

ZONE 1 – TWEED HEADS & MURWILLUMBAH

NEW HOME PRICE LIST *Effective 18.01.18*

*measured from General Post Office by road method
 Zone 2 – Extra travel for Subcontractors (excludes supply items) & Supervision to Uki, Burringbar, Cabarita, Pottsville areas \$ 1,300
 Other New South Wales Areas more than 15kms away from Murwillumbah \$ POA*

<i>Design & Series</i>	<i>Suit Lot Width</i>	<i>Area Size & Description</i>	<i>Lifestyle Inclusions Price</i>
The La Perouse 114 ~ Traditional	13.5+	114.06m2 ~ 3B/LS/CAR (x1)	128,999
The Esprit 116 ~ Traditional	15.0+	116.45m2 ~ 3B/LS/S	130,392
The Avalon 131 ~ Traditional	17.5+	130.80m2 ~ 3B/LS/S/SG	137,038
The St Tropez 151 ~ Courtyard	12.0+	151.13m2 ~ 4B/LS/S/SG	151,991
The Retreat 164 ~ Courtyard	14.0+	163.56m2 ~ 3B/LS/S/DG	153,219
The Capri 167 ~ Courtyard	11.5+	166.58m2 ~ 3B/LS/S/SG/ENS	158,021
The Carlisle 172 ~ Courtyard	14.5+	172.15m2 ~ 3B/LS/S/DG/ENS	164,944
The Parklane 179 ~ Courtyard	15.0+	179.10m2 ~ 3B/LS/S/DG/ENS/ST	160,923
The Silhouette 183 ~ Traditional	18.5+	182.68m2 ~ 4B/LS/S/DG/ENS	168,891
The Saville 187 ~ Courtyard	15.0+	187.13m2 ~ 4B/LS/S/DG/ENS	169,339
The Sienna 189 ~ Traditional	18.0+	188.70m2 ~ 4B/LS/S/DG/ENS	175,912
The Latitude 193 ~ Traditional	20.5+	193.27m2 ~ 3B/LS/S/DG	170,822
The Tangalooma 201 ~ Traditional	18.0+	201.00m2 ~ 4B/LS/S/DG/ENS	182,789
The Panorama 201 ~ Traditional	17.0+	201.45m2 ~ 4B/LS/S/DG/ENS/ST	181,331
The Glenreagh 201 ~ Acreage	26.5+	201.42m2 ~ 4B/LS/S/DG/ENS	183,623
The Bangalow 207 ~ Traditional	15.0+	207.09m2 ~ 4B/LS/S/DG/ENS	174,789
The Sonet 207 ~ Traditional	17.5+	207.30m2 ~ 4B/LS/S/DG/ENS/ME	183,971
The Wattlebank 210 ~ Traditional	15.0+	209.74m2 ~ 4B/LS/S/DG/ENS	180,418
The Cascade 211 ~ Traditional	18.0+	210.95m2 ~ 4B/LS/S/DG/ENS	184,919
The Cayman Resort 213 ~ Traditional	18.5+	212.95m2 ~ 4B/LS/S/DG/ENS	182,819
The Terrace 214 ~ Traditional	18.5+	213.94m2 ~ 4B/LS/S/DG/ENS	184,855
The Madison 221 ~ Traditional	19.0+	221.44m2 ~ 4B/LS/S/DG/ENS/ME	186,333
The Rio 221 ~ Traditional	18.5+	220.96m2 ~ 3B/LS/S/DG/ENS/ST	185,513
The Balmoral Executive 225 ~ Courtyard	14.5+	224.62m2 ~ 4B/LS/S/DG/ENS/ME/GR	187,600
The Canterbury 225 ~ Traditional	19.5+	225.28m2 ~ 4B/LS/S/DG/ENS	185,793
The Seychelles 225 ~ Traditional	16.0+	225.30m2 ~ 4B/LS/S/DG/ENS/R	186,212
The Mayfair 226 ~ Traditional	18.5+	225.56m2 ~ 4B/LS/S/DG/ENS	190,099
The Ambience 227 ~ Traditional	18.5+	227.08m2 ~ 4B/LS/S/DG/ENS	193,687
The Byron Resort 227 ~ Traditional	17.5+	227.32m2 ~ 4B/LS/DG/ENS/ST	191,193
The Keppel 233 ~ Traditional	16.5+	232.70m2 ~ 4B/LS/DG/ENS	190,119
The Sussex 234 ~ Acreage	26.0+	233.68m2 ~ 4B/LS/S/DG/ENS	186,453
The Eclipse 236 ~ Traditional	18.0+	235.71m2 ~ 4B/LS/S/DG/ENS	194,509
The Meridian 239 ~ Traditional	19.0+	238.78m2 ~ 4B/LS/S/DG/ENS	194,200
The Montego Royale 247 ~ Traditional	18.0+	247.33m2 ~ 4B/LS/S/DG/ENS/MPR	200,989
The Belleview 268 ~ Traditional	18.5+	268.39m2 ~ 3B/LS/S/DG/ENS/ST	208,224

Legend to above table

LS = Lowset Home
 TF = Timber Floor
 SG = Single Garage
 R = Rumpus

SL = Split Level
 DG = Double Garage
 ST = Study
 CAR = Carport Space (number of spaces in brackets)

PR = Powder Room
 4B = Number of Bedrooms (e.g. 4)
 MPR = Multi Purpose Room

GU = Garage Under
 S = Raft Slab on Ground
 Media/Theatre = ME

HS = Highset Two Storey Home
 ENS = Ensuite
 GR = Great Room

Optional extras not included; but available through the builder if required are: tiling other than wet areas/splashback as per inclusions list, floor coverings other than wet areas as per inclusions list, window furnishings (e.g. blinds, verticals, etc), flyscreens or security screens to windows & doors, raised ceilings, raised porticos, brick protrusions, external wall treatments (e.g. moroka, render, feature stack stone, tiles, bag & paint, granosite and granotex), raked ceilings/scissor truss, coffered ceilings, external concrete to driveways/paths, verandahs/Outdoor Living/Sala/Porch or paving, air conditioning, alarm systems, clothesline, TV antennas, letterbox, landscaping, outdoor sheds/gazebos, water tank install & pump, water features, pool, spa, BBQ, feature wall painting and fireplace. Non-standard foundations, retaining walls, rock excavation, site drainage, tree & vegetation removal, septic & sewage treatment, water tank install with pump - these items may be quoted as required. Alternative termite treatment/s available on request. Please feel free to ask us to price any other item/s you may require to suit your individual needs. Prices do not include full BASIX compliance except as specified and is site specific assessed in relation to movement of the sun and house design. Additional cartage and travel allowances may apply subject to property location (refer top of New Home Price List for details or contact your Sales Representative for more information). Floor Plan may not reflect Developer guidelines. Alternative facade upgrades available on request. Where our homes come in different floor plan sizes; then the facades shown are generally based on the largest floor plan for that home. Accordingly the facades are a representation only and may include upgrades. For detailed home pricing and façade information, please speak to a New Home Representative.

This Home Only Price List allows building your home on a flat; flood free; dry & cleared vacant block of land free of overhanging services with no adjoining neighbours; blocks size up to 800m2 (excludes battleaxe blocks), W33 wind speed, not within 0-1.5kms of open coastal conditions or breaking surf and clear access in an area that is not bushfire rated with all boundary pegs visible and accurate with material supply, subcontracting and supervision for Zone 1 area location. All services are measured to an assumed location on existing on site connections where available.

Plans are strictly protected by copyright. All plans are subject to approval by the Principal Developer and approval by Local Authorities. Prices, inclusions, plans, materials and suppliers are subject to variation without notice in whole or in part. Bulk sales of three or more homes are open for approval by Pacific Designer Homes, but no guarantee is provided that bulk sales will be matched. The home brochure plans and elevations are indicative only and depict to show suggested landscaping, timber decking, driveway, external tiling or paving, external buildings (e.g. garden sheds), non-standard roof coverings, window coverings, furniture which are not included in the façade price and do not form part of the Inclusions. Room sizes of home brochures are approximate only; please refer to final working drawings for actual sizes. The pricing information is subject to site location and site conditions and cannot be relied upon as an offer. Please refer to your building contract for the specific design and inclusion details of your new home. All Floor Plans available in left and right hand configurations as required. Item/s offered in any promotional ‘**BONUS OFFER**’ pack only apply to home selected from builders standard range of homes and ‘not’ applicable to one off designs and may supersede item/s listed in specifications. To be strictly read in conjunction with Inclusions List, Terms & Conditions and Copyright Disclaimer located at www.pacificdesignerhomes.com.au. Note: All brochure drawings are for illustrative purposes and should be used as a guide only.

FREQUENTLY ASKED QUESTIONS

1. *Is it our practice to up sell?* No, we do not sign a Building Contract until all decisions have been made about fixtures and fittings. This way you know the total known price at that stage before the building contract is signed. The Sales Representative will discuss the contract with you in detail prior to your signing.
2. *Is it necessary to upgrade your fixtures and fittings to provide a reasonable standard?* No, our price includes quality fixtures and fittings. However, if you wish to upgrade your selections, that is your choice, and we will provide pricing for you before you make any final decision and sign a building contract. When it all comes down to it, please make sure you compare the inclusions on an “apples versus apples Bang for Your Buck” comparison basis to see who clearly offers the most for the lowest price.

Why settle for less when you deserve more! NSW BLN 137828C. ACN 055 718 048 (doc.hop19705)