Classic range size up to 400mm x 400mm
- Feature balustrading (facade dependent)