

### **Standard Features – Systembuilt Homes, Tasmania**

Every Systembuilt home is constructed in accordance with the relevant building codes and comes with a five (5) year structural warranty. Price includes an allowance for footings based on our average costs (assuming a level site) and will need to be inspected by a Systembuilt supervisor for accessibility and site suitability.

### **Energy Efficiency**

All Systembuilt standard home designs comply with all relevant energy efficiency requirements with Six (6) star requirements for climate zone seven (7). However there may be additional requirements needed to conform to current regulations as each house must be assessed according to individual climate zones and home orientations i.e. North, South, East or West facing. Any design changes will also affect the energy efficiency of your home. All compulsory upgrades required to meet the current six (6) star efficiency requirements are at the home owner's expense.

### **Bushfire Rating**

All Systembuilt standard home designs comply with requirements within low bushfire rated zones. However there may be additional requirements needed to conform to current regulations as each house must be assessed according to individual bushfire zones. All compulsory upgrades required to meet medium and/or high rated zone requirements are at the home owner's expense.

### **Insulation – 6 star compliance (standard models)**

R4.0 insulation batts to ceiling. R2.0 insulation batts to internal walls. R2.0 insulation batts to external walls. Sisalation to external walls and roof. Permifloor insulation wrap to underfloor.

### **Structure Wind Category 3 Construction (41 M.P.S.)**

Engineered concrete pier footings and tiedowns, timber framing system in accordance with the relevant code. All floors 19mm tongue and groove structural particleboard sheeting, glued and screwed. Wet area floors cement sheet lined and waterproofed to meet relevant codes.

### **External Features**

Hardiplank painted exterior wall cladding or Colourbond cladding. Colourbond roofing (screw fixed) c/w colourbond fascias and gutters. Aluminum horizontal sliding windows (single glazed) with an acrylic finish (choice of standard colours c/w flyscreens and locks. Powdercoated single glazed doors to all external entrances. Entry porches in hardwood decking (where shown). Landings and stairs up to 1000mm included.

### **Internal Features**

Wall and ceiling linings 10mm plasterboard (flush joined) c/w 55mm cornices. Painted hardboard (honeycomb core) interior doors. Door furniture in satin chrome. Ezytrim skirtings, architraves and window linings - painted finish. Basic wardrobe and linen cupboard fit-out with hanging rod and shelves (depending on model) are included.

### **Painting**

Internal walls and ceilings are painted throughout with an allowance of 1 colour for walls, 1 colour for ceilings, 1 colour for skirtings/architraves and doors, painted with 2 coats as selected from the standard builders range. Colours selected outside of the standard builders range, gloss or texture finishes can be priced and will be classified as upgrades. Standard finish is low sheen to walls and flat to ceilings. Skirtings, architraves and internal doors are painted as a semi-gloss finish. External cladding is painted in a single colour, low sheen acrylic finish as selected from the standard builder's range.

### **Kitchen**

Extensive cupboards incorporating laminated postform tops available in a wide range of colour combinations. Melamine shelving, cutlery drawer, pantry and breakfast bar (depending on model). Stainless steel 1 ¾ bowl sink and drainer depending on model. Stainless steel electric underbench oven and ceramic cooktop with stainless steel rangehood. Overheads available as an upgrade depending on model.

### **Bathroom & Laundry**

Bath (depending on model), poly marble hand basin or vanity (depending on model) with mirror over, towel rail, tastic, pivot door shower cubicle (depending on model). Bathroom accessories as displayed. Slimline dual flush toilet c/w vitreous china pan. 30/45 litre stainless steel laundry trough with cabinet (depending on model) and automatic washing machine taps.

## **Tiling/Vinyl/Floor Coverings**

Ceramic tiling to all wet area floors. Walls tiled to the following heights 2000mm to shower, 600mm to bath, 300mm to kitchen benchtops, 300mm to laundry trough and 100mm of skirting tiles to remainder. Carpet and underlay to all bedrooms and Laminate floating floor to living areas selected from our standard range.

## **Electrical**

Ample amount of light and power points, main service terminated at switchboard for owner to arrange connection to power supply post-delivery. Hardwired smoke detector(s) complete with battery backup. Connections between modules are included (depending on model), but any onsite mains connections are the responsibility of the owner.

## **Tapware**

Chrome tapware throughout, flickmixer to kitchen and laundry (depending on model).

## **Plumbing**

Electric storage hot water service supplied but not connected - owner to connect post-delivery. Drainage wastes terminated under floor for owner to harness and connect to septic or sewerage system. Water services terminated near hot water service position. Connections between modules are included (depending on model), but any onsite mains connections are the responsibility of the owner. Any invoices issued to Systembuilt homes by the relevant water authorities as part of the plumbing application will be forwarded directly to the client for payment prior to construction.

## **Insurance & Maintenance**

Full insurance cover for the duration of construction and delivery. Defects Liability Period of 3 months.

## **Documentation**

Systembuilt will arrange all drawings, engineering and site reports, energy rating report, council building applications and specifications as per preliminary services fee.

## **Preliminary Service**

We require an upfront payment to cover Preliminary Services upon signing with Systembuilt Homes. This upfront payment covers contract administration, plans and elevations, insurance, energy rating reports, soil & contour reports plus the council application fees. This fee will be determined at the point of contract when your individual circumstances and requirements are defined. There is then no more to pay until construction of your home commences.

## **Stages of Construction and Standard Payment Terms**

1. Contract signing & Preliminary Services (Upfront payment on signing of contract as above)
2. Commencement of construction (1<sup>st</sup> Fix) – Flooring, Standing of Walls and Completion of Roofing (30% progress)
3. Lockup – Wall linings, insulation, internal electrical wiring and plumbing, doors & windows (30% progress)
4. 2<sup>nd</sup> Fix – Internal joinery, kitchen, bathroom, tiling, painting plus all fixtures and fittings (30% progress)
5. Delivery & Practical Completion – Final delivery to site and handover (balance of payment on handover)

## **Allowance items / Optional / Items by Owner**

- Transport to be quoted on a client by client basis dependant on exact site location and requirements.
- Additional transport requirements may be defined post our transport inspection of your specific site.
- Site and pier preparation - Additional costs will apply where steel portal frames are required or where rock/reactive soil has been tested.
- Site plumbing and/or Septic including connection of hot water unit and septic tank applications.
- Site electrical including connection between house modules.
- Verandahs and Decks, Carports, Base infill, Window treatments, Air-conditioning. Any compulsory Energy, Bushfire or Council requirement upgrades at owners expense.
- Access stairs/landings(compulsory), are site specific and will need to be quoted for anything over and above 1000mm in height at or after the time of receiving contours.

**EmacSystembuilt  
Group**

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