

STRICTLY
FIRST
10
BUYERS
ONLY

NOSTRA HOMES 2017

END OF FINANCIAL YEAR

**GRAND
SAVINGS**

CHOOSE YOUR UPGRADES

Pay \$0 - select up to \$10,000[^] worth of upgrades.

Pay \$3,000 - select up to \$15,000[^] worth of upgrades.

Pay \$5,000 - select up to \$20,000[^] worth of upgrades.

Pay \$10,000 - select up to \$30,000[^] worth of upgrades.

NOSTRA
HOMES



ADD THE FINISHING TOUCH WITH YOUR CHOICE OF **GRAND UPGRADES:**

\$10,000,
\$15,000,
\$20,000 OR
\$30,000!^



SITE COSTS UPGRADES

Slab upgrade as required up to 20sq Provide increased slab upgrade as required to homes within 20 squares	\$5,400 ea	<input type="checkbox"/>
Slab upgrade as required up to 25sq Provide increased slab upgrade as required to homes within 25 squares	\$6,700 ea	<input type="checkbox"/>
Slab upgrade as required up to 30sq plus Provide increased slab upgrade as required to homes up to 30 squares or greater	\$8,600 ea	<input type="checkbox"/>
Rock removal - West Provide rock removal to homes located in the West region	\$2,000 ea	<input type="checkbox"/>
Rock removal - North Provide rock removal to homes located in the North region	\$4,000 ea	<input type="checkbox"/>
Rock removal - Kalkallo/Wollert Provide rock removal to homes located in the suburbs of Kalkallo or Wollert (does not include the project Kallo for purchasers in Kallo a provisional sum allowance for rock removal will be made in the contract of sale).	\$8,000 ea	<input type="checkbox"/>

SUB-TOTAL - VALUE OF SITE COST UPGRADES CHOSEN \$

FACADE UPGRADES

Choose any facade upgrade from our range - chosen facade:	Price:	<input type="checkbox"/>
Provide upgrade facade - clients to choose from upgrade facade list pricing		
Eaves Provide up to 13Lm of 450mm eaves	\$1,120 ea	<input type="checkbox"/>
Eaves Provide up to 17Lm of 450mm eaves	\$1,460 ea	<input type="checkbox"/>
Eaves Provide up to 21Lm of 450mm eaves	\$1,800 ea	<input type="checkbox"/>

SUB-TOTAL - VALUE OF FACADE UPGRADES CHOSEN \$

KITCHEN UPGRADES

40mm Stone benchtop to kitchen Provide 40mm stone benchtop (CAT 1) to Kitchen ILO of 20mm	\$1,900 ea	<input type="checkbox"/>
Glass splashback Provide clear glass splashback to kitchen ILO tiled - up to and including 25 square home	\$950 ea	<input type="checkbox"/>
Glass splashback Provide clear glass splashback to kitchen ILO tiled - 25.01 square home or greater	\$1850 ea	<input type="checkbox"/>
Undermount sink Provide undermount sink to kitchen ILO standard	\$650 ea	<input type="checkbox"/>
Stainless steel dishwasher & microwave Provide dishwasher and microwave incl. microwave provision from builders standard range	\$1,970 ea	<input type="checkbox"/>
Water point to fridge Provide cold water point to fridge cavity	\$210 ea	<input type="checkbox"/>

SUB-TOTAL - VALUE OF KITCHEN UPGRADES CHOSEN \$

BATHROOM & ENSUITE UPGRADES

20mm Stone benchtop to bathroom and ensuite Provide 20mm stone (CAT 1) to vanities in bathroom and ensuite ILO standard	\$990 ea	<input type="checkbox"/>
40mm Stone benchtop to bathroom and ensuite Provide 40mm stone (CAT 1) to vanities in bathroom and ensuite ILO standard	\$1,290 ea	<input type="checkbox"/>

Floor to ceiling tiles Provide floor to ceiling tiles in bathroom including square set cornices to suit	\$2,300 ea	<input type="checkbox"/>
Floor to ceiling tiles Provide floor to ceiling tiles in ensuite including square set cornices to suit	\$2,300 ea	<input type="checkbox"/>
Floor to ceiling tiles Provide floor to ceiling tiles in powder room including square set cornices to suit	\$1,700 ea	<input type="checkbox"/>
400 x 400mm Soap niche Provide 400 x 400mm soap niche in bathroom	\$450 ea	<input type="checkbox"/>
400 x 400mm Soap niche Provide 400 x 400mm soap niche in ensuite	\$450 ea	<input type="checkbox"/>
Frameless shower screen Provide 900 x 900 x 2000mm frameless shower screen in bathroom	\$1,380 ea	<input type="checkbox"/>
Frameless shower screen Provide 900 x 900 x 2000mm frameless shower screen in ensuite	\$1,380 ea	<input type="checkbox"/>
HPM Heat lamp/fan combination Provide HPM heat 2 lamp/fan to bathroom	\$215 ea	<input type="checkbox"/>
HPM Heat lamp/fan combination Provide HPM heat 2 lamp/fan to ensuite	\$215 ea	<input type="checkbox"/>

SUB-TOTAL - VALUE OF BATHROOM & ENSUITE UPGRADES CHOSEN \$

INTERNAL UPGRADES

Increase ceiling height to 2700mm 2700mm high ceilings to ground floor ILO standard - up to and including 25 square home	\$4,450 ea	<input type="checkbox"/>
Increase ceiling height to 2700mm 2700mm high ceilings to ground floor ILO standard - 25.01 square home or greater	\$5,450 ea	<input type="checkbox"/>
Square set cornices Provide square set cornices to ground floor ILO standard cove cornice - up to and including 25 square home	\$2,750 ea	<input type="checkbox"/>
Square set cornices Provide square set cornices to ground floor ILO standard cove cornice - 25.01 square home or greater	\$3,300 ea	<input type="checkbox"/>

SUB-TOTAL - VALUE OF INTERNAL UPGRADES CHOSEN \$

FLOORING UPGRADES

Floating floors Provide laminate flooring in lieu of carpets and tiles to entry, meals, kitchen, living, family - up to and including 25 square home	\$2,200 ea	<input type="checkbox"/>
Floating floors Provide laminate flooring in lieu of carpets and tiles to entry, meals, kitchen, living, family - 25.01 square home or greater	\$3,300 ea	<input type="checkbox"/>
Engineered floors Provide 3 strip engineered floorboards in lieu of carpets and tiles to entry, meals, kitchen, living, family - up to and including 25 square home	\$10,915 ea	<input type="checkbox"/>
Engineered floors Provide 3 strip engineered floorboards in lieu of carpets and tiles to entry, meals, kitchen, living, family - 25.01 square home or greater	\$13,100 ea	<input type="checkbox"/>

SUB-TOTAL - VALUE OF FLOORING UPGRADES CHOSEN \$





ELECTRICAL UPGRADES

Lights

Provide a pack of 20 downlights to home	\$2,300 ea	<input type="checkbox"/>
Provide a pack of 30 downlights to home	\$3,450 ea	<input type="checkbox"/>

Powerpoints

Provide a pack of 10 double powerpoints to home	\$700 ea	<input type="checkbox"/>
Provide a pack of 20 double powerpoints to home	\$1,400 ea	<input type="checkbox"/>

Cooling (single storey)

Provide Bonaire Summer Breeze evaporative cooling (single storey) up to and including 23 square home (6No.points)	\$5,500 ea	<input type="checkbox"/>
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Cooling (single storey)

Provide Bonaire Summer Breeze evaporative cooling (single storey) up to and including 28 square home (8No.points)	\$5,900 ea	<input type="checkbox"/>
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Cooling (single storey)

Provide Bonaire Summer Breeze evaporative cooling (single storey) up to and including 32 square home (10No.points)	\$6,250 ea	<input type="checkbox"/>
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Cooling (double storey)

Provide Bonaire Summer Breeze evaporative cooling to the first floor (double storey) up to and including 26 square home (6No.points)	\$5,700 ea	<input type="checkbox"/>
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Cooling (double storey)

Provide Bonaire Summer Breeze evaporative cooling to the first floor (double storey) up to and including 35 square home (8No.points)	\$6,100 ea	<input type="checkbox"/>
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Cooling (double storey)

Provide Bonaire Summer Breeze evaporative cooling to the first floor (double storey) up to and including 50 square home (10No.points)	\$6,450 ea	<input type="checkbox"/>
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Cooling outlet (single storey)

Provide additional cooling outlet (single storey) Note: maximum 2 additional outlets	\$260 ea	<input type="checkbox"/>
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Cooling outlet (double storey)

Provide additional cooling outlet to the first floor(double storey) Note: maximum 2 additional outlets	\$300 ea	<input type="checkbox"/>
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Split System

Provide Samsung AQV09 (Neo Forte) 2.5k/w cooling capacity and 3.5k/w heating capacity inverter split system	\$2,300 ea	<input type="checkbox"/>
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Split System

Provide Samsung AQV18 (Neo Forte) 5.0k/w cooling capacity and 6.0k/w heating capacity inverter split system	\$2,900 ea	<input type="checkbox"/>
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SUB-TOTAL - VALUE OF ELECTRICAL UPGRADES CHOSEN

\$

EXTERNAL UPGRADES

Capped gas point

Provide capped gas point to alfresco	\$210 ea	<input type="checkbox"/>
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Front landscaping

Provide a landscaping pack to the front of the home as per the set landscaping plan provided in contract of sale	\$3,000 ea	<input type="checkbox"/>
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Coloured concrete driveway

Provide 30m ² allowance for coloured concrete driveway	\$3,450 ea	<input type="checkbox"/>
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Ceiling fan

Provide a ceiling fan to alfresco	\$370 ea	<input type="checkbox"/>
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Concrete path

Provide 800mm wide concrete path around home	\$3,950 ea	<input type="checkbox"/>
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SUB-TOTAL - VALUE OF EXTERNAL UPGRADES CHOSEN

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NOTES

2017 EOFY GRAND SAVINGS!

^TERMS AND CONDITIONS - 2017 EOFY GRAND SAVINGS PROMOTION

The Nostra Homes End of Financial Year Grand Savings Promotion is valid from Thursday June 1st 2017 until 5pm AEST on Sunday the 2nd of July 2017. In order to be eligible for this promotion a client must pay an initial \$3,000 deposit by 5pm Sunday the 2nd of July 2017. To obtain access to the stipulated amount of upgrades clients must pay the amount listed within the promotion to obtain access to the funds and this will be noted within the sales quotation: \$0 client contribution will result in obtaining up to \$10,000 worth of upgrade value from the items listed within the promotion pricelist. A \$3,000 client contribution will result in obtaining up to \$15,000 worth of upgrade value from the items listed within the promotions pricelist. A \$5,000 client contribution will result in obtaining up to \$20,000 worth of upgrade value from the items listed within the promotions pricelist. A \$10,000 client contribution will result in obtaining up to \$30,000 worth of upgrade value from the items listed within the promotions pricelist. All items listed within the promotions pricelist are from the category 1 builders range unless otherwise stated. Slab upgrade pricing provided within this pricelist is for a waffle pod slab design up to P Class classification as required by the engineers report. Items listed within this promotion are included only as part of this promotion. Any additional items requested outside of the pricelist for this promotion will be priced in accordance with Nostra Homes pricing within the initial sales quotation and cannot form part of the nominated allowance for upgrades. This promotion is only applicable on Nostra Homes conventional home designs, applicable designs can be found on our website at http://nostrahomes.com.au/home_designs.php . Nostra Homes and Developments Pty Ltd.

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