



Scope of works prepared for:



ARISSA GROUP

# Core Inclusions



- Build with confidence with our 25 Year Owner Transferable, Structural Guarantee<sup>^</sup>. 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 single 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<sup>®</sup> 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

<sup>^</sup> 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](http://mojohomes.com.au), produce a receipt of that notification generated by the 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.

# 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 2**

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**SITE SPECIFIC COSTS**

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| 1. | This Tender is based on the premise that the application will be approved through a Council Development Application.  | <b>Note Only</b> |
| 2. | We note that the land is currently unregistered and as such changes may occur to lot numbers, lot sizes etc which may necessitate the need to provide new drawings and re-issue Energy Efficiency Rating. This Estimate has also been prepared prior to the receipt of one or more of the following documents:- lot specific zoning and covenant documents, Geotechnical Site Investigation, Contour Survey, Sewer Diagram, Dial Before You Dig Information. On receipt of a complete set of external documents and reports, or any other relevant documents, the builder will then assess the design and construction requirements for your dwelling and any additional charges will be discussed with you and charged as a variation in accordance with the building agreement.   | <b>Note Only</b> |
| 3. | Remove rubbish & debris, trees, stumps including roots, mulch & undergrowth, scrape site and remove all vegetation from the building area. Where stumps have been removed the ground is to be filled and compacted.   | <b>Included</b>  |
| 4. | <p>Provide a sewer identification and approval package from an accredited contractor, to determine the exact position of the sewer main/s and its potential impact from the proposed dwelling. The pack includes to:</p> <p>a) Obtain Works as Constructed (WAC) details or an Asset Protection Report (peg out), for review against Authority BAS/BOS design rules</p> <p>b) Detail the position of the sewer main/s on the plans</p> <p>c) Provide Engineering design detailing to determine protection of Sewer Asset and / or upgrades to Dwelling slab and footing support</p> <p>d) Prepare and lodge documentation for approval with Sewer Asset Consent Authority or Water Services Co-Ordinator (WSC) as relevant</p> <p>e) Obtain inspections and certification requirements for any required works</p> <p>f) NOTE: No allowance has been made for amendments to standard Engineering designs (if required), any structural or material changes because of such amendments will be adjusted upon design approval.</p> |                  |
| 5. | Provide a three phase meter box to your home where three phase power is available from your electrical network provider.  | <b>Included</b>  |

**SECTION 2 continued**

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**SITE SPECIFIC COSTS**

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| <b>6.</b> Provide a professional architectural landscape design plan, if required.   | <b>Included</b>  |
| <b>7.</b> Non-charged stormwater line for surface water drainage for you to connect to during your landscaping   | <b>Included</b>  |
| <b>8.</b> Provide a GKTSB50JFFX 3,040 litre slimline water tank in lieu of standard.<br>Inclusive of concrete slab, plumbing and electrical connections. The recycled water is connected to toilets, washing machine and one external tap.   | <b>Included</b>  |
| <b>9.</b> Provide additional stormwater overflow to street kerb. Tank location is side wall of Garage.   |                  |
| <b>10.</b> Provide engineered concrete slab designed to site and exposure classification.  |                  |
| <b>11.</b> Provide site and structural works as required due to site constraints, including but not limited to: import/export of fill, dropped edge beams, dropped garage and step through the home. The cost for this work will be further reviewed for compliance on receipt of an electronic AHD contour survey and Soil classification report.               |                  |
| <b>12.</b> Provide excavation of rock to create the building platform and for service trenches including back filling to comply with AS3500.2-2003, Clause 5.4.4. No allowance to remove rock from site. Please note, excavated rock may not be able to be reused on site for filling, so import fill maybe required to achieve the proposed building pad levels |                  |
| <b>13.</b> Provide Colorbond sheet roof.   | <b>Included</b>  |
| <b>14.</b> Provide a BAL certificate / Bushfire report as required due to bushfire prone land. This will determine improvements required to the construction of the proposed home that are necessary to comply with the Bushfire Attack Level rating. A quotation for these improvements will be provided on receipt of the certificate.                         |                  |
| <b>15.</b> Provide Bushfire requirements to comply with statutory authorities, including flyscreens with corrosion resistant mesh to all opening window sashes only. Please note: Bifold windows are not allowable.  |                  |
| <b>16.</b> Retaining walls must be supplied and installed by client as per indicated on plans. The responsibility for all necessary approvals (if required), costs, construction, repairs or maintenance, as well as removal or replacement of existing fencing remains with the   | <b>Note Only</b> |

**SECTION 4**

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**VARIATIONS**

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| <ol style="list-style-type: none"> <li>1. Provide Face Brick Construction. It should be noted that if Hebel construction is requested after plans are prepared additional costs will apply.</li> <li>2. Delete face brickwork to facade and provide James Hardie's Scyon Linea 180mm weatherboard to Bed 1, Entry and Garage in lieu of standard. Includes trims to external openings. Porch brick piers are deleted and timber posts extended to suit.</li> <li>3. Provide James Hardie's Scyon Linea 180mm weatherboard to side and rear elevations above 1057mm brickwork in lieu of standard. Alfresco brick piers are replaced with single 112x112mm painted timber posts. Includes trims to external openings.</li> <li>4. Extend the kitchen island to be 1200x2490mm in lieu of standard. Includes 20mm stone bench top selected from the MyChoice Executive range.</li> <li>5. Provide 2700mm high ceilings in lieu of standard 2550mm high. There is no allowance for arch bars and brickwork on openings wider than 3600mm or corner facade windows. Increase the height of the garage door to approx 2400mm.</li> <li>6. Provide a 2340mm high paint finish front entry door in lieu of standard. Only available with 2700mm high ceilings.</li> <li>7. Provide 2400mm high stacker/sliding door to the Living (x1) in lieu of standard.</li> <li>8. Provide a 2340mm high hinged external laundry door in lieu of standard. Only available with 2700mm high ceilings.</li> <li>9. Provide Hume primecoat MDF 2340mm high internal doors (paint finish) throughout the Ground Floor (including robes, linen &amp; broom where applicable) in lieu of standard, square set openings and bulkheads (excluding kitchen) increase in height to suit.</li> <li>10. Increase the Ensuite, WC, Home Theatre, Bed 2, Bath, Bed 3, Bed 4 and Living windows approx 300mm in height. Only available with 2700mm high ceilings.</li> </ol> | <p><b>Included</b></p> |
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**SECTION 4 SUB TOTAL**

**SECTION 5**

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**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.
2. The following Selection Items are indicative pricing only and are subject to change according to current supplier agreements at time of your MyChoice appointment.

**Included**

**Note Only**

**SECTION 5 SUB TOTAL**

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**SECTION 6**

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**BONUS ITEMS**

- 1. Have More when you build with Mojo. For a limited time receive a \$50,000 cash discount plus a selection of Premium Upgrades, for FREE.
- 2. Please note, some of the Premium Upgrades included as part of the Have More when you build with Mojo are subject to confirmation that three phase power is available to your property. **Note Only**
- 3. Haier 14kW 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



# Have More with Mojo Free Upgrades

## Solar & Electrical Package

- 30 downlights
- Haier reverse cycle ducted air conditioning with day/night zoning
- 6kW solar system with tier 1 Jinko panels, 5kW SolaX inverter and a 7kW electric vehicle charger
- 11.6 kW SolaX battery
- 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 color-on profiles with capped ridging
- 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
- Internal door furniture - Gainsborough G4 lever sets to all internal doors from a selection of styles
- Automatic garage door opener with 2 remotes

## 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
- Ceiling fan to outdoor living

## Kitchen & Appliance Upgrades

- Kitchen kickboards to match cabinetry
- Afa flow double bowl 796mm undermount sink **OR** Afa flow single bowl 798mm 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 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
- Mizu Silk gooseneck mixer in a choice of colours chrome, matte black, brass & brushed nickel

## Butler's Pantry Upgrades (if applicable)

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

# Have More with Mojo Free Upgrades

## Bathroom & Ensuite Upgrades

- Mizu Drift twin rail shower with overhead in a choice of colours: chrome, matte black, brushed nickel and brass to one bathroom and ensuite
- Full height tiling to one bathroom and ensuite from select range of tiles
- Smart 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 brass to bathroom or ensuite
- Mizu Silk mixer tapware in a choice of colours: chrome, matte black, brushed nickel and brass to one bathroom and ensuite
- Mizu Drift double towel rail in a choice of colours: chrome, matte black, brushed nickel and brass to one bathroom and ensuite
- Mizu Drift toilet roll holder in a choice of: chrome, matte black, brushed nickel and 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 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, 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 with 12 drying cycles
- Includes stacking kit

