

Your new home profile

OWNER'S NAME(S):	Arissa Group	
POSTAL ADDRESS:	2 Solent Cct NORWEST NSW 2153	
PHONE:	0403309514	
EMAIL:	riley@arissa.com.au	
HOME DESIGN:	Prague 21	
HOME FACADE:	Gloucester B Facade	
FRAME:	Steel	
ROOF:	Colorbond	
EXTERNAL FINISH:	Brick	
YOUR NEW ADDRESS:	Lot 58 Proposed Road CRESCENT HEAD NSW	
DEVELOPER GUIDELINES:	The Crescent	
CONTRACT NUMBER:	864169	
NEW HOME CONSULTANT:	Justin Brown	
SALES CENTRE:	Head Office Baulkham Hills	
QUOTATION DATE:	22/03/2026	
APPROX FRONT ALIGNMENT:	6.5 m	
APPROX SIDE ALIGNMENT:	LHS: 1.2 m	RHS: 1.2 m
GARAGE POSITION:	RHS	
QUOTATION EXPIRY DATE:	5/04/2026	
CONTRACT TO BE SIGNED BY:	90 days from Tender Acceptance Fee or 7 days from the issue of the Building Agreement (whichever is sooner)	



Core Inclusions

- Build with confidence with our 25 Year Owner Transferable, Structural Guarantee[®]. It's our commitment to you on the quality of our build, no matter who is calling it home. So if you do sell your home in the future (within the guarantee period), our guarantee passes on to the new owners, offering them the same level of assurance you received when you built with us.
- Extended fixed price tender (365 days)
- Fixed price HIA contract, plans & specification
- Council building application fees (standard application only, excludes additional council fee/contributions, town planning services and/or relaxations etc)
- Balanced cut & fill up to 1000mm of site fall over the building platform
- Concrete slab designed for M site classification. Subject to engineer's recommendations.
- 3-phase underground mains electrical service to 3-phase meter box, up to 10.0m from house
- Sewer & stormwater connection to pre-existing servable connection points up to 10.0m from the house (battle-axe blocks may incur additional connection charges)
- Mains water connection up to 10.0m from the house, from existing pre-laid water main
- Kordon premium perimeter termite protection
- Professional architectural landscape plan design, if required by the developer or certifying authority
- Supaloc[®] steel frames & roof trusses

For dual occupancy and granny flat designs:

- *CDC/ Development Application fees (Excludes Section 7.11 and 7.12 Council Contributions and or any Council Bonds if applicable)*
- *Sub-metering for Electrical and Water*
- *Separate gas and NBN connections*



Core BASIX Inclusions

- Double glazing to windows and doors throughout
- Ceiling fans to all bedrooms (excluding guest bed)
- R6.0 ceiling insulation (house area only)
- Roof ventilation and eave vents
- Above ground 4,990L Colorbond® water tank on a concrete slab

Single Storey Homes

- R2.2 insulation to external walls (excluding garage external walls) as well as laundry, bathrooms and internal garage walls
- R1.3 foil blanket (where Colorbond® roof selected)
- Roof sarking (where tile roof selected)

Double Storey Homes

- R2.2 insulation to the exterior (excluding garage external walls)
- R2.2 insulation throughout all internal walls
- R4.1 subfloor insulation (to the first floor only)
- R1.8 foil blanket (where Colorbond® roof selected)
- Roof sarking (where tile roof selected)



SECTION 4 continued

\$

VARIATIONS

future connection by owner after handover to Bed 2 external side wall.

SECTION 4 SUB TOTAL

SECTION 5

\$

SELECTION ITEMS

1. The owner is to confirm which connections are available to the property for your Telecommunications lead in. Your land developer will be able to provide this information to you. Please have this information available for your walk-through appointment at the MyChoice colour studio so you can be shown the standard connections and outlets that are included by Mojo, along with any upgrade options that are available to you. Mojo will provide a conduit and draw line only from the property boundary to the home in preparation for the final connections to be organised by the owner through their service provider after handover.

Included

SECTION 5 SUB TOTAL

0

SECTION 6

\$

BONUS ITEMS

- | | |
|---|------------------|
| 1. Don't check in when you can move in thanks to Mojo's Summer of Joy. For a limited time receive a \$65,000 cash discount on every m-series home. PLUS enjoy over 50, luxury 5-star inclusions, all built in. Every day is a getaway when you build with Mojo Homes. | |
| 2. Please note, some of the Premium Upgrades included when you build with Mojo are subject to confirmation that three phase power is available to your property. | Note Only |
| 3. Haier 12.5kW reverse cycle ducted air conditioner system with 2 zones (single phase unit). | No Charge |
| 4. Move to a more sustainable new home with our all electric pack*, featuring a Haier Induction Cooktop and Haier 330 litre Heat Pump Hot Water System. Please note by selecting this pack, you remove provisions for gas services. Limited time only. | No Charge |
| 5. Build with confidence with our 25 Year Owner Transferable Structural Guarantee*. It's our further commitment to you to back the quality of our build, so if you do sell your home in the future within the guarantee period, that guarantee passes on to the new owners with the same level of assurance you received when you built with us. | Included |
| 6. Save up to a massive \$12,000 in interest payments to your bank whilst you build your new MOJO home. Are you paying rent whilst you build? Then we recommend you think very seriously about this amazing offer. Refer to our brochure attached and call 1300 786 908 for further information or email enquiries@mychoicehomeloans.com.au | Note Only |
| 7. Receive specialist conveyancing services with MyChoice Conveyancing at no cost when purchasing land*, a house & land package or your new home (*Conditions apply). Talk to our friendly and experienced team and find out how we can save you time and money with MyChoice Conveyancing today. | Note Only |

SECTION 6 SUB TOTAL

M-Series Inclusions

Kitchen & Appliance Upgrades

- European designed laminated kitchen
- 20mm Crystalline Silica Free benchtop from Standard Range
- 1 3/4 bowl kitchen sink (as per plan) Stylus R150
- Dishwasher opening with connections
- Microwave shelf with power point (where applicable)
- Pantry with 4 melamine shelves
- Overhead kitchen cupboards
- Hettich soft close hinge system to cupboards
- 4 Drawers with Cutlery Insert and 25kg Partial Extension Soft Close Function
- Kitchen rangehood ducted externally
- Fridge area as per plan
- Full height ceramic tiling to kitchen splashback
- Mizu Drift sink mixer tap
- Haier 600mm cooktop
- Haier 600mm oven
- Haier 600mm rangehood

Bathroom & Ensuite

- European designed laminated vanities
- Choice of Polytec or Laminex Matt Finishes to Cupboards
- 20mm Crystalline Silica Free Benchtop From Standard Range
- Selection of ceramic tiles
- Gen X Commander showerhead
- Polished Edge Frameless mirror above vanity sitting on a Tiled Splashback
- Stylus Basis Bath 1525mm
- Mizu Drift 6 star mixer tap
- Mizu Drift towel rail or rings
- Mizu Drift toilet roll holder
- Clark Square 400 Inset Basin
- Posh Domaine toilet suite
- Semi-frameless shower screen in Chrome
- Hettich soft close hinge system to cupboards

Laundry

- Clarke Eureka Plus laundry tub
- Bristol MKII Flickmixer tapware
- External glass sliding door or XF3 External door with clear glazing (design specific)
- Tiled Splashback
- Gainsborough Governor stainless steel knob (if applicable)

Internal

- 2400mm nominal ceiling height
- 90mm cove cornice
- 67mm half splayed architraves and mouldings
- Painted Medium Density Fibreboard (MDF) stringers, treads and risers, painted handrails with black metal balusters (design specific)
- Taubmans 'Endure' to all internal walls - 3 coat system
- Flat acrylic to ceiling
- Gloss to interior timber and internal/external doors
- White melamine shelving with white hanging rail to robes, WIR and linen
- 2040mm high aluminium framed mirror sliding doors to all Robes (excluding WIR) nominal

External

- Modern facade with rendered elements
- Outdoor living to home with reinforced concrete slab with a broom finish
- Bricks - Austral (Everyday Life Range)
- External tap front and rear
- Wall wrap to the external wall frames

Windows, Doors & Garage

- Architectural styled aluminum windows as per facade selected
- Energy efficient weather seals and locks to all windows
- Front entry doors - XV1
- Internal - Flush Panel Doors
- Cushioned door stops
- Glass sliding doors with key locks
- Front entry door furniture - Gainsborough Governor stainless steel knob
- Internal door furniture - Gainsborough Classic Knob
- Colorbond® garage door
- Automatic garage door opener with 2 remotes

M-Series Inclusions

Electrical, Plumbing & Gas

- Rheem Metro max 26L Continuous Flow HWS including Recess Box
- Electrical as per the standard electrical plan
- Modline Rain Water Tank up to 4,990Lt, tank to external wall
- 1x light (baton) per room including front patio, hallways, outside laundry, and alfresco areas
- 1x double power point per room (2x in the master suite)
- 2x double power points to the kitchen
- 4x standard power points in kitchen for dishwasher, microwave, rangehood and fridge
- Appropriate number of smoke detectors for size/ layout of house
- Externally ducted exhaust fan in any toilet or bathroom/ensuite that has no window
- 1x phone point
- 1x TV point
- Telecommunications lead-in

Structural

- Level building platform, with even cut and fill, up to 1m of fall across build envelope
- Fixed Price Piering (Additional costs may apply to Knock Down Rebuild sites)
- Kordon Termite Barrier System
- Supaloc® Steel frames & roof trusses with Colorbond® roof with blanket
- Engineer designed concrete slab to suit M Classification

Essentials

- 365 day fixed price proposal
- Supply, install and connect standard underground service connections (Sewer, Mains Water, Natural Gas, Electrical, NBN) up to a connection point of 10m within the lot boundary



Mojo's Summer of Joy Free Upgrades

Solar & Electrical Package

- Up to 30 downlights
- Haier reverse cycle ducted air conditioning with day/night zoning
- 6kW solar system with tier 1 Jinko panels, 5kW SolaX single phase inverter and a 7kW electric vehicle charger
- 11.6kWh SolaX battery nominal (10.4kWh usable)
- Your choice of Rheem Metro max 26L continuous flow HWS including recess box or Haier 330 litre heat pump hot water system (see t&c's)
- Haier black glass finish 900mm induction cooktop with 5 zones with flexi zone (see t&c's)

Home Security Package

- Bosch 2000 8 zone alarm system includes 1 x Bosch LED Keypad, 4 x Bosch Pet Pir internal detectors, 1 x slim external siren, 1 x internal siren, AC plug pack and 12v back-up battery
- Micron intercom system includes 1 x Micron touch screen intercom, 1 x slim metal door bell with on-board memory for single storey homes or 2 x Micron touch screens for double storey homes
- External security camera system includes 1 x 22 inch monitor, 4 x 6MP external cameras with 2.8mm fixed lens, 1 x 4 channel IP recorder and 1 x 2TB hard drive

External Upgrades

- Your choice of 3 modern facades (for single & double storey homes)
- Ceramic tiles from select range to front entry porch
- Your choice of Colorbond® roofing or roof tiles from CSR Monier includes the Atura and Horizon colour-on profiles with capped ridging (design specific)
- Austral Bricks selections from: Whitsunday, Wilderness and Everyday Life Ranges
- Breathable wall wrap to the external wall frames
- Fibreglass flyscreens to all openable windows from a selection of colours
- Fibreglass sliding flyscreen doors to all sliding/stacker doors from a selection of colours
- Hume Newington 920mm wide front entry door with paint finish (subject to entry door size)
- Gainsborough Tri-lock lever set to front entry door
- Automatic garage door opener with 2 remotes

- Ceiling fan to outdoor living

Internal Upgrades

- 2550mm nominal ceiling height to single storey homes
- 2550mm nominal ceiling height to ground floor & 2450mm nominal ceiling height to first floor double storey homes
- Carpet from select range to all bedrooms, bedroom hallways, stairs, first floor living areas and home theatre/s (design specific)
- Laminate flooring from select range **OR** ceramic tiles from select range to ground floor living areas
- Internal door furniture - Gainsborough G4 lever sets to all internal doors from a selection of styles

Kitchen & Appliance Upgrades

- Kitchen kickboards to match cabinetry
- Afa flow double bowl 796mm undermount sink **OR** Afa flow single bowl 768mm undermount sink
- Your choice of handles or handle-free overhead cupboards with bulkhead
- Cupboard above fridge space
- Recessed water connection point to fridge space
- Mizu Silk gooseneck pull out sink mixer in a choice of colours chrome, matte black, brushed nickel and brushed brass
- Haier 900mm underbench oven with 10 cooking functions
- Haier 900mm 5 burner gas cooktop w/ wok burner in your choice of black or stainless steel
- Haier 900mm box chimney rangehood or integrated undermount rangehood, including external ducting in your choice of black or stainless steel
- Haier dishwasher with 8 wash programs in your choice of black or stainless steel
- Haier microwave oven w/ trim kit w/ 8 cooking functions in your choice of black or stainless steel
- Haier quad door refrigerator freezer 910mm, 623L w/ ice and water function in your choice of black or stainless steel

Butler's Pantry Upgrades (if applicable)

- Afa flow single bowl 540mm undermount sink
- Mizu Silk gooseneck mixer in a choice of colours chrome, matte black, brushed brass & brushed nickel

Mojo's Summer of Joy Free Upgrades

Bathroom & Ensuite Upgrades

- Mizu Drift twin rail shower with overhead in a choice of colours: chrome, matte black, brushed nickel and brushed brass to one bathroom and ensuite
- Full height tiling to one bathroom and ensuite from select range of tiles
- Square tile floor waste to one bathroom and ensuite
- Your choice of Posh Solus 1500mm freestanding bath with overflow or Decina 1665mm inset bath with overflow and pop up bath waste in a choice of colours: chrome, matte black, brushed nickel and brushed brass to bathroom or ensuite
- Mizu Silk mixer tapware in a choice of colours: chrome, matte black, brushed nickel and brushed brass to one bathroom and ensuite
- Mizu Drift double towel rail in a choice of colours: chrome, matte black, brushed nickel and brushed brass to one bathroom and ensuite
- Mizu Drift toilet roll holder in a choice of: chrome, matte black, brushed nickel and brushed brass to one bathroom and ensuite
- Choice of Kado Lux round semi inset basin or Posh Domaine semi inset basin to one bathroom and ensuite
- Pop-up waste to vanity basin in a choice of colours: chrome, matte black, brushed nickel and brushed brass to one bathroom and ensuite

Bathroom & Ensuite Upgrades (cont.)

- Roca Debba rimless close coupled back to wall toilet suite with soft close seat to one bathroom and ensuite
- Semi frameless inline 2000mm high shower screen (matte silver, polished silver, black and white) to one bathroom and ensuite
- Tiled shampoo recess (380mm high x 470mm wide nominal size) to one bathroom and ensuite shower

Laundry Upgrades

- Posh Solus Mk2 45L Laundry Tub
- Hettich soft close hinge system to cupboards
- Up to 1200mm laminated base cupboards - standard laminate colours
- 20mm Crystalline silica free benchtop from standard range
- Mizu Silk gooseneck mixer in a choice of colours: chrome, matte black, brushed brass and brushed nickel
- Haier white or black surround 8.5kg front loading washing machine with 12 wash cycles
- Haier white or black surround 8kg front loading heat pump dryer with 12 drying cycles
- Includes stacking kit



STRUCTURAL GUARANTEE CONDITIONS

The *builder* guarantees to the owner that it will rectify at no cost to the owner any *structural failure* of a steel frame, timber frame, concrete slab or footing erected in accordance with the contract, if a claim for that failure is made within 25 years from the date of practical completion of the works. The owner acknowledges that this extended structural guarantee may be voided, at the discretion of the *builder*, if the *structural failure* is the result of damage caused by storm, fire, flooding, subsequent building works, trees, retaining walls or site conditions or events outside of the control of the *builder* including latent conditions, or where loss or damage arises due to a failure by the *owner* to ensure site maintenance, termite treatments or site drainage requirements, including in accordance with advice from the *builder* at handover and the CSIRO guide to footing and maintenance.

A successor in title will have the same rights and benefits of the 25 year structural guarantee as the original owner, with the same terms and limitations if within 6 months of becoming the registered owner of the land they notify MOJO Homes via the dedicated notification form at mojohomes.com.au, produce a receipt of that notification generated by MOJO Homes website form and provide access for an inspection. That inspection may include an assessment of any actions or omissions of the previous owner, or other causes that may have voided the guarantee.

This extended structural guarantee only applies to homes where a proposal acceptance fee has been paid after 1 July 2022 and the original construction contract expressly includes the guarantee.



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