



'THE HOLIDAY-MAKER' SPECIFICATION SCHEDULE

'The Holiday-maker' is a 2-bedroom 2-bathroom home with an optional 1x1 ancillary studio that was designed to fit the Ecovillage Tourism and 4D Residential / Short Stay lots. It is contracted exclusively to our nominated local builder, Tate Construction, as a fixed price building contract, which is valid until 31 January 2023. This information is current as at August 2022.

2 BEDROOM 2 BATHROOM HOME - \$455,504.00 + GST

GENERAL CONSTRUCTION

- Earthworks, foundations, sand fill and pad preparation, including rainwater tank pad.
- 'Homeguard' TMB polymer barrier termite control system or other similar approved.
- 100mm reinforced concrete floor slab with 30% fly ash to Structural Engineer's specification. Honed and sealed finish to internal areas. Broom finish to carport, crossover, pathways and external store.
- Structural steel, timber roof trusses and framing to Structural Engineer's detail and specification.
- Structural steel and timber framing to carport to Structural Engineer's specification
- Structural Engineer's certification
- Rammed limestone boundary wall and return to carport.
- Rammed limestone screen wall to service court.
- 90mm H2/H3 timber framed external stud walls with ventilated cavity, moisture barrier, R2.7 bulk insulation and Hardies Axon 133 external cladding, painted.
- 90mm H2/H3 timber framed internal walls with bulk acoustic insulation, 10mm gyprock linings.
- Feature timber cladding to northern and southern elevation, Vulcan or similar approved.
- CFC sheet, or similar approved, lining to

SUSTAINABLE SETTLEMENTS PTY LTD

A. 10437 Bussell Hwy, Witchcliffe WA 6286

T. (08) 9757 6688

E. info@ecovillage.net.au

W. ecovillage.net.au



WITCHCLIFFE
ECOVILLAGE

- eaves & soffits where applicable, painted.
- Lysaght Custom Orb zincalume sheet roofing.
- Lysaght Custom Orb zincalume wall cladding to carport store with zincalume roller shutter.
- Zincalume 1/4 round gutters.
- Profiled zincalume edgeroll flashings & trim to roof and gable ends.
- 90mm PVC downpipes painted, PVC connection to rainwater tanks and pump.
- Zincalume box gutter to carport store with rainwater hopper connected to PVC downpipe.
- Knauf Earthwool R 2.7 or similar approved insulation to all walls.
- 60mm Anticon sisalation and R3.0 roof insulation to meet R5.0 performance standard below roof sheeting.
- Thermaglaze uPVC double glazed door and window systems, including insect screens throughout.
- FSC certified Merbau, or similar approved timber, pergola with composite timber decking, Nuwood or similar approved, to front (northern) patio.
- Tensioned stainless steel catenary trellis wires to front pergola at 300mm centres
- Pioneer GT40 zincalume rainwater tank.
- Cold water pressure pump and housing to rainwater tank.
- Grey and black water outfall to local sewer.
- Reclaim 250l CO2 heat pump hot water system, connected to bathrooms, kitchen, laundry and outdoor shower.
- Cold water hose cock x 2 to outdoor

garden areas (front & rear).

- Landscaping, front fence and reticulation

INTERNAL FINISHES & FIXTURES

- 10mm gyprock plasterboard or similar approved ceiling and wall linings, flush finish for paint.
- Easycraft VJ100 "V" joint vaulted ceiling to living/dining/kitchen, painted.
- P50 shadowline trim to ceilings and bulkheads.
- Hardies Villaboard or similar approved ceiling and wall linings to bathrooms, WC and Laundry alcove, flush finish for paint.
- Concrete floors, honed and sealed, to approved sample.
- Tiled floor, splashback and skirting to Bathrooms. Full height tiling to shower recesses.
- Supply of floor and wall tiles.
- 67 mm MDF skirtings internally throughout, painted.
- Paint grade semi-solid doors internally, painted.
- Solid timber front door to suit uPVC frameset.
- Gainsborough G2 Series, or similar approved, residential quality door hardware and furniture throughout.
- All light, power, data, exhaust fans, ceiling fans including smoke detectors as required to meet code.
- Supply of lighting fixtures.
- Supply of remote control ceiling fans to Bed 1, Bed 2, Living.



SPECS

- Supply and installation of metalwork street name and house number.
- Cat 6 internet connection from NbN pit to location nominated.
- Supply of induction cooktop, rangehood, oven and dishwasher
- Installation of appliances to Kitchen.
- Supply of all sanitary fixtures, wash basins, sinks, troughs, tapware and incidental hardware.
- Installation of sanitary fixtures, wash basins, sinks, troughs, tapware and incidental hardware.
- Supply and installation of built-in plastic laminate E0 cabinetry to Kitchen, Bathrooms, Bedrooms, Laundry and Hallway.
- 1500w x 1200h frameless mirror to Ensuite.
- Full height frameless fixed glass shower screen to Bathroom, 750w nom.
- Low VOC paint to all internal walls, ceilings, doors, and trim internally and externally.

- Laundry
- Linen closet
- Entry closet
- Metalwork (street name / number) \$250
- Landscaping, reticulation and front fencing \$7,500

SCHEDULE OF PRIME COST SUMS (SUPPLY ONLY, INSTALLATION BY BUILDER)

Wall and floor tiles	\$40/sqm
Lighting fixtures	\$1,750
Ceiling fans	\$750
Kitchen appliances	\$5,000
Plumbing fixtures and fittings	\$4,500

ALLOWANCES INCLUDED IN CONTRACT PRICE - \$455,504 + GST

SCHEDULE OF PROVISIONAL SUMS (SUPPLY AND INSTALLATION BY BUILDER)

Cabinetry \$25,000

- Kitchen
- Bathroom 1 vanity
- Bathroom 2 vanity
- Bedroom 1 built-in robe
- Bedroom 2 built-in robe



WITCHCLIFFE
ECOVILLAGE

ANCILLARY STUDIO OPTION - \$104,680 + GST

GENERAL CONSTRUCTION

- Structural steel, structural timber and plywood floor to Structural Engineer's specification.
- Structural Engineer's certification.
- Galvanised structural steel stairway with composite timber treads, Nuwood or similar approved.
- 90mm H2/H3 timber framed external stud walls with ventilated cavity, moisture barrier, R2.7 bulk insulation and Hardies Axon 133 external cladding, painted.
- 90mm H2/H3 timber framed internal walls with bulk acoustic insulation, 10mm gyprock linings.
- CFC sheet, or similar approved, lining to eaves & soffits where applicable, painted.
- Lysaght Custom Orb zincalume sheet roofing.
- Zincalume 1/4 round gutters.
- Profiled zincalume edgeroll flashings & trim to roof and gable ends.
- 90mm PVC downpipes painted, PVC connection to rainwater tanks and pump.
- Knauf Earthwool R 2.7 or similar approved insulation to all walls.
- 60mm Anticon sisalation and R3.0 roof insulation to meet R5.0 performance standard below roof sheeting.
- Thermaglaze uPVC double glazed door and window systems, including insect screens throughout.
- Grey and black water outfall to local sewer.

- Steibel Eltron Dhce 6/50 electric instantaneous hot water heater, or similar approved.

INTERNAL FINISHES & FIXTURES

- 10mm gyprock plasterboard or similar approved ceiling and wall linings, flush finish for paint.
- Hardies Villaboard or similar approved ceiling and wall linings to bathroom, flush finish for paint.
- Carpet and underlay to Living/Bedroom.
- Tiled floor, splashback and skirting to Bathroom. Full height tiling to shower recesses.
- Supply of floor and wall tiles.
- 67 mm MDF skirtings internally throughout, painted.
- Paint grade semi-solid doors internally, painted.
- Glazed front door to suit uPVC frameset.
- Gainsborough G2 Series, or similar approved, residential quality door hardware and furniture throughout.
- All light, power, data, exhaust fans, ceiling fans including smoke detectors as required to meet code.
- Supply of lighting fixtures.
- Supply of lighting fixtures.
- Supply of remote control ceiling fan to Living/Bed.



SPECS

- Cat 6 internet connection from NbN pit to location nominated.
- Installation of appliances to kitchenette.
- Supply of under counter fridge, microwave to kitchenette.
- Installation of sanitary fixtures, wash basins, sinks, tapware and incidental hardware.
- Supply of all sanitary fixtures, wash basins, sinks, tapware and incidental hardware.
- Built-in plastic laminate E0 cabinetry to Living/Bedroom, Kitchenette and Bathroom.
- 600w x 1200h frameless mirror to Bathroom.
- Full height frameless fixed glass shower screen to Bathroom, 750w nom.
- Low VOC paint to all internal walls, ceilings, doors, and trim internally and externally.

ALLOWANCES INCLUDED IN CONTRACT PRICE - \$104,680 + GST

Schedule of Provisional Sums (Supply and installation by builder)

Cabinetry	\$5,000
• Kitchenette	
• Bathroom vanity	
• Wardrobe	
• TV Shelf	
Carpet and underlay	\$50/sqm

Schedule of Prime Cost Sums (Supply only, installation by builder)

Wall and floor tiles	\$40/sqm
Lighting fixtures	\$750
Ceiling fan	\$250
Kitchen appliances	\$1,500
Plumbing fixtures and fittings	\$1,500

OTHER PROVISIONAL SUM ALLOWANCES

- 5kW solar system including connection to solar battery \$10,000 (minus STC rebate - valued at approx. \$2,923 as at Feb 2022)

