

Custom Design H&L Quote by Zaman Homes

DATE: **Version: v1.0**

Name:

Contact Number:

Email:

Address:

Land Details	Home Details
Lot- Land Size: Sq.m (m x m)	Custom design: Sq Single Storey. 4 Bedroom, 2 Bathrooms, Theatre/ 2 nd Lounge / Alfresco & 2 Car Garage.
Lot Facing:	Build region:
Estate:	Plan (size): Sq.m
Post Code:	Façade: As per plan
Stage:	Site Manager: TBA

Summary

Base Price

Total Buildup area: Single Storey - Squares (Approx.)

Facade

Included

1. Facade –

As per plan

Site Cost

Included

Fixed Site Costs includes Waffle pod Engineered H or P Class Slab as per engineering and soil test with Rock Allowance.

Energy Rating

Included

All homes are 6-star energy rating compliant.

Council and OH&S Charges

Included

- Temporary fencing.
- OH&S requirements.
- Crossover protection
- Termite protection.
- Council Infrastructure Levy.

Developer Requirements

Included

1. Opticomm.
2. Recycle Water.
3. 450mm Eaves to the Front as per plan.

House Framing

Unit Included GST

MGP 10 or Equivalent (as per Australian Standards) timber frame / engineered timber trusses.

External Features

Unit Included GST

- Brick as per the approved plans.
- Tiled roof as per approved plans.
- Colorbond fascia, gutters and downpipes.
- Aluminum windows as per plan with powder coated finish and a choice of Zaman Homes designer range colours.
- Feature windows to facade (product specific).
- Flyscreen's to all openable windows (doors not included).
- Window locks to all openable windows.
- Brick infills over ground floor windows and door openings.
- Coloured Concrete Driveway.
- Letterbox.
- Clothesline as per plan.

Insulation

Unit Included GST

- Reflective foil to external framed walls of house.
- Insulation batts to external walls (R1.5 min.) and ceilings (R2.5 min.) - product and site specific to achieve 6-star rating (additional costs may apply). Excludes garage.
- Upgrades may be required depending on siting, orientation, structural and client variations. If so, additional costs may apply.

Internal Features

Unit Included GST

- 2740mm Ceiling height.
- 10mm plasterboard to ceilings and walls throughout.
- 67mm & 90mm normal MDF skirtings and architraves.
- Holland Blinds to windows and Sliding Doors.

Doors

Unit Included GST

- 2340mm normal X 820mm contemporary entrance door.
- External grade flush panel external doors as per plan.
- 2340mm normal Flush panel internal doors.

Door Furniture

Unit Included GST

- Chrome finish hinges, latches and striker plates throughout.
- Chrome finish entrance lock set to external doors.
- Chrome finish lever sets from Zaman Homes Designer Range to internal doors.
- Chrome finish hinges, latches and striker plates throughout.
- Chrome finish entrance lock set to external doors.
- Designer Range Door Stoppers.
- Privacy Locks to Ensuite, Bathroom and WC.

Robes and Linen

Unit Included GST

- 1 white melamine shelf with hanging rail to robes with 4 pigeon holes.
- Mirror Sliding Door to Robes.
- Linen as per plan.

Laundry

Unit Included GST

Laminate bench with underneath cupboard with stainless steel trough as per plan.

WC-Toilet

Unit Included GST

Cat-3 Vitreous china close coupled toilet suite with full and half flush and soft close seat - white.

Bathroom and Ensuite

Unit Included GST

- 20mm Edge Stone Bench to Bathroom and Ensuite.
- Vanity units including a choice of standard range basin.

- 2 x 450mm x 450mm Niches.
- Cabinet handles from Zaman Homes Designer range.
- Up to 1700mm nom. Rectangular acrylic bathtub - white (Design Specific).
- Tiled shower bases (sizing is product specific).
- 1950mm standard high semi - frameless shower screens with pivot door and clear glass.
- Polished edge mirror to vanities.
- Chrome finish waste to basins.
- Soft close Cabinetry.

Tapware

Unit Included GST

- Cat-3 Chrome finish mixer tap to kitchen sink.
- Cat-3 Chrome finish mixer taps to bath, shower and vanity basins.
- Chrome finish shower rail.
- Chrome finish mixer tap to laundry mounted on trough and chrome hot and cold washing machine stops (concealed within cabinet).
- 2 external garden taps.

Kitchen

Unit Included GST

- Stone benchtops 40mm from Zaman Homes Designer range.
- Laminated doors and 1 bank of 4 drawers.
- Cabinet handles from Zaman Homes Designer range.
- Laminated overhead cupboards as per plan (product specific).
- Dishwasher space with power and cold-water point.
- Cat-3 Contemporary double bowl stainless steel sink.
- Porcelain Tiled splash back behind cooktop wall.
- Walk-in Pantry as per plan.
- Soft close cabinetry.
- Capped water point for Fridge.

Appliances

Unit Included GST

- 900mm Technika stainless steel cooker & 900mm Technika oven.
- 900mm Technika stainless steel canopy range hood.
- Dishwasher.

Paintwork

Unit Included GST

- Low sheen enamel to external timberwork and external doors.
- Plasterboard walls - 3 coats washable acrylic.
- Plaster board ceiling – 3 coats flat acrylic.
- Gloss enamel to internal doors and woodwork (note: wall, ceilings and woodwork to be one colour each).

Ducted Heating & Cooling

Unit Included GST

- Ducted Central Heating.
- Evaporative Cooling up to 7 points.

Hot Water System

Unit Included GST

Instantaneous gas boosted unit.

Carpet – Timber Flooring – Floor Tiling

Unit Included GST

- Porcelain Floor tiles to bathroom, Ensuite, powder, WC and laundry.
- Porcelain wall tiles to shower.
- Selection of Zaman Homes Designer Range Cat-2 Carpet to bedrooms and Lounge.
- Selection of Zaman Homes Designer Range Cat-2 12mm Laminated floor boards OR Cat-2 600mm x 600mm Porcelain tiles to all open areas.

Electrical

Unit Included GST

- RCD safety switch with circuit breaker to meter box.
- Hardwired photoelectric smoke detectors with battery backup.
- LED Downlights as per plan.
- Power points and switches as per detailed electrical plan (locations and numbers are product specific).
- Exhaust fans over showers.
- Exhaust fans to internally enclosed WC/ powder room (product specific).
- TV point, data point, phone point as per plan.
- 2 x Pendant Light points over Island Bench as per plan.
- 2 x Façade Light points as per plan.

Garage

Unit Included GST

- Plasterboard ceiling.
- 75mm cove cornice.
- Sectional garage door (sizing is facade specific) x 2 remote controls.
- Hinged access door - (product specific) at rear.

PROJECT EXCLUSIONS

Unit Included GST

- Approved landscaping requirements.
- Fencing and retaining walls.