

DUPLEX INCLUSIONS



MOJO
homes

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Welcome to our **MOJO Duplex** collection, with inclusions setting the new standard in value.

We'll make it simple to build a brand new duplex to match your style AND your budget.

MOJO make it easy by including:

- An appointment with our MyChoice Design Studio professionally accredited interior design consultant to assist in personalising your colours, finishes and electrical layout
- Coloured concrete driveway and path with plain concrete crossover in broom finish (up to 55m² for double garage and 30m² for single garage) per unit
- Quality carpet installed to Home Office, Lounge, Bedrooms, Stairs and First Floor Living in a choice of colours from Builder's nominated range (includes underlay) and large format 450mm x 450mm ceramic tiles (matt finish) installed to Entry, Kitchen, Dining and Living in a choice of colours from builder's nominated range per unit
- Site Costs and Statutory Charges* included (*excludes Section 94 contributions if required)

Terms and conditions apply – see back page.

APPLIANCES

- Artusi CAO600X 600mm wide European stainless steel 3 knob, 5 function electric under bench oven per unit
- Artusi AGH65X 600mm wide European stainless steel gas cooktop with cast iron trivets and wok burner (if gas is unavailable an electric option is available) per unit
- Artusi ACH600X 600mm wide European stainless steel canopy rangehood (Including external ducting) per unit

KITCHEN

- White melamine internal cupboard finish
- Overhead cupboards adjacent to rangehood as indicated on plan (excluding bulkheads over)
- Radiant R150 1,100mm 1¼ end bowl stainless steel sink per unit
- Stylus Cadet sink mixer in chrome finish per unit
- Ceramic tile splashback from the builder's nominated range per unit

- Laminated cupboard doors and drawers, end panels and back-panels with an ABS edge with matching laminated kickboards in a selection of colours from the builder's nominated range
- Selection of quality kitchen cabinet handles from the builder's nominated range
- Kitchen pantry plasterboard lined with four (4) white melamine shelves as indicated on plan
- Dishwasher provision with cold water connection point and single power point per unit
- Refrigerator provision with single power point per unit
- Microwave provision with single power point per unit
- Laminated square edge benchtops in a selection of colours from the builder's nominated range

BATHROOM & ENSUITE

- Clark Round Square mixer tapware to basin, shower and bath to ensuite and bathroom in Matt Black or Chrome finish
- Clark Square Round rail shower to ensuite and bathroom in Matt Black or Chrome finish
- Stylus Prima white vitreous china dual flush close coupled toilet suite with soft close seat to ensuite and bathroom
- Ceramic wall and floor tiling includes a tiled shower base, tiled splashback to the vanity, 2,000mm high wall tiling to showers, 1,200mm behind bath and skirting tile to remainder
- 2,000mm high framed shower enclosure in bright chrome finish and clear safety glass and a semi-framed pivot door to bathroom and ensuite
- Clark Round 1,600mm Freestanding white acrylic bath with chrome waste and rubber plug as indicated on plan
- Laminated square edge benchtop to ensuite and bathroom vanities in a selection of colours from the builders nominated range
- Clark Square inset vanity basin with chrome pop up plug and waste ensuite and bathroom (design specific)
- Single bowl vanity to bathroom and ensuite with laminated doors and end panels with an ABS edge with matching laminated kickboards in a selection of colours from the nominated builder's range
- White melamine internal cupboard finish
- Selection of quality vanity cabinet handles from the builder's nominated range to ensuite and bathroom

- Polished edge vanity mirror to match vanity width, over a tiled splashback above vanity benchtops to match the height of the shower screen
- Clark Round toilet roll holder in Matt Black or chrome finish
- Clark Round 600mm single towel rail in Matt black or chrome finish to ensuite and bathroom
- Round chrome floor wastes (excluding separate WC)

LAUNDRY

- Project Tub and white metal cabinet with 45 litre stainless steel tub (Design Specific)
- Stylus Verdi mixer tap to laundry tub and concealed washing machine taps chrome finish
- Round chrome floor wastes
- Ceramic floor including tiled splashback to the laundry tub and skirting tile to the walls from a nominated builders range
- Hume XF3 2,040mm high x 820mm wide (nominal) Laundry door with clear glazing in a paint finish with Gainsborough Terrace keyed entry knobset and a Gainsborough 550 double cylinder dead lock (keyed alike) or an aluminium sliding door with a keyed lock (design specific) per unit

INTERNAL

- Walk-in robe with white wire shelf and hanging rail to Bedroom 1 (design specific) and built-in robe with 2,040mm high mirrored sliding doors, white wire shelf and hanging rail to remaining bedrooms as per plan
- Linen cupboard with 2,040mm high flush panel internal swing door/s with four (4) white wire shelves as indicated on plan
- 42mm x 18mm thick skirting and architrave (half splay profile) pre-primed MDF for paint finish
- Three coat paint system to ceilings, walls, door frames, hinged doors, woodwork, eaves, PVC downpipes and meter box using quality Taubmans Endure paints. Choice of paint colours from a selected range of colours – 1 wall colour, ceiling colour white and 1 colour for all internal doors, skirtings and architraves
- 2,450mm high ceilings throughout
- 90mm scotia cove cornice throughout and square set cornice to internal robes and linen
- 2,040mm high flush panel internal hinged doors in a paint finish
- Gainsborough Instyle leverset internal door hardware to all internal passage doors, privacy leverset to ensuite, bathroom, separate WC in a chrome finish.

- White cushioned door stops to internal doors as required
- Enclosed staircase with MDF treads and risers (for a carpet finish), painted MDF stringer, newel posts & handrails with 12mm x 12mm square black metal balusters (double storey homes only)

EXTERNAL

- Modern facade with select face brickwork
- Superior Kordon termite protection to all slab penetrations and termite barrier to perimeter of the home
- 90mm T2 termite treated timber wall frames and trusses for superior strength
- Selection of face bricks from the nominated Austral Brick's range (Old Colonial, Everyday Life)
- Off white brick mortar with ironed joints
- 450mm eaves to perimeter of home (design specific)
- Integrated reinforced concrete slab to front porch and outdoor living in a cover grade finish, suitable for future finishes by owner (design specific) per unit
- Quality aluminium sliding windows and doors with keyed locks to openable windows and sliding doors in a choice of powder coat colours
- Standard clear glazing to all aluminium windows and sliding aluminium doors with obscure glazing to ensuite, bathroom and WC windows
- Boral concrete roof tiles (colour on) in a choice of colours from a nominated builders range (Macquarie)
- R2.5 glass wool insulation batts to the external walls
- R4.0 glass wool insulation batts (excluding the Outdoor Living and/or patio ceilings or walls)
- R2.5 glass wool wall insulation batts to the garage internal walls
- R4.0 glass wool ceiling insulation batts to the garage ceiling
- 22.5 degree roof pitch included in all homes. Some home designs will vary – refer to working drawings for details
- Colorbond metal fascia and gutter from a selection of Colorbond colours
- 90mm diameter PVC downpipes in a paint finish from a selection of colours
- All waste pipes concealed internally within the structure of the home with external vent pipes exposed
- One garden tap to front & rear of home per unit

CAR ACCOMMODATION

- Sectional garage door motor with two handsets and a wall mounted button and Additional Remote Control Handset per unit
- 2,040mm high flush panel internal hinged door, paint finish with a Gainsborough Instyle leverset

DOORS

- Hume Vauclose 2,040mm high x 820mm wide (nominal) front entry door in a paint finish with Gainsborough Terrace keyed entry knobset and a Gainsborough 550 double cylinder dead lock (keyed alike) per unit
- Hume standard timber entry frame and sidelight with clear glazing in a paint finish (design specific)

ELECTRICAL, GAS, WATER & STORMWATER

- One (1) TV point including provision for five (5) metres of coaxial cable in the roof space per unit
- Rheem Metro 26 litre continuous flow HWS (includes a recessed box) subject to gas availability per unit
- Single phase meter box with circuit breakers and earth leakage safety switch. Meter box will be installed on the side nearest to the mains connection point from the existing supply point within 6.0m of the dwelling per unit
- NBN conduit and draw line only from the surface pit to the house in preparation for the final connections by the owner per unit
- Clipsal Iconic light switches and light points (white switch with white cover plate)
- Clipsal Iconic double power points to all rooms and Clipsal Iconic single power points to appliances (white switch with white cover plate)
- Hard wired smoke detectors provided with battery back up
- Above ground 4,500 litre slimline water tank within 50mm from home on a concrete slab. Flush out point is provided before tank. Recycled water will be to toilets, washing machine and one external tap only per unit

BUILDING INCLUSIONS

- 242 day tender period
- 25 year structural warranty period (conditions apply)
- 90 day maintenance period

- Built by quality trades people
- Development application and Construction Certificate application fees
- Homeowners Warranty insurance
- Water authority application fees
- HIA new home building contract
- Identification survey by a registered surveyor
- Basix and Naters energy assessment report
- Landscaping Plan
- Bushfire, Acoustic, Flood, Traffic, Hydraulic and Heritage reports (if required)
- Waste Management plan and Statement of Environmental Effects

SITE COSTS

- Water connection to a pre-tapped water main within 6.0m of the dwelling per unit
- Sewer connection to existing serviceable connection point within 9.0m of the dwelling per unit
- Stormwater connection to existing serviceable connection point, including upgraded stormwater to 100mm (sewer grade) for charged downpipe system. within 30.0m of the dwelling per unit
- Site soil investigation report by a geotechnical engineer
- Structural engineers designed "M" class concrete slab design with concrete bored piers or steel screw piers and structural engineers certification
- Machine hire and site preparation to create a level building platform based on cut/fill upto 500mm
- Site contour survey by a registered surveyor

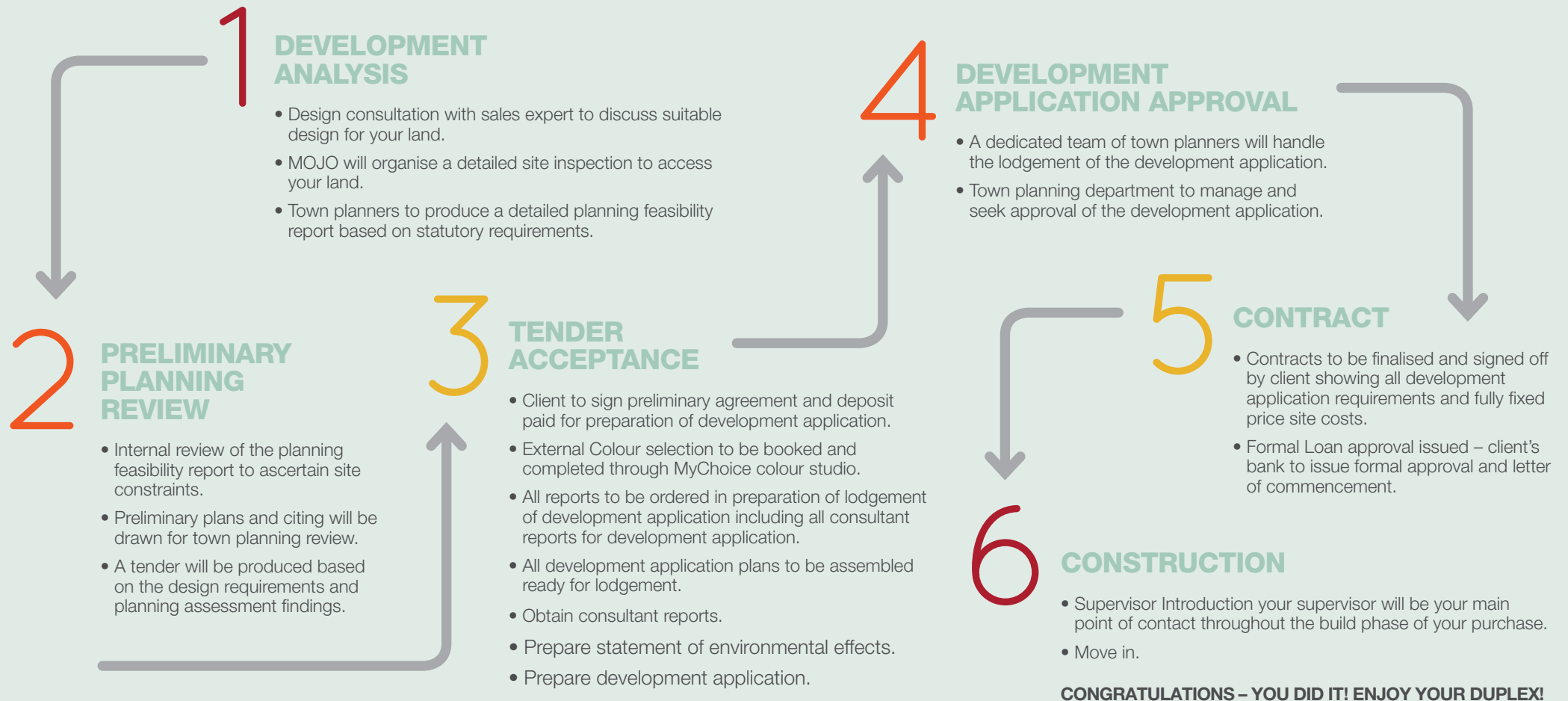
Client Signature

Date

Builder Signature

Date

THE MOJO GUIDE TO DUPLEX DEVELOPMENT...



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DUPLEX PRICE LIST

• October 2018

DUPLEX	DESIGN CODES	INC. MODERN FACADE	CONTEMPORARY FACADE	CLASSIC FACADE	LIST PRICE
ALBION	H-NMTALB	\$675,500	\$29,500	\$45,500	\$675,500
ESSEX	H-NMTESS	\$670,500	\$13,500	\$36,500	\$670,500
HARRINGTON	H-NMTHAR	\$619,500	\$13,500	\$36,500	\$619,500
HICKSON	H-NMTHIC	\$572,500	\$30,000	\$49,000	\$572,500
ULTIMO	H-NMTULT	\$734,000	\$17,500	\$36,500	\$734,000
YORK	H-NMTYOR	\$695,500	Unit 1 – \$16,500	Unit 1 – \$24,500	\$695,500
			Unit 1 – \$13,500	Unit 2 – \$24,500	

DUAL LIVING	DESIGN CODES	INC. MODERN FACADE	CONTEMPORARY FACADE	CLASSIC FACADE	LIST PRICE
OXFORD	H-NMTOXF	\$342,750	\$TBA	\$TBA	\$342,750

GRANNY FLATS	DESIGN CODES	INC. MODERN FACADE	CONTEMPORARY FACADE	CLASSIC FACADE	LIST PRICE
BANKSIA	H-NMTBNK	\$101,500	\$2,900	\$6,400	\$101,500
LILY	H-NMTLIL	\$98,900	\$3,800	\$5,700	\$98,900
MAGNOLIA	H-NMTMAG	\$95,000	\$3,900	\$6,200	\$95,000
WARATAH	H-NMTWTA	\$100,500	\$3,300	\$5,100	\$100,500