

Elderton Homes 10 Year Birthday Promotion

TERMS AND CONDITIONS v15

Up to \$100,000 worth of Value for \$4,990

The information included in this promotion is correct as at 30/6/2020. This offer is available to New South Wales residential build projects for which deposits are taken by Elderton Homes Pty Ltd to a maximum construction value of \$500,000 from 30/6/2020 until 1/8/2020. This offer is not available in any other states or territories of Australia. All values are inclusive of GST unless otherwise stated.

To the extent that there is any inconsistency between the terms and conditions of this promotion and the terms of your HIA contract with Elderton Homes, the terms of the HIA Contract will prevail.

Elderton Homes reserves the right to alter any of the specifications of the Elderton Homes 10th Birthday Promotion due to continuing product development and or availability. Purchasers are advised to discuss inclusions with their New Home Consultant.

We may from time to time, amend or withdraw this offer without notice or obligation. We may at any time increase prices or fees, amend our products or suppliers and correct any incorrect or erroneous part of our information. The client must contact Elderton Homes, to receive the up to date information. This offer is not redeemable for cash or discount. Individual items will not be credited. Limited stock is available. The '\$5,000 until slab down' only applies if you are building in a new Greenfield Estate and your block is registered (Excludes Knock Down Rebuild And Unregistered Land)

Photographs, artist impressions and other images displayed in conjunction with this offer may show fixtures, fittings or finishes which are not supplied by Elderton Homes Pty Ltd or which are only available in some Elderton Homes designs. This may include landscaping and outdoor items, floor coverings, furniture, kitchen, bathroom, light fittings and decorative items which have been shown as examples only. Please consult with your New Home Consultant to confirm fixtures and fittings for your new home.

Elderton Homes ABN: 33138413902. Builders Licence: 218678C.

Summary of Upgrades:

- **MADE Stress Free**
 - 100% Fixed Price Site Cost Guarantee
 - Build Timeframe Guarantee
 - Lifetime Structural Guarantee and Extended Defects Liability Period
 - Refund Guarantee
 - 100% On Time Call Back Guarantee
 - 24 Month Tender Price Lock
 - Allocated Construction Start Date
 - Independent Quality Assurance Inspections

- **Pay Just \$5,000 until Slab Down**
 - Registered greenfield block
 - \$1,000 payable for tender preparation
 - \$4,000 payable at tender acceptance
 - With the balance of 5% of total build cost payable on the completion of your slab

Excludes Knock Down Rebuild And Unregistered Land
- **Kitchen Upgrades**
 - Upgrade to soft close hinges and drawer dampers
 - Upgrade to Alder Soho sink mixer in matt black or chrome
 - Upgrade to 40mm stone benchtops
 - Upgrade to Technika Professional Range Kitchen appliances.
- **Bathroom Upgrades**
 - Upgrade to freestanding bath
 - Upgrade to shampoo nook to Ensuite
 - Upgrade to stone vanity tops.
- **Internal Upgrades**
 - Upgraded Cornice
 - Upgraded to three coat paint system
 - Upgraded to white melamine shelving throughout
 - Upgraded to lever internal door furniture
 - Upgraded to 2600mm ceilings to the Ground Floor
 - Security alarm system
 - Upgrade internal architraves
 - Floor coverings
 - 15 LED downlights
 - Ducted air conditioning.
- **External Upgrades**
 - Three fresh new facades added as standard options for your home's facade
 - Upgrade to steel frame and truss option (Single storey, metal roof homes only)
 - Or
 - Upgrade to timber T2 treated frame and trusses
 - Upgrade acrylic bag and paint to feature facade areas (As per brochure illustration)
 - Or
 - Rendered AAC external wall panelling system
 - Upgrade to Colorbond® corrugated roof sheeting (Single and double storey homes)
 - Or
 - Upgrade to shingle flat profile roof tiles
 - Upgrade to Entry door furniture
 - Garage door opener
 - Coloured concrete driveway

As detailed below for the total sum of \$4,990.

MADE Stress Free

100% Fixed Price Site Cost Guarantee

You will have access to our guarantee even if your land is unregistered. Once registration occurs, and we are able to carry out our appropriate diligence we will be able to give you a 100% Fixed Price Site Cost Guarantee.

The 100% Fixed Price Site Cost Guarantee is for the period from site start to practical completion and covers any of the following unexpected costs:

- If export or importation of spoil is needed – We Pay!
- If piling is needed – We Pay!
- If rock excavation is needed – We Pay!
- Costs associated with unforeseen ground conditions including when groundwater is found – We Pay!
- Costs associated with saline soils – We Pay!
- Double handling of materials due to difficult site conditions – We Pay!
- Additional drop edge beams – We Pay!
- Costs associated with protection of or rectification work to the existing footpath, kerb and gutter, or adjacent properties, including underpinning – We pay!
- Removal of rubbish from the site – We pay!
- Costs associated with road bores or service extensions – We pay!
- Costs associated with utility requirements such as boundary traps, reflux valves, etc. – We pay!

Note: It will be the Client's responsibility to obtain a Certificate detailing the classification of any material that has been placed on site during the development of the subdivision or demolition of the home. All material should be classified as Virgin Excavated Natural Material (VENM) or Excavated Natural Material (ENM) and free of contamination to be covered under 100% Fixed Price Site Cost Guarantee.

Note: Works to be carried out by the owner are excluded as noted in the tender.

Build Timeframe Guarantee

If we do not reach practical completion within the time provided in your HIA contract (with reference to and application of Clause 19 of the HIA Contract); we will give you \$550 per week compensation, prorated to the day practical completion is reached. The \$550 per week will be deducted from your final account.

Lifetime Structural Guarantee

Elderton Homes is committed to building quality affordable homes and we strive for a stress-free building process. This has resulted in the commitment to a **Lifetime** Structural Guarantee to you, the owner named within the building contract, and is non-transferable to subsequent owners of the home. This Structural Guarantee is in addition to any statutory warranty requirement in New South Wales and is subject to the conditions below.

This Structural Guarantee applies to all new home building contracts executed after 1st August 2019. This demonstrates our commitment to giving you peace of mind, knowing that you have Made. The right move.

References in this document to “our”, “we”, “the builder”, “builder” or “us” refers to Elderton Homes Pty Ltd (ABN: 33 138 413 902). References to “you”, “your”, “the owner” refers to the owners named in the building contract.

This Structural Guarantee will cover your home for structural defects, the foundation systems, concrete or strip footings, load-bearing brickwork and other structural members/components of the timber wall frames and the roof framing explicitly, but does exclude the following defects, namely:

This **Lifetime** Structural Guarantee is subject to the terms below and is non-transferable to any subsequent owners of the home.

The Owner's Responsibilities

The documents provided as part of your building contract, handover pack and/or in combination with the applicable documents referred to below. Failure to do so will void this Structural Guarantee.

You, the owner mentioned in the contract, are required to maintain the home in accordance with:

- *Foundation Maintenance and Footing Performance: A Homeowner's Guide* Information Sheet by the CSIRO.
- Complete and maintain termite inspections and termite control in accordance with the National Construction Code (NCC) and Australian Standards.
- Once you take possession of your home, it is your responsibility to ensure that your home is inspected and treated in accordance with the requirements of the NCC and Manufacturer's instructions. Your termite protection may become void if you do not have a licensed inspector attend your home at the nominated intervals following practical completion. This warranty will not cover any defect or damage caused by termites occurring in structural components of the home. Please refer to the termite document given to you at practical completion for more information.
- To have qualified tradespeople, complete maintenance should something change that may affect the structural integrity of the home as a result of weather, storm, fire, rain, flood, and earthquake.
- To have qualified tradespeople clean and inspect drains, pipes, pits, plumbing works and electrical wiring.
- Seek advice and confirm compliance from an independent qualified person when designing and installing landscaping, so tree roots or plant growth, tree species, inappropriate planting of garden beds and poor surface drainage of the land do not impact on the structural integrity of the home.

Exclusions

This guarantee excludes the following items or circumstances:

- Any damage or loss arising from non-compliance with your responsibilities outlined in this document.
- Any structural changes, modifications, extensions or renovations or additions including significant landscaping or pools undertaken to the home or on the lot after practical completion will void this Structural Guarantee.
- Structural failure caused by neglect, misuse, wear and tear, or accident and/or failure on your part to properly maintain your home will not be covered under this Structural Guarantee. This includes the failure to properly maintain the fittings or fixtures inside and outside your home, and on your land including, pipes, drains, pits, plumbing works, electrical wiring and appliances would not be covered by this Structural Guarantee.
- Any damage or failure caused by natural events or forces, including weather, storm, fire, rain, flood, earthquake, wind and any termite damage is not covered under this warranty. These events or forces can cause damage to roofs, windows, and other parts of the house; this includes adjoining/neighbouring properties with trees and surface water runoff. You should purchase and maintain current building insurance for your home. In the event of such, you should contact your insurance company so that repairs and any rectification can be assessed and relevant claims made.

- Any changes to site conditions that are experienced post settlement that is outside of our control resulting in defects and damage to the slab or footing systems due to abnormal conditions (other than seasonal changes) such as the effect of tree roots or plant growth, tree species, inappropriate planting of garden beds, poorly designed landscaping affecting any structural part of the house, insufficient surface drainage of the land and/or leaking plumbing in or about the house will not be covered under the warranty. For information about how to prevent that type of defect or damage, you can refer to the *Foundation Maintenance and Footing Performance: A Homeowner's Guide* Information Sheet by the CSIRO.
- Any works such as excavations that affect the foundations and/or repairs by unqualified or unauthorised personnel. Alternatively, failure to follow site maintenance including, but not limited to, establishing appropriate landscaping, drainage, general maintenance and the ongoing maintenance of the termite prevention treatment and drainage of your home and land.
- It may take months for your new home to settle into its new environment depending on the prevailing climate conditions; shrinking due to movement may be evident in minor cracking. For this reason, minor or hairline cracks to the inflexible junctions of walls, ceilings and cornices and surface cracks in concrete surfaces are not covered by this warranty agreement.
- Any items deemed not to be a defect as per *The NSW Guide to Standards and Tolerances 2017* relevant at the time of the practical completion.
- This guarantee does not cover non-structural items, without limiting the range of matters excluded under this structural warranty. This includes any marks or scratches on or defect in any kitchen and bathroom joinery, basins, baths, showers, bench-tops, floor coverings, wall tiles, fittings, furniture, drapes, curtains, blinds, televisions, computer and electric devices, switches, machines, appliances, painted and finished surfaces, goods are specifically not covered under this warranty.

Limitations

Should there be a need, we will rectify at our cost the structural failure of any of the following:

- Concrete slab and/or strip footing or other foundation systems pursuant to the National Construction Code and all relevant Australian Standards defined as 'Damage Category 3' or higher AS 2870 for a structural failure to exist.
- The resultant damage to brickwork where structural foundation failure is defined in accordance with the Australian Standards and according to the National Construction Code.
- Structural members in wall or roof framing where structural failure is defined in accordance with the Australian Standards and according to the National Construction Code.
- Some of our goods and material come with guarantees that cannot be excluded under the Australian Consumer Law. With this being said, it is acknowledged that you are entitled to a replacement or refund for a major failure and where we are responsible and able to complete a repair, we will repair the goods. Where it is not able to be repaired, we will replace the goods to the extent necessary to rectify the structural failure.

Who can make a Claim under the Structural Guarantee?

Only the owners named in the building contract for the home constructed by us where the owners are still in legal ownership of the home.

Where the owner named in the building contract is a company, the guarantee period is 25 years from the issue of the certificate of occupancy. The **Lifetime** Structural Guarantee is non-transferable or assignable.

Where a copy of this **Lifetime** Structural Guarantee is annexured to the building contract.

What is the First Step to Make a Claim?

The first step in claiming under this guarantee is you are required to provide a written detailed account outlining your claim, and it is to be sent to us via post or email at enquiries@eldertonhomes.com.au.

Elderton Homes
PO BOX 7390
Baulkham Hills BC NSW 2153

What Happens When the Builder Receives Your Claim?

After receipt of your claim, we will review your written detailed account and contact you to arrange the inspection of your property to ascertain if there is a structural failure that meets the conditions and requirements of this guarantee.

Following the completion of this inspection, you will receive in writing an outlined outcome of the assessment and should the structural failure meet the requirements of this guarantee; we will consult with you to commence the rectification works within a reasonable period of time at our expense.

Where it is determined by the builder that your written detailed account is not a structural defect or that the items in your account do not meet the requirements of this guarantee or is a result of one of the exclusions of this guarantee or the item is not covered under this guarantee you 'the owner' will bear any rectification costs.

For more information regarding our Structural Guarantee, please contact us on 02 8859 2100 or by email on enquiries@eldertonhomes.com.au

Extended Six Month Defects Liability Period

It is usual for newly completed homes to have minor defects arise. These are due to building movement, normal wear and tear, settlement or lack of maintenance.

The defects liability period is a fixed period of time during which the builder has a contractual obligation to return to the site to rectify defects and/or reinstate any items that may have become evident due to building movement or settling, and in reference to *The New South Wales Guide to Standards and Tolerances 2017* relevant at the time of the practical completion inspection.

While it is a contractual requirement for the Builder to provide cover for three months, we have committed to offering our clients an option to double this warranty period to six months.

This offer is to be selected when you reach practical completion where you must choose to have your maintenance inspection carried out at either 13 weeks (3 months) OR 26 weeks

(6 Months) from practical completion. Note we do not inspect your home at both of these intervals, only the one you choose.

Refund Guarantee

If, prior to accepting your tender from Elderton Homes, you find a builder who provides written confirmation that it will satisfy all the elements of Elderton Homes' Made Stress Free and if you decide to accept that offer in lieu of proceeding with your Elderton Home we will refund your tender request fee. Full details of the competitor's guarantee, including a copy of their promotional material as well as a formal building tender, will need to be provided to Elderton Homes in order to receive the refund. The marketing material must outline terms that are identical or better in order to receive the refund. The formal building tender must be clearly dated and contain a signature from a senior member of the competing builder's staff.

100% on Time Call Back Guarantee

Any phone calls to your Client Relations Officer that are made before 12 pm (AEDT) will be returned that same business day. Any calls after that time will be returned by 12 pm (AEDT) the following business day. This excludes public holidays, and the Elderton Homes Christmas shut down period. If we do not get back to you within this timeframe, we will donate \$100 in your name, not Elderton Homes, to a Charity of your choice from 20 supported charities (listed below). Same day return calls will only be made to messages which include your name, your return telephone number, your job number and site address. The Charity will be paid via EFT payment within 7 working days of the complaint being approved as legitimate.

Supported Charities:

- Cure for Brain Cancer Foundation
- Black Dog Institute
- The Children's Hospital at Westmead
- Humpty Dumpty Foundation
- Bear Cottage
- Jeans for Genes Foundation,
- World's Greatest Shave
- MS Sydney to the Gong Ride
- Bravehearts
- Heart Kids
- Ronald McDonald House
- R U OK?
- Sanctuary Women's shelter
- Make A Wish Foundation
- Beyond Blue
- Red Nose Day (SIDS Foundation)
- Can Too
- Parkinson's NSW
- Transplant Australia
- Juvenile Diabetes Research.

24 Month Tender Price Lock

The base tender price of your home will be held firm and will not increase for a period of 24 months from the date of the payment of the initial Tender Request Fee, provided the following are completed within the terms of this Price Lock:

- Tender is accepted within Sixty (60) days of the receipt of initial Tender Request Fee.
- Contract is accepted within Sixty (60) days of the Tender Acceptance date.
- Consolidated documents stage is reached with reference to and application of clauses 4 and 12 of your HIA Contract.

Allocated Construction Start Date

To ensure all of our homes receive the attention they deserve Elderton Homes ensure that each and every home has an allocated start date. Using a computer-aided workflow in pre-construction, this will provide allocations of start dates, so we do not exceed our build capacity.

This process relies on and is influenced by factors outside of Elderton Homes' control such as actions to be completed by the client, developer, council and other parties, regulators and authorities. Delays in these actions may affect timeframes. The actions outside Elderton Homes' control also include land registration, tender and contract signing, Developer approval, Council approval and other statutory approvals.

Independent Quality Assurance Inspections

In addition to our internal Quality Assurance Audits, Elderton Homes ensures mandatory inspections by the Certifier and Structural Engineer are completed. Our commitment to quality does not end there - each home is also independently inspected by an industry leading Property Inspections company at nominated milestones during the construction of your home.

Pay Just \$5,000 until Slab Down

Pay just \$5,000 towards your new home deposit - \$1,000 payable for tender preparation, \$4,000 payable at tender acceptance), with the balance of the 5% payable on the completion of your slab. This offer excludes knock-down rebuilds.

Kitchen Upgrades

Upgrade Soft Close Hinges and Drawer Dampers

- Upgrade to soft close hinges to kitchen cupboard doors and soft close drawer dampers to standard drawers.

Upgrade Alder SOHO Sink Mixer in Matt Black or Chrome

- Upgrade to the SOHO mixer.

Upgrade 40mm Edge Stone Benchtops

- Upgrade to 40mm laminated edge Essentials range Smartstone benchtops.

Upgrade to Professional Kitchen Appliances

- Technika Professional TCR90BK 900mm black and stainless steel canopy externally ducted rangehood with stainless steel flue cover abutting bulkhead.

- Upgrade to Technika Professional TEG95TBK 900mm black and stainless steel upright cooker.

Or

- Technika D6900SS-2 900mm stainless steel canopy externally ducted rangehood with stainless steel flue cover abutting bulkhead.

- Upgrade to Technika Professional TEG95DUA 900mm stainless steel upright cooker.

Bathroom Upgrades (Design Specific)

Upgrade Freestanding Bath

- Upgrade to freestanding Seima Paxi Slimline. This bath has a fine rim, an elegant super-ellipse bath with built-in polished stainless steel slit overflow included. Sizes available in either 1500mm or 1700mm (Design Specific) Note: Standard mixer tap and wall spout to remain and be located accordingly.

Upgrade Shampoo Nook to Ensuite

- Provide one 600mm wide x 400mm high shampoo nook to the Ensuite shower. Includes additional waterproofing and tiling from builder's standard range. NOTE: Sizes are the frame opening only and do not include the thickness of wall linings and tiles.

Upgrade Stone Vanity Benchtops

- Upgrade to 20mm Smartstone vanity benchtops (Essentials Range)

Internal Upgrades

Upgraded Cornice to All Areas

- Decorative CSR Gyprock cornice in place of the standard cornice to all main living areas providing an additional level of detail to the aesthetics of a room. Gyprock cornices help you create a style when balanced with other interior design features, cornice to be selected from the extensive range. (Alto, Aria, Duo and Symphony up to 90mm as applicable).

Upgraded Three Coat Paint System

- Taubmans Pure Performance scuff resistant and highly washable matt paint system to walls. The unique formula is low in VOC and odour, complete with Microban antibacterial protection which inhibits the growth of harmful bacteria, mould, mildew and fungus; enabling a cleaner, fresher and safer home environment. This paint is approved by the National Asthma Council Australia's Sensitive Choice program.

Upgrade to White Melamine Shelving Throughout

- White Melamine shelving throughout to all robes and linen cupboards.

Upgrade to Lever Internal Door Furniture

- Lane Caletta or Montebello lever door furniture with privacy mechanism to bathroom, ensuite, toilet and powder room (design specific).

Upgraded 2600mm Ceilings to the Ground Floor

- 2600mm ceiling height to the ground floor in lieu of 2450mm; includes raising all windows with eaves. Doors to side and rear of the home to remain standard height with fibre cement infills where applicable.

Security Alarm System

- Provide Hills Reliance 8 Alarm with three PIR, one LED keypad, one strobe/siren and one screamer. Includes a single power point and phone point for alarm.

Note: No allowance for back to base monitoring

Upgrade Internal Architraves

- Hume paint grade pine 67mm x 18mm architraves from standard profile range.

Floor Coverings

- Provide main body internal floor tiles and internal carpet from Builder's Standard Range to selected areas only.

Note: Floor covering areas are dependent on home design.

15 LED Downlights

- Upgrade to 15 x LED warm white downlights. Downlight substitution for standard points will be determined by the home size and design

Ducted Air Conditioning

- Provide ActronAir® Classic ducted air conditioning with two zones.

Note: Final kW and single or three phase requirements combined with the number of outlets will be determined by the home size and design.

External Upgrades

Three Fresh New Facades as Standard

- Three fresh new facades to select from including the Evoke, Inspire and Aura now included in the base price.

Note: The included facades may not be available in all locations and may need to be upgraded further to alternative façades to comply with specific locations, council planning controls and/or estate guidelines. A further upgrade will incur additional costs.

Upgrade to Steel Frame and Truss Option (Single Storey, Metal Roof Homes Only)

- Provide a durable Aluzinc® coated, prefabricated steel wall framing and roof truss system.

Note: This item is provided in addition to the standard termite treatment to slab penetrations and perimeter system. With blocking and trimmers, provided in T2 seasoned, dressed, machine-graded, plantation pine to complete the customised trimming for your individual project requirements combined with Steel not susceptible to termite attack.

Note: The steel frame and truss option is offered in conjunction with the included Colorbond® roof. If Colorbond® roof is deleted your selection reverts back to concrete roof tiles, the steel frames and trusses will return to T2 timber frames and trusses.

Upgrade to Timber T2 Treated Frame and Trusses

- Provide an H2 termite treated, prefabricated timber wall framing and roof truss system.
 - Single storey: Timber T2 seasoned, dressed, machine-graded, plantation pine prefabricated wall framing and roof truss system.
 - Double storey floor joists: Timber Dindas H2 termite, treated engineered floor joists system.

The result is a full timber frame, truss and floor system that has been specially treated to be termite resistant.

Note: This item is provided in addition to the standard termite treatment to slab penetrations and perimeter system.

Upgrade Acrylic Bag and Paint to Feature Facade Areas (As per brochure illustration)

- The feature acrylic bag and paint is to the locations shown in the brochure illustration and includes up to two colours selected from Builder's Standard Range.

Note: Stacked Stone is NOT included where shown on plans, and will be substituted for Standard face brick. No allowance has been made for a third colour.

Upgrade to a Rendered External Wall Panelling System

- Rendered, autoclaved aerated concrete (AAC) external wall panelling system. This item requires a change from the standard termite treatment to slab penetrations and reticulated perimeter system.
- Single and double storey: Enhance the look of your new home and create greater street appeal with the fully rendered AAC external wall panelling system which is considered a sustainable building material and will reduce your environmental footprint.
- The AAC system increases your comfort levels by reducing the amount of artificial heating and cooling due to its energy efficiency and thermal properties while also possessing excellent fire resistance. The external wall panelling system is finished with a high-performance polymer render system and acrylic paint finish including up to two colours selected from builder's standard range with the added features below:
 - External wall panelling system to replace all standard brick veneer areas on all elevations
 - Wall wrap to external walls included - No Charge!
 - AAC infills above windows as required - No Charge!
 - AAC infills above doors as required - No Charge!
 - AAC and FC return infills above and around garage doors as required - No Charge!
 - Contemporary flush sills to all elevations under windows and doors included - No Charge!
 - Feature and standard lightweight cladding as indicated on plans or as indicated on selected facades are to remain, keeping the general overall look of the home as intended.

Note: The external wall thickness will be reduced from 240mm to 205mm (nom) with the overall external dimensions reduced accordingly. All internal room dimensions and areas will remain unchanged from plans. If the home is to be built on a zero lot and the external ground level against the home is higher than the internal floor area, or an integrated retaining wall system is required, the AAC and frame offer will not be available. Where stone cladding or tile features are nominated or selected there will be a requirement for an alternative substrate and will attract an additional charge. Traditional projected sills are available at an additional charge. Where site location is within an extreme or coastal environment additional charges will apply. If feature brickwork is preferred this can be provided at an additional charge. This Offer and Construction is based on the builder's preferred external wall panelling and specification.

Additional cost will be incurred

- Where stone cladding or tile features are nominated or selected and a substrate is required.
- When traditional projected sills are selected.
- Where site location is within an extreme or coastal environment.
- If feature brickwork is chosen.

Upgrade to Colorbond® Corrugated Roof Sheeting (Single and Double Storey Homes)

- Colorbond® steel roof complete with a 60mm foil backed insulated blanket in lieu of sarking. Selected from standard colour range.

Or

Upgrade to Shingle Flat Profile Roof Tiles

- Bristle Classic shingle flat profile roof tiles in a choice of nine alluring shades.

Upgrade to Entry Door Furniture

- Upgrade Entry door to **Lane keyless entry** electronic single cylinder deadlock and back to back 800mm long round Lane offset pull handle in satin stainless and heavy duty roller bolt.

Or

- Upgrade Entry door to Lane Mortise Plus single cylinder mortice deadlock and back to back 800mm long round Lane offset pull handle in satin stainless.

Garage Door Opener

Provide B&D PanelPro® sectional overhead auto door opener, including three remote controls and one wall clip. Includes single power point on ceiling.

Driveway

- Provide Plain coloured concrete driveway and footpath to Front Porch to be selected from standard colour range.
 - Up to 30m² for a single garage and up to 50m² for a Double Garage.
 - No allowance for grated drain based on drive falling away from home.
 - No allowance for stencil patterns or borders.
 - No allowance for layback extension or replacement to suit proposed drive location.

Up to \$100,000 Worth of Value is Calculated Based on Ashburton 29 Home Design from the Ascend range and the Following:

- Elderton Homes 10 Year Birthday Promotion retail value of \$107,151.95
- This price is calculated with the retail costs as per Elderton Homes Tick A Box Pre and Post Contract dated 1st January 2020 for relevant upgrades and is based on the Ashburton 29 (Plus Inclusions)
- 24 Month Price lock is calculated on the Ashburton 29 from the Ascend range (Plus Inclusions) with a base price of \$491,900 on the 18th November 2019 Price list in Zone 1 offered as part of Birthday promotion on a standard eight-month tender extended at 0.6% per month for 16 months to a total of 24 months.

Note: The individual client calculations for price increases will be based on Elderton Homes Standard Tender Acceptance conditions. The 0.6% per month will be calculated from the total consolidated document amount per month for each of the following standard eight months to a total of 24 months. The above calculation will vary for each client based on their individualisation of their home and site. Elderton Homes reserves the right to review the entire consolidated document pricing once the period exceeds 24 months. Other homes within the Elderton Homes product offering may be greater, similar or lower in value than the example provided above.