



# INCLUSIONS & EXCLUSIONS

CURRENT AS AT JUNE 2023

## Ecovillage Pre-designed Homes

Choosing one of our six pre-designed homes and taking it to your builder of choice to price can make life easier on so many levels. But as in any building process, you need to be aware of what is and isn't included in the basic cost price so you can budget wisely. This list is not exhaustive but covers many of the key items. Make sure you discuss your house pricing in detail with your builder.

### Inclusions

- Prices are inclusive of GST
- Private Building Permit Certification / Building permit fee / BCTIF
- Ecovillage design assessment completed
- Energy efficiency (NatHERS) assessment
- Life Cycle Assessment ([RapidLCA](#))
- Compliant with Liveable Housing Design Guidelines 'Silver' Standard
- Structural engineering
- Sand pad / site certification (provisional sum)
- Services connections to sewer, power, NBN at boundary
- Concrete driveway and concrete crossover
- Carport as shown on plans
- Verandahs / decking / paving as shown on plans
- Internal and external painting / oiling
- Grey water ready plumbing
- Bosch electric appliances (induction cooktop, rangehood, oven)

- Reclaim heat pump hot water unit (excluding installation costs)
- Final building and site clean
- Flyscreens on windows and sliding doors

### Exclusions

- Solar panels, inverter, PV system installation
- Rainwater tanks, pump, plumbing and pipework
- Heating / AC units
- Landscaping
- Greywater pump / filtration system
- Window coverings
- Clothesline
- Solar pergolas shown on artist's impressions
- Bushfire certification (as needed, refer to LDPs)
- All house prices are based on the assumption of a BAL LOW bushfire lot rating.

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