

## **Parkwood's retail price is based on the following assumptions** Nov - 2014

\*\* The Starting price has been calculated for each design using a gable or skillion roof. A double or split skillion & flat roof designs are available for most models. Some plans show "site built" decks. These decks are not included in the Starting Price.

\*\*\* Most homes are designed using 3.6m wide floor sections. All homes can be constructed with a 4.0m floor width and special designs are available from 2.0 to 5.4m total section widths with a maximum construction height of 4.1m.

### **Our Prices include for**

Average delivery cost for the Central Coast and Lower Hunter district (around 100km travel). Transport cost for wide loads is subject to police permits. All deliveries are quoted on an individual basis, taking in to account the number of loads and escort vehicles required for the roads travelled.

Installation on a clear and accessible site.

Reinforced concrete pier foundations & cyclone anchors (piers 600mm ave height).

Hardwood timber decking with aluminium balustrading.

Colorbond roof, gutters & 90mm round down pipes (PVC for tanks water supply).

Exterior cladding - Painted fibre cement weatherboard. Other cladding profiles and materials are available, but have not been calculated in the Starting Price.

Domestic aluminium windows and sliding doors with flyscreens. Double hung, louvres, double glazing, commercial frames, BAL rated toughened glass and stainless steel & security screens are available but not included in the Starting Price.

Insulation. Floor - soffit enclosed with 6mm FC sheeting & 50mm batt insulation laid over in cavity. Walls - 75mm batt insulation & sarking. Ceiling - 130mm batt insulation over the plasterboard. Roof - 55mm blanket with reflective sarking under the metal roofing.

Solid timber entry door with glass panels, latch and dead lock.

Flush or colonial internal passage doors and lever furniture.

Tiled floor to entry, kitchen & all wet areas. Wall tiles to 2.0m throughout bathrooms, 1.5m high behind the laundry tub & washing machine & 1.2m high to any separate WC room.

Pivot shower screen door, wall hung 900mm vanity, full width framed mirror over vanity units and enclosed WC with ceramic cistern.

Under bench electric oven & gas hot plates with external vented range hood over.

Twin bowl stainless steel kitchen sink & flick mixer tap.

Rinnai Infinity 25 Hot Water Heater.

Externally vented ceiling exhaust fans to W.C. and bathroom.

Curtains & sheers hung on tracks in timber pelmets or roller blinds to bedroom & living room windows.

Carpet to bedrooms and living areas.

Council plans.

All Retail Prices include GST.

### **Site works & charges not included in starting price**

(However we can coordinate this work at an additional fee)

Council fees & levies, Home Owners Warranty Insurances.

Plant equipment involved in obtaining access to difficult sites.

Transport charges to distant sites and additional time charges incurred for difficult access sites.

Travel and accommodation charges involved with distant sites for our drivers & installation crews.

Crane hire for installation (including travel and establishment cost). Usually we will arrange and book the crane and they will bill you directly.

Steel foundations and foundation piers in excess of 900mm height.

Exterior entrance steps & perimeter under floor external skirting.

"Site built" decks, pergolas carports & garages, that cannot be transported due to exceeding width limits and are required to be constructed on site.

Site preliminaries including security fence, siltation barriers, onsite waste skip & temporary WC.

On-site plumbing (including all stack work from PC fittings to the sewer connection). Stormwater and water tanks.

On-site electrical connection (joining crossovers between sections and connection from the distribution board to town supply).

Gas supply and connection. All gas lines from the supply to the appliances are to be carried out on site by others.

Site clearing and rock excavation.

### **Land Lease Communities**

Listed prices are not applicable for homes sold for residential land lease sites. Please contact Parkwood or the Community management directly for prices inclusive of all site cost. (The site cost will include for any additional transport charges, crane hire, steps & skirting, site built decks, carports or garages, sheds, fencing, concrete driveways, landscaping and connection of electrical & plumbing services).