

DIAMOND Inclusions

Current PROMOTIONS!

Sign up today and receive free upgrades as below:

- **FREE! 6.6KW Solar Panels with Inverter installed**
- **FREE! Upgrade to 8mm thick Hybrid Laminate on first level**
- **FREE! Additional 2 Coats of Waterproofing to Bathrooms, Laundry and Balcony on top of the screeding for added protection**

PREPARED FOR

XXXXXX

Site Address: xxxxx

PREPARED DATE

XXX 03, 202x

EXPIRY DATE

XXX 03, 202x

DIAMOND Inclusions

Dear Mr XXXX,

We are delighted to present to you our inclusions for the construction of your new house situated at - xxxxxx for the Total Cost of \$xxx,xxx (Incl GST)

The quotation is based on the preliminary plans we have discussed to date, and may be subject to revision following the development approval and relevant conditions.

Please note:

- **6.6KW Solar panel balance payable by Stellar Homes after Govt Rebate**
- **Inclusions marked in BLUE are upgrade from GOLD, all others in BLACK are same as GOLD**

Type	Details
House Package Price	\$xxxxxxx Incl. GST
Site Costs	Included (Refer Section 1)
Council and Statutory Authority Requirements	Included
Building and Inclusions	Refer below
Standard Basix Requirements	Included
Architectural Designs <ul style="list-style-type: none"> • Floor Plans/Site Plan • Waste Management Plans • Driveway Plan • Statement of Environment Effects • Elevation and Sections • Cut and Fill • BASIX • Structural Engineer Plans • Demolition Plans* (In case of knockdown rebuild) 	<ul style="list-style-type: none"> • Included

DIAMOND Inclusions

<ul style="list-style-type: none"> Landscaping Plans* (Included in CDC, for DA separate cost) 	
Development - DA/CDC <ul style="list-style-type: none"> Development Application(DA) + Construction Certificate(CC) Complying Development Certificate (CDC) Council Contributions Long Service Levy 	<ul style="list-style-type: none"> DA Application Fee - To be paid by the owner directly to the council if applicable CC - Application Fee + Principal Certifying Authority Fee are Included CDC - Application Fee + Principal Certifying Authority Fee are Included Council contributions to be paid directly to Council by owner Long Service Levy to be paid directly to Council by owner
Survey <ul style="list-style-type: none"> Contour Site Survey Stormwater Design and Certificate Peg out survey(if applicable) Building Plan Approvals - BPA (if applicable) Sydney Water Tap-In 	<ul style="list-style-type: none"> Included
Warranty <ul style="list-style-type: none"> Structural warranty - 6 Years Appliances - As per manufacturer 	<ul style="list-style-type: none"> Included
Price Per Sqm (Including Alfresco, Garage, Porch, Balcony, Attic areas)	\$1850 per sqm (Incl. GST)
Final Quote	\$xxxxxxx Including GST
Current Promotions (Year 2022)	<ul style="list-style-type: none"> FREE! 6.6KW Solar Panels with Inverter installed FREE! Upgrade to 8mm thick Hybrid Laminate on first level FREE! Additional 2 Coats of Waterproofing to Bathrooms, Laundry and Balcony on top of the screeding for added protection

DIAMOND Inclusions

We confirm your quotation will remain fixed for 30 days from the date of this quote.
All costs mentioned from Section 1 onwards are Ex. GST

Section 1	
Site Costs + Slab	Details
Preparation	Site preparation and levelling including machine hire for cut and for standard concrete slab on ground construction for the new dwelling up to 1m of fall
Pump Hire	Concrete pump hire for concrete slab and piercing
Piering	Under-slab Piering as per engineering plans included up to - 100 lmt, and up to 1m Deep. Above 100lmt, will be charged at \$90 per lmt
Slab	Provide structurally engineered slab for 'M/H' class based on soil classification Concrete slab to: <ul style="list-style-type: none"> • Porch (Tiled) • Alfresco (Tiled) • Rainwater tank • Air conditioner
Drop-edge beam	No allowance for Drop-edge beam. If site requires Drop-edge beam @ \$500/lmt
Sewer	Sewer connection to main located within 6m of the property boundary up to a maximum of 1500mm deep
Services	Electrical Underground Mains to meter box point to the house, Telstra conduit for Phone/Internet Connection/NBN run-in located within the boundary of the property
Water	Underground water service to the house from existing water Mains located on within the boundary of the property

DIAMOND Inclusions

Gas	Gas connection from the dwelling to the mains – this is to be arranged by the owner Provide gas service connection from front boundary to house, including the provision of hot water system, cooktop and internal heating point
Excavation	Remove excess soil from excavation and underground Services up to 2 loads per house. Each extra truck load if requested will be charged at \$495
Stormwater	Connect downpipes to the rainwater tank in 100mm PVC piping with the overflow connected to the drainage easement at the rear of the boundary or to the street connection
Termite protection	Superior termite collars to all slab penetrations and termite barrier to perimeter of the house
Water	Water service (20mm copper pipe)
Insurance	Construction Insurance including Public liability insurance
Fence/Toilet	Temporary fence at site perimeter where needed with Chemical toilet hire

Section 2

Frame & Wall Lining	Details
Wind Classification	Provide timber frame and trusses to be engineered for 'N2' wind category
Eaves	450mm eaves or as noted on Architectural Plan
Studs & Joists	<ul style="list-style-type: none"> Termite resistant 90mm external and 90mm internal studs to Ground Floor and First Floor Ceiling height as per the plans - 3000mm ceiling height to Ground and 2700mm to First Floor 300mm engineered joists as per engineering plans

DIAMOND Inclusions

Gyprock	<ul style="list-style-type: none"> Walls & Ceiling: 10mm Plasterboard Wet areas: 6mm Villaboard water shield
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Section 3

Kitchen	Details
Benchtop & Island	<ul style="list-style-type: none"> 60mm stone edge benchtop 60mm Island stone with Waterfall
Cabinetry, Doors	<ul style="list-style-type: none"> Polytec/Polyurethane soft close kitchen door panels (Available in wide range of colours) Under bench cupboards - 2 or 3 Rows of drawers Island bench cupboards - 3 Rows of drawers on one side Overhead cupboards (2.4m high) with Bulkhead above
Drawers	<ul style="list-style-type: none"> Soft-close drawers 4 Pot drawers, and 2 Cutlery drawers (Design specific)
Splashback	Tiled or Glass splashback
Kitchen Sink*	Premium double bowl under-mount sink*
Tapware*	Premium sink mixer*
Pantry	Open plan with melamine shelving Optional item: <ul style="list-style-type: none"> Butlers pantry with Stone Benchtop, shelving and sink
Bin	Twin pull out bin in Kitchen
Connections	Cold Water connection to fridge Vent pipe for Rangehood
Appliances** (Allowance \$4500)	Bosch/SMEG Rangehood** Bosch/SMEG 600mm/900mm Oven** Bosch/SMEG 600mm/900mm Cooktop**

DIAMOND Inclusions

	Bosch/SMEG 600mm Dishwasher** Samsung/Similar 40L Microwave** BBQ/Gas Cooktop 600mm in Alfresco
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Section 4	
Bathrooms, Ensuite, Powder rooms	Details
Vanity top	40mm stone top
Vanity Unit	Laminate with soft close doors, wall hung
Basin*	Premium basin to all bathrooms with pop-up plug and waste*
Tiling	<ul style="list-style-type: none"> Floor to ceiling tiles to all bathrooms, and ensuites (Full wall tiles in all bathrooms allowance \$25/m2) Skirting tiles to Powder and Laundry
Bathtub** (Allowance \$1000)	Freestanding bathtub
Toilet Suite and Accessories* (Allowance \$2500)	<ul style="list-style-type: none"> Showerheads and arms to all bathrooms Chrome metal taps above all basins, Tapware Towel rail, Toilet roll holder, Towel ring Dual flush back to wall inspire or similar brand toilet seats with soft close seat Basins to all bathrooms with pop-up plug and waste Tap Mixers in Kitchen, Alfresco, Laundry (Customer can choose from Builders preferred suppliers) <p>Optional item:</p> <ul style="list-style-type: none"> For Fresh Water Bidet can be installed to all baths at extra cost of \$495 each
Shower	Semi-frameless shower screens to all bathrooms with niches inside as per the plan

DIAMOND Inclusions

Floor Waste	Smart Tiles to all bathrooms, balcony and laundry
Mirrors	<ul style="list-style-type: none"> • Frameless polished edge mirror to all bathrooms • Same width as the Vanity and to be approximately 150mm above the benchtop • 1 LED Mirror in Ensuite or Shared Bathroom <p>Optional item:</p> <ul style="list-style-type: none"> • LED mirrors

Section 5

Laundry	Details
Benchtop	40mm stone top
Sink and Tap*	Premium Drop-in sink and flick mixer tap*
Cabinetry	Polyurethane cabinets under the benchtop Laundry basket or shoot
Tiling	Floor tiles throughout with skirting tiles to the perimeter Two tiles high over the laundry sink
Floor Waste	Smart Tiles
Splashback	Tiled

Section 6

Interior	Details
Ceiling Height	<ul style="list-style-type: none"> • 3m High Ceiling on Ground Floor • 2.7m High Ceiling on First Floor
Cornice	<ul style="list-style-type: none"> • Square set finish to Ground Floor • Square set to First Floor

DIAMOND Inclusions

Skirting and Architraves	62mm x 18mm half splay profile pine/mdf undercoated skirting and Architrave throughout, with gloss paint
Doors	<ul style="list-style-type: none"> • Front High door 2340x1200 Main door from the standard range with paint finish with digital lock • HUME internal doors 2340x720/820 with privacy locks and Handles
Door Stops	Cushioned Door Stops
Tiling	<ul style="list-style-type: none"> • Porcelain Floor Tiling in all living areas and wet areas • Tiling in Alfresco and Porch areas (Allowance of \$25/m2 for supply only) • Standard size for bathrooms (600x600, 300x600, 300x300) to choose from TFO/similar supplier) • Carpet or Bamboo or Hybrid Laminate flooring on the First level and Stairs(Allowance \$55/m2 Supply & Install)
Paint	<ul style="list-style-type: none"> • 3 High-Quality quotes - 1 x Undercoat, 2 x Final coat (Dulux/Taubman/Similar) • An allowance made for 2 feature walls anywhere in the house • Allowance for 3 x colours through the house in total • Paint / Polished finished on the main door (colour to be chosen by the customer) • Doors and skirting – Gloss white
Staircase (Double Storey)	<ul style="list-style-type: none"> • Solid timber Staircase • Glass balustrades as needed
Glass Balustrades	<ul style="list-style-type: none"> • Balcony with glass balustrades with Spigots • Glass balustrades around stairs on first floor(based on design) with Spigots • Painted finish to the stringers
Wardrobes	<ul style="list-style-type: none"> • Standard built-ins/Walk In robe with melamine shelving, and hanging rail • 1 set of 3 drawers and 1 set of 3 shelves built-in robes • 1 set of 3 shelves to prayer room, with doors, and laminate top, wall hung • Aluminium framed sliding door with the option to choose Mirror or Translucent as per the plan - 2.4m high
Waterproofing	Waterproofing to all wet areas and balcony as per Australian standards

DIAMOND Inclusions

Electrical	<ul style="list-style-type: none"> • An electrical consultation will be scheduled to choose the location of Downlights, Fans, PowerPoints as per owner's schedule • Supply and Install LED downlights of 9w (up to 90) to all areas • 2 Telephone points in the house • 3 TV points as nominated by the owner • 2 data cable points • Supply and install Digital TV antenna • Supply and install 3 sensor lights for outside (One for front, one for side, and one for rear) • Supply and install 3 in 1 Bathroom IXL fan and light heater to all bathrooms and ensuite, vented outside • Install pendant lights above island (lights to be supplied by owner) • Install up and down lights on all the facade pillars as per the plan (lights to be supplied by owner) • Supply and install Powerpoints: 4 in Main bedroom, 2 power points in each bedroom • Power points in the Bathroom, Kitchen, Garage , Laundry, Family area, External powerpoints to Alfresco, Balcony, Rainwater tank (up to 45 power points) • Earth leakage circuit breaker • Exhaust fan in laundry • 2 Way switch to stairs only • 1 Chandelier point <p>Optional item:</p> <ul style="list-style-type: none"> • Downlights in Eaves • Fan connection, points, installation
Security System, Intercom	<ul style="list-style-type: none"> • Supply and Install Touch screen alarm system with 4 PIR sensors (Ness or Hills or Bosch or similar) • COLOURED SCREEN Intercom with 2 screens(Micron or similar)
Smoke detectors	Supply and Install Smoke detectors will be installed as per the plan
Air conditioner	<ul style="list-style-type: none"> • Supply and Install ducted 16KW Actron/Daikin AC unit with 4 zones and 10 Round/square outlets as per the plan • Upgraded wall Panel with bigger screen

DIAMOND Inclusions

Prayer Room (if applicable)	<ul style="list-style-type: none"> • One Melamine top to Prayer room • Timber slats 3 to each side (Total 6) 75mmx75mm stained in same color as Entrance door
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Section 7

Exterior	Details
Bricks	Supply and Install bricks as per the plans laid and prepare the site for full render
Render	Fully Rendered house (all 4 sides, excluding any retaining walls) with Acrylic Texture
Roofing	<ul style="list-style-type: none"> • Colorbond metal roofing with Fire retardant heavy duty sarking under the roof as per the plans • Colorbond fascia and gutters
Plumbing	<ul style="list-style-type: none"> • All plumbing included as per the plan • Gas Point for (If gas is available the property) <ul style="list-style-type: none"> ○ Hot water system ○ Cooktop ○ Internal heating point ○ Alfresco • Taps: 2 taps(freshwater and recycled) in the front and 2 taps at the back of the house • Provision cold water and drainage outlet for the fridge • All taps and showers to satisfy the energy star rating • 26L per minute instantaneous gas hot water system • Plastic Rainwater tank as per the Basix
Windows	<ul style="list-style-type: none"> • Quality powder coated Aluminium windows and sliding doors including security keyed locks as per plan • Glass thickness to be as per Australian standards/Basix requirement with clear glass • Windows frame colour to be chosen by the customer from the Standard range

DIAMOND Inclusions

	<ul style="list-style-type: none"> Obscure glazing to bathrooms, ensuite and powder room Two stacker doors as per windows schedule included
Keyed Locks	Keyed locks to external sliding doors and all opening windows
Garage Door (Single/Double)	<ul style="list-style-type: none"> Provide remote-operated colorbond panel garage doors, standard colour range, 2340mm high 2 x remotes and 1x fixed to wall 1 x double power point to ceiling space
Driveway	Concrete Natural or Grey-colored driveway as per the Architectural plan with council crossover standard dimension of Single or Double car
Fascia and Gutter	Metal fascia and gutter with PVC painted downpipes as per the plan
Whirlybirds	Supply and Install 1 Whirlybirds on the roof if plan requires
Alfresco	<ul style="list-style-type: none"> Slip resistant tiles (Allowance \$20 per sqm) Downlights to Alfresco Double brick wall on one side 1.2m high 40mm benchtop in Alfresco Polyurethane cabinets with color matching to Kitchen Vanities up to 3m <p>Optional item:</p> <ul style="list-style-type: none"> Pine shiplap cladding to ceiling Option Fan connection and Install

Section 8

Council & Statutory Authority Requirement	Details
Fencing	Sediment control Fencing including Trade waste receptacle in accordance with the Environmental Protection Authority EPA requirements.

DIAMOND Inclusions

Electrical	AS/NZS 3000-2000 electrical requirements.
Guardrail	Roof Guardrail allowance as required by WorkCover Authority
Termite protection	Termite protection to the perimeter
Scaffold	Scaffold to the perimeter of the house as needed

Section 9

Standard Basix Inclusion	Details
Insulation	<ul style="list-style-type: none"> Thermal batts to external walls, ceiling, including internal Garage wall Walls: Provide R2.0 wall Insulation to External walls of living areas only and acoustic insulation around bathroom walls(as per the Basix) Ceiling: Provide R4.0 Ceiling Insulation to all ceiling(as per the Basix)
Rainwater tank	<ul style="list-style-type: none"> Slimline Rainwater Tank to comply with BASIX as per the plans Rainwater Tank to be connected to all toilets and one garden tap

Section 10

Inclusions and Exclusions	Details	Included or Excluded
Concreting	Pathways apart from the front driveway. Any additional concreting outside of the engineering plans will be at a rate of \$105 per sqm	Excluded
Scope	Anything that is not mentioned in this document	Excluded

DIAMOND Inclusions

Connections	Gas connection from the dwelling to the mains. As there is gas already on-site – Owner to arrange and pay for a new meter to be connected.	Included
Retaining walls	Any retaining walls required to the site	Excluded
Council	Road opening fees paid to the councils	Not applicable
Detention	Supply and/or installation of an on-site detention system	Not applicable
Pits	Drainage pits only if required on site	Not applicable
Connections	Connection of services	Included
Trees	Removal of any trees and existing underground pipes	Not Applicable
Landscaping	Landscaping with Turf only	Included
Maintenance period	Defect period of 90 days post-handover	Included
Warranty	Standard structural warranty of 6 years	Included
Existing Structure	Any work to clear the land like existing structure etc	Excluded
Road and Footpath restoration	Road and Footpath restoration required by council	Excluded
Tiles	Any tiles, stone, sandstone to Facade	Excluded
Rubbish Removal	Removal of existing rubbish on site, trees and undergrowth from site or any existing structures	Excluded
Compliance	Compliance to Bushfire, Flooding etc (site specific)	Excluded

DIAMOND Inclusions

Existing structure (Demolition of House + Garage + Pool)	<ul style="list-style-type: none"> Any work to clear existing structure, trees is excluded If Demolition is applicable to the site, separate quotes will be shared 	Excluded
Contributions/Fees	Council contributions for Sec 94, 7.11 or any other council fees as applicable for the build to be paid by the owner	Excluded
Subdivision works	Civil works or any associated Subdivision works	Excluded
OSD Tanks	OSD and related works	Excluded
Acoustic Compliance	Compliance to specific acoustic requirements	Excluded
VOID Area	<ul style="list-style-type: none"> VOID in Stairs (Standard size included) Any VOID area other than near Stairs (Excluded) 	Partially Included
ROCK Removal/Excavation	Any ROCK removal or excavation around Rock at the time of Piering	Excluded

Section 11

Upgrade Options available	Details
Stairs	Mono stringer stairs with Glass Balustrades to the Hallway
Electric Vehicle Charging Point and Stations	EV Vehicle Charging point in Garage, that can be directly connected to EV Charging Stations
Bidet to Toilets	Bidet to all toilets
Cabinets/Joinery	Customisable cabinetry/Joinery for TV in Living/Lounge/Rumpus/Bedrooms
Fireplace	Choice to opt for a Fireplace to the living area on a freestanding wall

DIAMOND Inclusions

Wall Wrap	Wall wrap/Sarking to the frames for enhanced insulation/air tightness to the dwelling
Solar Panels	6.6KW or 10KW Solar Panel system
Insulated Wall Panels	Insulated wall panels as replacement for bricks, for higher acoustic
Thicker Underlay for Hybrid Laminates (instead of standard 1.5mm)	Thicker underlay for higher insulation to suspended slab
Concrete Suspended slab	Concrete suspended slab as an option available (this needs to be confirmed early on at the Design Stage)
Subdivision of lots with all services	Subdivision of lots to separate lots, with all services like Sydney Water, Electrical, Gas, NBN
Stormwater/OSD	On-site detention for Stormwater as per the site requirements (mostly applicable in case of subdivision)
Swimming Pool	Concrete In-Ground swimming pool or Fibreglass Pools
Retaining Walls	Retaining walls to the site as per the plan
Smart Home	Smart home lights, AC controller to suit customer needs as per requirements
Home Theatre	Home Theatre system options available (to be installed at the time of build, and should be consented early on)