

DEVELOPMENT AGREEMENT

Date:

25/6/13

Parties:

Ian Douglas Smith
of 5 Moons Ave, Lugarno NSW 2210

(Owner) and

JLF Corporation Pty Ltd ACN 010 231 222 of PO Box 2256 Nerang MDC in the State of Queensland trading as Custodian Wealth Builders (CWB).

Background:

- A. The Owner is purchasing Lot 2316 Jordan Springs NSW (Land) with a house constructed or to be constructed on the Land generally in accordance with the plans and specifications provided by the Builder and forming Schedule 1 (House) for a total price of \$490,000.00 (Contract Price), being \$255,000.00 for the Land and \$235,000.00 for the House.
- B. CWB is or is able to become the owner of the Land and able to cause the Land to be transferred to the Owner; and
- C. The Owner and CWB have agreed to enter into this agreement in relation to the House and the Land.

IT IS AGREED as follows:

1. Definitions

1.1 In this agreement, the following terms have the meanings given below:

- (a) **Builder** means a person licensed to carry out building work of the type required by the Owner to construct the House;
- (b) **Building Contract** means the building contract between the Builder and the Owner;
- (c) **Finance Application** means an application by the Owner to a lender seeking funding to enable the Owner to complete the purchase of the Land and have the construction of the House carried out;
- (d) **Finance Approval** means a formal approval from the Owner's lending institution confirming that the lending institution will fund the Owner's purchase of the Land and construction of the House, which approval is sufficient to enable the Owner to

proceed unconditionally with the Land Contract and the construction of the House.

- (e) **Financial Broker** means a person (licensed, if required, under the *Corporations Act 2001* or any other legislation) qualified to provide advice with respect to the Owner's finance;
- (f) **Landlord's Protection Policy** means an Insurance Policy covering the Owner against the risk of a tenant defaulting on rental payments or vacating the House and Land without notice;
- (g) **Managing Agent** means the person(s) (licensed, if required under the relevant real estate legislation) appointed by the Owner to provide property management services in respect of the House and Land from the list approved by CWB in its absolute discretion from time to time;
- (h) **Market Rental** means the weekly rental that could reasonably be obtained for the House and the Land as determined by CWB in its absolute discretion at the time of handover.
- (i) **Owner's Financier** means the financier who is to provide the Owner with finance to assist the owner to purchaser the Land and House;
- (j) **Land Contract** means the agreement entered by the Owner for the purchase of the Land;
- (k) **Services** means the services provided by CWB to the Owner pursuant to this Agreement including but without limitation pursuant to clauses 5 and 6.

2. Contract For The Purchase Of The Land

- 2.1 The Owner shall sign a contract of sale for the purchase of the Land (the "Land Contract") at the same time the Owner signs this Agreement and shall deliver that contract to CWB.
- 2.2 CWB may hold the Land Contract pending the outcome of the Owner's Finance Application.

3. Finance Application

- 3.1 The Owner shall sign all necessary applications and documentation and provide all material necessary (including but not limited to payslips, rental statement, group certificates, bank account statement) to enable the Owner's Finance Broker to proceed with the Owner's Finance Application promptly following the signing of this Agreement.
- 3.2 CWB shall be entitled to cancel this Agreement at its discretion in the event the Owner has not obtained the Finance Approval within 21 days after signing this Agreement. In the event CWB cancels this Agreement the Land Contract shall not proceed and this transaction shall be at an end.

4. Appointment Of CWB As Agent

- 4.1 The Owner appoints and provides a general authority to CWB to provide the Services and meet CWB's obligations under this Agreement;
- 4.2 CWB agrees to the provide the Services described in this Agreement;

- 4.3 CWB may nominate any of its, officers (who are not executive officers), employees or contractors to perform part or all of the Services on its behalf;
- 4.4 In performing its obligations under this Agreement, CWB will not provide any services, which by law are to be carried out or provided by licensed builders, licensed real estate agents or licensed travel agents;
- 4.5 The Owner agrees to:
- (a) sign all authorities, directions and similar documents reasonably necessary to enable CWB to act on behalf of the Owner as set out in this agreement and to enable CWB to provide the Services contemplated by this Agreement; and
 - (b) confirm in writing, if requested by CWB, that any actions were reasonably done or needed to be reasonably done by CWB in providing the Services in accordance with this agreement.

5. Services Provided By CWB

- 5.1 The Owner engages CWB to act on the Owner's behalf in dealing with the Owner's Financier in relation to providing funding for the purchase of the House and Land including:
- (a) providing any reasonable information required by the Owner's Financier in relation to the House and the Land;
 - (b) obtaining from the Owner's Financier any letter of approval or authority or other information required by CWB on behalf of the Owner in relation to the purchase of the House and Land; and
- 5.2 The Owner authorises CWB to give the Owner's Financier approval to pay progress claims where these claims are in accordance with the stage payments specified in the Building Contract and contain variations approved by the Owner or approved in accordance with clause 10.3.
- 5.3 CWB's engagement to carry out the above functions shall continue until the purchase of the House and Land and/or construction of the House are completed.
- 5.4 **Power Of Attorney**
- (a) Definitions - in this clause "Authorised Officer" means a director or secretary of CWB or any person whose title of office includes the word "manager", "counsel", "legal representative", or "executive" or a person performing the functions of any of them, or any person from time to time appointed as an authorised officer by CWB.
 - (b) Appointment - during the term of this agreement, the Owner irrevocably appoints CWB and each Authorised Officer of CWB severally to be its attorney.
 - (c) Powers of each attorney:
 - (i) each attorney may in the Owner's name do anything which is expressly or impliedly to be done by the Owner under this agreement or the Building Contract;
 - (ii) the Owner authorises CWB to execute the Building Contract as attorney for the Owner;

- (iii) each attorney may also do anything which in the opinion of CWB or the attorney is necessary or desirable to ensure that this agreement or the Building Contract is as effective as possible, including executing any document or completing blanks, but excluding anything which falls into the meaning of " carry out building work."
- (d) Ratification and confirmation - the Owner agrees to ratify and confirm any act or thing done by an attorney or its delegate in accordance with subclause 5.4(c).
- (e) Delegation - each attorney may delegate its powers to any person for any period and may revoke a delegation.

6. Other Obligations Of CWB

6.1 CWB agrees to:

- (a) arrange for the Owner, if the Owner requests, to consult with a Financial Broker and a solicitor in relation to the purchase of the land and house;
- (b) subject to clause 10.4 indemnify the Owner against cost overruns in the construction of the House as set out in clause 10.2
- (c) provide the Custodian Care Programme;
- (d) provide the Rental Income Protection Guarantee;
- (e) provide the Custodian House and Garden Care Service; and
- (f) disclose any interest CWB has with anyone to whom CWB refers the Owner for any other services associated with the purchase of the House and Land.
- (g) ensure that the construction work under the building contract will comply with the quality, nature, description, condition, application and use required by the CWB Investment Package Specification, the tender plans and all other plans which are to be attached to the Development Agreement between CWB and the Owner, including but not limited to the site plan, floor plan and elevation plan.

7. Acknowledgements

7.1 CWB and the Owner acknowledge and agree that:

- (a) CWB is not a licensed builder, has not and does not, in any circumstance whatsoever, represent that it is a licensed builder, or purport to have any building expertise;
- (b) CWB, does not and will not be carrying out any building work whatsoever, either personally or by directly or indirectly causing it to be carried out or by providing advisory services, administration services, management or supervisory services in relation to building work;
- (c) CWB is not a licensed real estate agent and does not represent that it is a licensed real estate agent for the purposes of providing the Services;
- (d) CWB is not a licensed travel agent and does not purport to be a licensed travel agent for the purposes of its duties in providing the Services; and

- (e) any services provided by CWB in relation to building work, real estate or travel will only be as authorised by the Owner and on the instruction of the Owner and not on its own behalf.

8. Agency Fee Payable To CWB

- 8.1 In return for CWB providing the Services as set out in this agreement, the Owner agrees to pay to CWB on and as a condition of the settlement of the Purchase Contract by the Owner, and amount calculated in accordance with the following formula:

$$F = CP \times X \%$$

Where:

$$F = \text{Agency Fee}$$

$$CP = \text{Contract Price}$$

- X = (a) 3% - where this is the first investment between the Owner and CWB
- (b) 2% - where the Owner has previously purchased one or more parcels of land from CWB.

9. Co-Ordination Fee

- 9.1 CWB discloses, and the Owner acknowledges and consents to CWB receiving a co-ordinator's fee from the Builder in consideration for CWB:

- (a) acting on the Owner's behalf (and obtaining Owner's instructions as necessary) with the Builder in relation to the House design and siting; topography of the Land and the appropriate construction methodology; programming of the works; compliance with, and response to the Owners design requirements, selection of materials, colours, prime cost items, fittings and finishings; quality of workmanship; availability of materials and labour; consideration of legitimate extension of time requests; recovery of liquidated damages where necessary; maintenance of critical time-paths schedules; completion requirements and handover; defect identification and rectification;
- (b) co-ordinating of progress claims (including any financiers requirements and payments);
- (c) acting on the Owner's behalf in dealing with real estate agents after handover of the house.

- 9.2 The co-ordination fee payable by the Builder to CWB is the amount equal to the difference between the House component of the Contract Price less the amount payable by CWB to the Builder for the construction of the House and any amount incurred by CWB in the form of cost over-runs as a consequence of statutory requirements, site specific design requirements, engineering specifications for footings, slab, site works or retaining walls.

- 9.3 The co-ordination fee payable by the Builder to CWB as a gross amount is determined at the date construction of the House commences and as a net amount is determined at completion of the defects liability period under the Building Contract. Within 14 days of

receipt of a written request from the Owner CWB must advise the Owner of the calculation of the co-ordination fee payable at the time of the written request.

10. Liability Of Owner

- 10.1 Subject always to clause 10.4 the Owner shall not be required to pay and CWB will be liable for any amount by which the aggregate of the purchase price of the Land and any amount payable pursuant to the Building Contract exceeds the Contract Price, except for:
- (a) variations to the Building Contract requested by the Owner; and
 - (b) penalty (or interest) amounts payable by the Owner to the Builder under the Building Contract by reason of delayed payment of progress claims which delays have arisen out of inaction or delay on the part of the Owner.
- 10.2 CWB warrants to the Owner that despite any clauses in the Building Contract to the contrary the Owner is only required to pay a fixed price for the works to be carried out pursuant to the Building Contract except for extra costs caused by variations requested by the Owner. Save for in respect of amounts of the nature referred to in clause 10.1(b) CWB indemnifies the Owner for any further amounts payable under the Building Contract (except any increase arising out of variations requested by the Owner).
- 10.3 The Owner authorises CWB on its behalf, to approve any variation to engineering specifications for footings, slab or site works necessitated by unsatisfactory soil conditions, that does not involve additional cost to the Owner and does not alter the quality and general nature of the designs in Schedule 1.
- 10.4 At the request of CWB or CWB's agent(s) the Owner must, act promptly and reasonably and do all things necessary to facilitate the timely and efficient:
- (a) payment of progress claims under the Building Contract (including but not limited to promptly signing and returning any consents, authorities or progress claim authorisations);
 - (b) construction and completion of the House
 - (c) tenanting of the House.

11. Building Covenants

- 11.1 CWB warrants that the House to be constructed under the Building Contract and this Agreement (and the construction itself) shall not cause the Owner to be in breach of any provisions of the Land Contract or any building guidelines or covenants imposed by the developer of the Land.
- 11.2 CWB indemnifies the Owner against any demand or claim made by the developer of the Land against the Owner arising out of any breach by the Owner of the building guidelines or covenants imposed by the developer of the Land (which breaches relate to the design or construction of the House on the Land) except to the extent such breach is brought about by the default or negligent act or omission of the Owner.

12. Liquidated Damages

- 12.1 In consideration for CWB entering into this Agreement and in particular but without limitation indemnifying the Owner against any cost overruns as set out in clause 9.2 and providing the Rental Income Protection Guarantee the Owner:
- (a) assigns to CWB any right or cause of action under the Building Contract against the Builder in respect of claims for liquidated damages for delay with construction; and
 - (b) assigns to CWB all right, title and interest in any liquidated damages recovered from the Builder or to the proceeds from any claim, action or proceeding pursuant to subparagraph (a).

13. Copyright And Alterations

- 13.1 The Owner acknowledges and agrees that copyright in the plans and specifications for the House rests in the Builder.
- 13.2 CWB assigns its licence to use the plans and specifications in Schedule 1 to the Owner in consideration of the Owner entering into this Agreement.
- 13.3 The Owner acknowledges that during the course of construction of the House it may be beneficial for the Owner or CWB with the Owner's instructions and acting on behalf of the Owner, to take steps to terminate the Building Contract.
- 13.4 Should the Owner elect to proceed pursuant to Clause 13.3 and cause the House to be completed by an alternate builder then should it be necessary, CWB is authorised and directed, and the Owner consents to the plans and specifications for the House being substituted for plans and specifications as far as reasonably practicable in terms of gross floor area and quality as the plans and specifications of the House.

14. Goods And Services Tax

- 14.1 The Owner and CWB agree that the Contract Price and all amounts payable under this Agreement include GST.

15. Land Acquisition Delays (where Land Contract is for Land only)

- 15.1 The Owner and CWB agree that pursuant to the Purchase Contract, where the Owner fails to complete the purchase of the Land on the settlement date required under the contract for the purchase of the Land, CWB reserves the right in its sole discretion to:
- (a) terminate the Land Contract and this Agreement; and
 - (b) renegotiate a new Development Agreement where the construction price of the House with the Builder may have increased.

16. Independent Legal Advice

- 16.1 CWB has advised the Owner to obtain independent legal and financial advice on the terms of this Agreement and the purchase of the House and Land prior to execution.

CUSTODIAN CARE PROGRAMME

CWB agrees to provide the following:

- (a) A Quantity Surveyor's Report on the value of the Land and House;
- (b) Inspections with the Builder during the slab, lock-up and final stages of construction and authorisation of payment claims under the Building Contract as agent for the Owner;
- (c) Membership to CWB Club including regular newsletters, invitations to functions, property investment workshop updates etc;
- (d) An Investment Profile Report;
- (e) Where determined to be required by the Managing Agent arrange a final clean of the property before occupation is taken up by the tenants; and
- (f) Annual Market Appraisal Report on Houses and Land in the area.

CUSTODIAN HOUSE & GARDEN CARE SERVICE

CWB agrees to provide the following for twelve months from the date of practical completion of the House:

- (a) A minimum of fifteen (15) visits to the House and Land per year being every third week during the months of October to May and once per month during the months of June to September;
- (b) Mow, edge, weed, prune trim and clean up the front yard as required (back yard is the responsibility of the tenant);
- (c) Check the sprinkler system regularly;
- (d) Fertilise front yard annually;
- (e) Provide updates on House and Land two times per year, including photograph; and
- (f) Liaise with manufacturers and builders and property managers to assist in satisfying any claims by the Owner.

RENTAL INCOME PROTECTION GUARANTEE

CWB agrees to guarantee 75% of the Market Rental (calculated on a daily basis) for any period during the Term of this Rental Income Protection that the House and Land are vacant. For this purpose the Owner and CWB agree as follows:

- (a) The House and Land will be taken as vacant if there is no person with a legal obligation to pay rental to the Owner for use of the House and Land or if the House has not been completed by the Builder and handed over to the Owner;
- (b) Any claim made by the Owner under this Rental Income Protection must be made by the Owner submitting the duly completed Claim Form annexed to this Agreement to tg@jlf.com.au (the "Claim Form") and the particulars in the Claim Form must be duly completed in all respects.
- (c) Any payment CWB is required to make to the Owner under this clause shall be processed on a monthly basis in arrears.
- (d) This Rental Income Protection Guarantee operates only if the following conditions have been satisfied:
 - (i) The vacancy occurs during the Term of this Rental Income Protection
 - (ii) The Owner must:
 - Enter into a Landlords Protection Policy of Insurance over the House and Land with coverage commencing from the date the House is formally handed over to the Owner and must maintain the insurance cover during the whole of the Term of this Rental Income Protection
 - Maintain the House and Land in good and tenable condition
 - Engage a Managing Agent approved by CWB for the initial letting/leasing of the House and Land at the date of commencement of the Term of this Rental Income protection and accept residential tenants recommended by the Managing Agent
 - Engage a Managing Agent for the ongoing property management and collection of rent during any ongoing Term of this Rental Income Protection
 - Do all things reasonably necessary to obtain tenants for the House and Land and to ensure renewal of existing tenancies
 - (iii) The Owner shall not:
 - Be entitled to recover compensation for loss of rental under the Landlords Protection Policy of Insurance in respect of the period for which payment is sought from CWB during the Term of this Rental Income Protection
 - Refuse to accept a tenant or refuse to renew an existing tenancy on grounds considered unreasonable by CWB in its absolute discretion;
 - Be entitled to recover compensation for loss of rental in respect of any period (or part thereof) which is more than 60 days prior to the claim being submitted (which date shall be deemed to be the date CWB receives the Claim Form from the Owner, duly completed).
- (d) The Commencement Date of the Term of this Rental Income Protection shall be:
 - (i) Where the Purchase Contract is for the purchase of House and Land, fourteen (14) days after the settlement date of the Purchase Contract;
 - or
 - (ii) Where the Purchase Contract is for the purchase of Land only, thirty-six (36)

weeks after commencement of construction of the House on the Land provided however if Christmas Day falls within that 36 week period then the 36 week period will be increased by a further 3 weeks.

For these purposes of this provision, the 'commencement of construction' is taken as being the date the slab is laid on the Land. If the slab has not been laid by the date which is eight (8) weeks after settlement of the purchase of the Land, then the 36 weeks (or 39 weeks, if Christmas Day falls within the 36 week period) is calculated from that date 8 weeks after settlement.

- (e) The Term of this Rental Income Protection shall be a period of up to a possible maximum of three hundred and sixty five (365) days from the relevant Commencement Date provided however the Term shall be reduced by the aggregate of any delay caused by the Owner (as referred to in subsections (f) and/or (g)).
- (f) If the completion or formal handover of the House is delayed by reason of any delay on the part of the Owner in signing, authorising or approving any drawdown authority or progress claim under the Building Contract then the Commencement Date of the Term shall be postponed by the length of that delay(s).
- (g) If the tenancing of the House is delayed by reason of any delay or unreasonable conduct on the part of the Owner then the Commencement Date of the Term shall be postponed by the length of the delay(s) arising out of that conduct.
- (h) CWB shall not be liable for any rental to the extent recovered either from a tenant or under an insurance claim; and

The Owner will pay no additional cost beyond the contract price for this Guarantee.

Dated this 25 June day of March 2013

Executed by the Owner referred to above)
 in the presence of :)

Witness: [Signature] Robert Nass)

[Signature]

Executed by JLF Corporation Pty Ltd)
 trading as Custodian Wealth Builders under)
 it's Common Seal by a Director and a Director/)
 Secretary who certify they are the proper officers)
 to affix the seal or by its duly constituted Attorney)

[Signature]

 Director / Attorney

 Director / Secretary

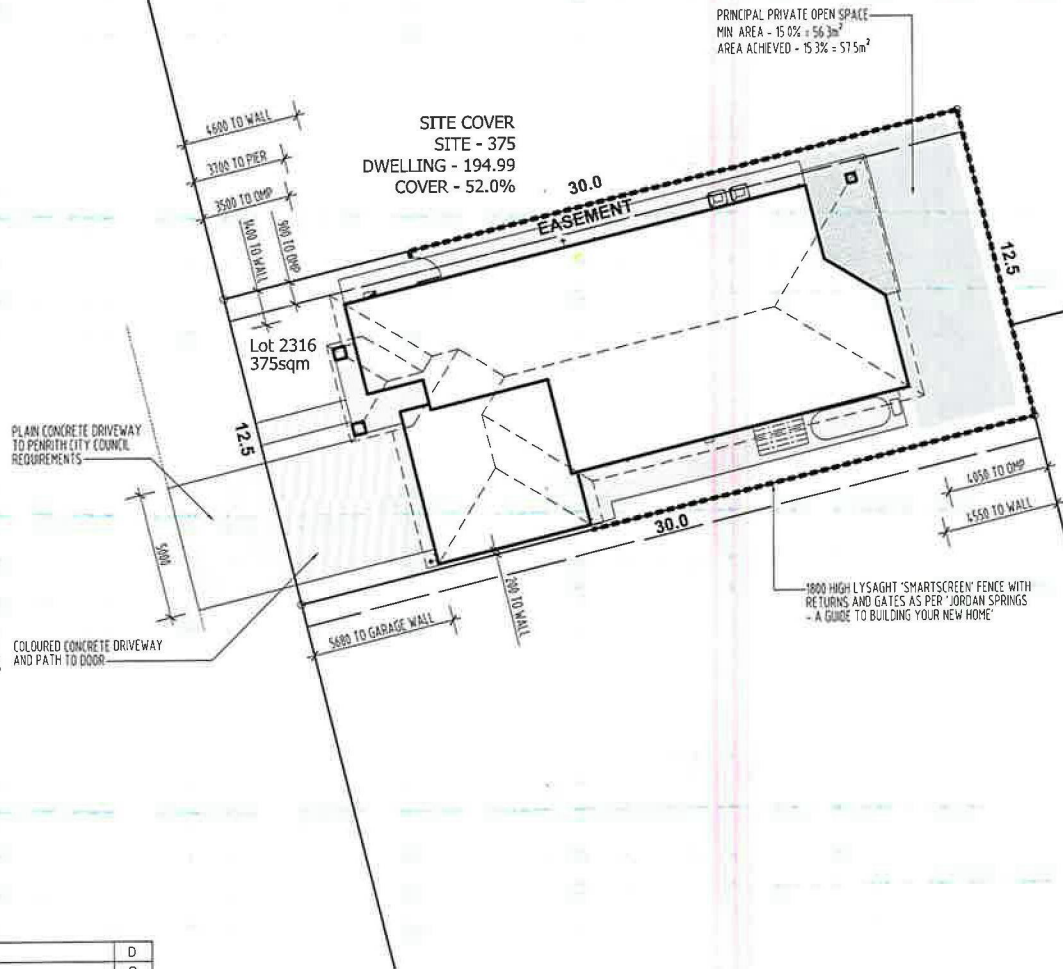
OPTIONAL PAYMENT	<i>Please tick and initial here if applicable</i>
By ticking the box (and initialling where indicated) the Owner elects to make an optional donation to the Toogoolawa Children's Home of 0.5% of the Contract Price. CWB is authorised and directed by the Owner to collect the optional payment and to deliver the optional payment to the Toogoolawa Children's Home for use by that charity.	<input type="checkbox"/>
IMPORTANT NOTE: If any of the donation is paid from loan monies then the interest payable on that proportion of the loan monies will not be tax deductible. If you have any questions regarding the tax deductibility of any borrowings or the donation independent legal and/or accounting advice should be sought. initial
 initial

SCHEDULE ONE
PLANS AND SPECIFICATIONS



NOTE: WHILE ALL CARE IS TAKEN IN THE SITING OF THIS HOME, IT MAY VARY DUE TO ESTATE COVENANT, LOCAL COUNCIL, STATE GOVERNMENT, NSW PLANNING CODE, ENERGY EFFICIENCY REQUIREMENTS, SITE AND SOIL CONDITIONS AND THE APPROVAL OF ANY BOUNDARY RELAXATIONS REQUIRED.

PATANGA CRESCENT



DATE	DESCRIPTION	AM'T
11.06.2013	TENDER ISSUE	A
		B
		C
		D

REVISIONS



Level 1, 3350 Pacific Highway
Springwood QLD 4127
P (07) 3290 1001 F (07) 3290 1002
E admin@tribecahomes.com.au
QBSA Lic No 1137696

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DESIGN **Noosa 195 H01**

CLIENT

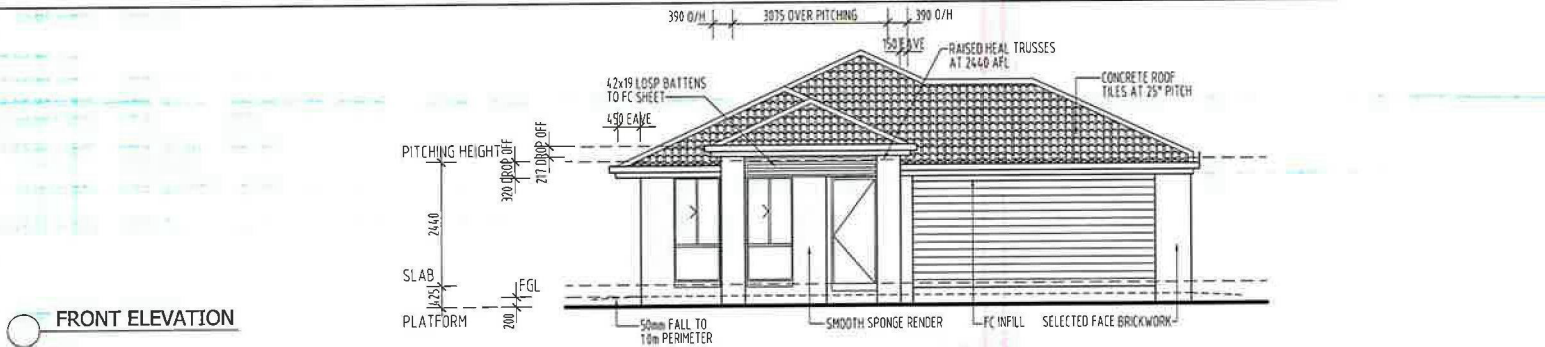
LOT 2316 PATANGA CRESCENT
JORDAN SPRINGS ESTATE
JORDAN SPRINGS

DRAWN AS DATE 11.06.2013

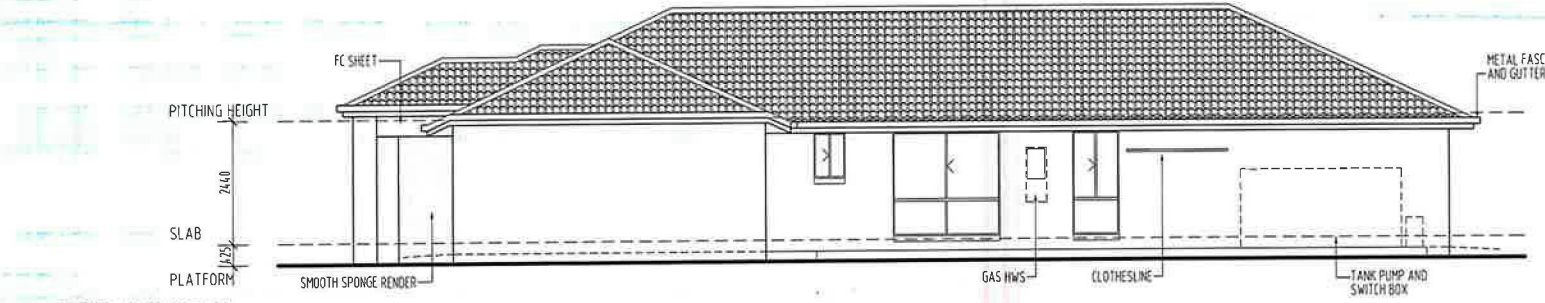
SCALE 1:200 WIND RATING N2

JOB No SHEET 1 of 5

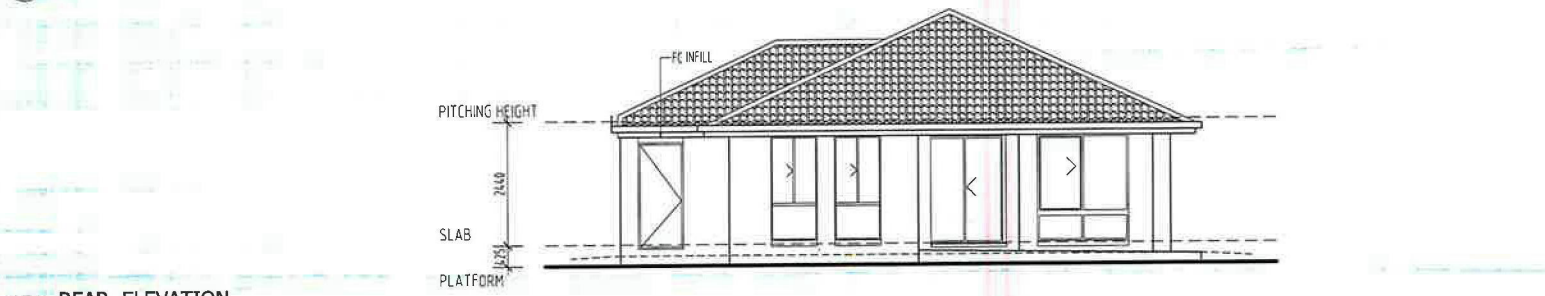




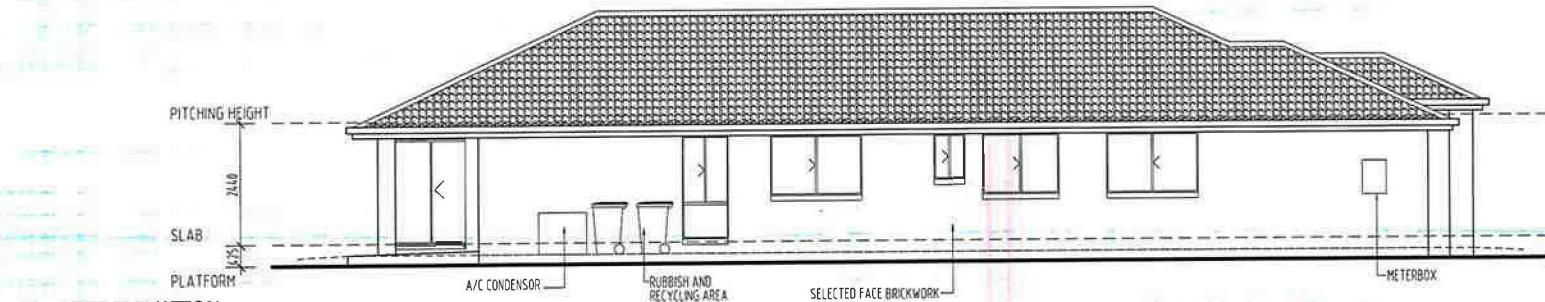
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

- GENERAL NOTES
- CONCRETE CONSTRUCTION TO COMPLY WITH AS2870.1 AND AS3600
 - TERMITE TREATMENT TO COMPLY WITH THE PROVISIONS OF PART 3.13 OF THE NCC AND WITH AS3660.1
 - TIMBER CONSTRUCTION TO COMPLY WITH AS1684
 - CONCRETE ROOFING TO COMPLY WITH AS1757 / AS2050
 - WET AREAS TO COMPLY WITH CLAUSE F1.7 OF THE NCC
 - WEEDHOLES IN MASONRY WALLS AT 900 CTRS
 - GLASS INSTALLATION TO COMPLY WITH AS1288 AND AS2047
 - CONCRETE ROOF FIXED IN ACCORDANCE WITH THE MANUF'S SPECIFICATIONS FOR RELEVANT CONDITIONS
 - PROVIDE ALCOB BARRIER BETWEEN LEAD FLASHING AND ZINCALUME VALLEY GUTTER AS REQUIRED
 - VERTICAL ARTICULATION JOINTS TO COMPLY WITH THE PROVISIONS OF PART 3.3.18 OF THE NCC



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DESIGN **Noosa 195 H01**

CLIENT -

LOT 2316 PATANGA CRESCENT
JORDAN SPRINGS ESTATE
JORDAN SPRINGS

DRAWN AS DATE 11.06.2013

SCALE 1:100 WIND RATING N2

JOB No - SHEET 3 of 5



TRIBECA HOMES STANDARD INCLUSIONS NSW

PRE CONSTRUCTION

Building Application: Standard Building Application fees & inspections (excluding bonds)

Insurance: Warranty and Construction Insurance

SITE WORKS AND FOUNDATION

Site Works: Fixed price

Bracing: Wind category construction to suit locality

Concrete Slab (where applicable): Engineer designed slab & footings with control joints where applicable

TERMITE PROTECTION

Perimeter: Perimeter of house is protected by Termiglass or similar material barrier.

Penetrations and Control Joints: Penetrations and Control Joints through the slab are to be protected by physical barriers

TIMBER FRAMING

Wall Studs: at 450mm centres for extra wall strength. Internal and external machine graded and seasoned pine.

Trusses: engineered designed spaced at 600mm centres.

WINDOWS

Windows: Aluminium windows with paint grade reveals

Locks: Key locks to all aluminium sliding windows
Flyscreens to all windows and security screens to all hinged and sliding doors

FASCIA/GUTTER

Fascia: Colorbond finish

Gutter: Colorbond finish Square profile

ROOF

Concrete Profile Roof Tiles

ENERGY CONSIDERATIONS

Sarking: to external walls

Sarking: to entire roof

Insulation: R 2.5 ceiling insulation (except garage and external roof areas) R1.5 External Wall Insulation

PLUMBING AND DRAINAGE

External taps: 2 external hose cocks

Hot water service: 20lt continuous flow Gas system

ELECTRICAL

Circuit breakers and Earth Leakage Devices: included in meter box for safety protection

Light Points and Power Points: (internal & external) refer to electrical plan

T.V. points: 2 of with 6lm co-axial cable

T.V. Antenna: Standard TV Antenna provided

Oven: Westinghouse Under bench in Stainless Steel Finish

Hot plates: Westinghouse with ceramic glass top Or gas cook top (if natural gas available)

Rangehood: Westinghouse retractable recirculating rangehood with stainless steel finish

Dishwasher: Dishlex with Stainless Steel finish Including tap (cold water supply only), waste junction and power point.

Smoke Detectors: hard wired with battery back up

Telephone: two points prewired (internal only)

Ceiling fans: 3 blade white enamelled to bedrooms and Living area/s

Exhaust fans: to ensuite & bathroom showers

Light Fittings: 240 volt downlight fittings to internal lights and 1200mm single fluorescent light to garage

External Lights under eaves: 240 volt downlight fittings

External Wall Mounted Lights: Weatherproof bunker light fittings

Gas Point: to Living area

BRICK WORK

Brick Joints: Natural mortar

Bricks: Range of Clay Manufactured Bricks

GARAGE DOORS

Sectional Overhead Garage Door (where shown on plan): Colorbond profiled finish.

Remote control unit including two (2) handsets

DOORS

Front Door: Hume 'Newington' range of solid doors with translucent glass (as shown)

Internal Doors: Hume 'Caprice' doors (paint grade)

Door Stops: White cushion door stops to all doors where possible

DOOR FURNITURE

Front Door: Gainsborough 'Ambassador' 540SC Entrance hardware

External Hinged Doors: Double cylinder dead-locks

Sliding Glass Doors: Patio bolts

Internal Doors: Gainsborough Contractor level internal door hardware (Lockable Lock to Garage internal door)

Privacy Locks: To Bathrooms and W.C.

SKIRTING AND ARCHITRAVE

Skirting: 68mm nominal sized splayed skirting (paint grade)

Architrave: 42mm nominal size splayed architrave (paint grade)



TRIBECA HOMES STANDARD INCLUSIONS NSW

CABINET MAKING

Kitchen: Laminate bench top including 'wrap down' benchtop to servery

Laminate doors with white melamine interior 4 drawer set on metal runners with cutlery tray

Laminated overhead cupboards with melamine interior (where shown)

Bathroom vanities: Laminate bench top

Laminate doors with white melamine interior 3 drawers with metal runners (where shown)

TOWEL RAILS AND TOILET ROLL HOLDERS

Towel Rail: Metal double towel rail to bathroom & ensuite

Toilet Roll Holder: Metal toilet roll holders

FITTINGS

Kitchen Sink: Stainless steel, 1 ¾ bowl

Laundry Tub: 45 litre – white

W.C. Suite: Dual flush – white

Vanity Basins: Ceramic – White

Bath Tub: 1500mm Acrylic - White

Taps: Laundry Metal handles & spouts

Flick Mixers: Chrome flick mixer to sink, vanity basins, bath and showers

CERAMIC TILES

Kitchen Splash back: 600mm in height above benchtop

Bathrooms: Floor, shower recess to 1800mm high, 600mm high over bath & one row of skirting tiles elsewhere

W.C: Floor & one row of skirting tiles

Laundry: 450mm splashback, floor & one row of skirting tiles (not included in garage laundry)

ROBES

Robe Doors: Vinyl pre-finished sliding doors with coloured aluminium frame

Robe Space: Includes hanging rail and 1 top shelf

MIRRORS AND SHOWER SCREENS

Mirrors: to all bathrooms vanities, powder coated or anodized frame, full width of vanity x 900mm high

Shower Screens: Clear laminated framed screens, sliding or pivot door as shown

PAINTING

Internal: Walls – Acrylic Wash & Wear paint (light base 3 coat system)

Ceilings/Cornice – Acrylic Flat (light base)

Doors, Skirting and Architraves – Gloss enamel (light base)

External: External Doors – Gloss Enamel (light base)

Gables and Infill Panels – Acrylic Low Sheen (light base)

Feature Trims – Acrylic Low Sheen (light base)

Eaves – Acrylic Low Sheen (light base)

TILES

Main floor tiles to entry, kitchen, Family/ Meals and hallways (builders range)

CARPET

Medium duty carpet to bedrooms, robes and lounge (builders range)

BLINDS

Vertical Blinds to all windows and sliding doors.

AIRCONDITIONING

6.7kw reverse cycle split system to Lounge area.

CLOTHESLINE

Wall mounted powdercoated clothesline – Location as per plan

LETTERBOX

Brick letter box with metal insert and street numbers

ANTENNA

UHF TV antenna including booster

FENCING

1800mm high close paling fencing to rear and sides Including returns to house one (1) gate as specified on plan

LANDSCAPING

Turf to front and rear yards and 7.5m² garden bed Including mulched bed and coloured concrete edging 1 x 45L native, 6 x 200mm shrubs and 8 x 150mm Ground covers

EXTERNAL CONCRETE

Coloured concrete to driveway, path to entry, Front porch, rear patio, clothesline area including path From laundry to clothesline

AFTER SALES SERVICE

Maintenance Period: 6 calendar months.

Structural Guarantee: 20 year structural guarantee