AN EXHAUSTIVE LIST OF ESSENTIAL INCLUSIONS TO COMPLEMENT YOUR WISDOM HOME

AT NO EXTRA CHARGE!
Photography in this brochure should be used as a guide only and may show furniture and decorative finishes not offered by Wisdom Homes. Additional installations and fittings may also be included in your home of the Essential Package. Wisdom Homes reserves the right to change or alter these furniture and decorative finishes. Contact your Sales Consultant for full list of standard inclusions.
“At Wisdom Homes we want to ensure that every home we build is of a high standard and looks its very best. To that effect we’ve developed our own “essentials package” featuring a long list of luxury inclusions that we consider a necessity at NO EXTRA CHARGE. These carefully selected standard inclusions not only complement the look and feel of your home but also protects the value of possibly your biggest investment.

Many builders often work to minimum standards and only provide you with ‘entry level’ inclusions. As we appreciate the importance of owning and living in a quality family home, we want to be sure that at the very least your home will be of a higher standard than most. And that’s exactly what our essentials package has been designed to do!

Another great aspect of our essentials package is its simplicity! All the hard work has already been done for you and you’ll find relief in not having to worry about what’s been missed! Naturally you can further upgrade the inclusions of your home to suit your individual tastes and needs, but as a bare minimum you’ll have a great platform to start from.

We thank you for your decision to build a Wisdom Home and trust you’ll be as proud of your new home as we are of ours. My team and I look forward to attending to you personally and delivering great design, exceptional value and quality construction!

Regards,

Domenic Vitalone
FOUNDER AND MANAGING DIRECTOR
Wisdom Properties Group

2014 HIA NSW HOUSING AWARDS ‘Finalist’ Nsw Most Professional Major Builder
2014 HIA NSW HOUSING AWARDS ‘Finalist’ Best Display Home $250,000 - $300,000
2014 HIA NSW HOUSING AWARDS ‘Finalist’ Best Kitchen In A Display Home
2014 HIA NSW HOUSING AWARDS ‘Finalist’ Best Bathroom In A Display Home
2014 HIA NSW HOUSING AWARDS ‘WINNER’ BEST PROJECT HOME
2014 HIA NSW HOUSING AWARDS ‘WINNER’ BEST KITCHEN IN A DISPLAY HOME
2013 HIA NSW HOUSING AWARDS ‘WINNER’ BEST DISPLAY HOME $250,000 - $300,000
2011 HIA NSW HOUSING AWARDS ‘WINNER’ BEST DISPLAY HOME UNDER $300,000
2010 HIA NSW HOUSING AWARDS ‘WINNER’ BEST DISPLAY HOME OVER $350,000
2015 HIA NSW HOUSING AWARDS ‘WINNER’ PROFESSIONAL MAJOR BUILDER
2015 HIA NSW HOUSING AWARDS ‘WINNER’ BEST DISPLAY HOME UNDER $250,000
2015 HIA NSW HOUSING AWARDS ‘WINNER’ BEST KITCHEN IN A DISPLAY HOME
2015 HIA NSW HOUSING AWARDS ‘WINNER’ BEST BATHROOM IN A DISPLAY HOME
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2010 HIA NSW HOUSING AWARDS ‘WINNER’ BEST DISPLAY HOME OVER $350,000
2009 HIA NSW HOUSING AWARDS ‘WINNER’ BEST DISPLAY HOME OVER $200,000/$250,000/$350,000
2007 HIA NSW HOUSING AWARDS ‘Finalist’ Best Displays Under $250,000
2006 HIA NSW HOUSING AWARDS ‘Finalist’ Best Displays Under $200,000/$250,000/$350,000
2005 HIA NSW HOUSING AWARDS ‘Finalist’ Best Displays Under $200,000/$250,000/$350,000
2004 HIA NSW HOUSING AWARDS ‘Finalist’ Best Displays Under $300,000
2003 HIA NSW HOUSING AWARDS ‘Finalist’ Best Displays Under $200,000/$250,000/$350,000
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2000 HIA NSW HOUSING AWARDS ‘Finalist’ Best Displays Under $200,000/$250,000/$350,000
1999 HIA NSW HOUSING AWARDS ‘Finalist’ Best Displays Under $250,000
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Chef’s Kitchen Package

A. Caesarstone benchtop to Kitchen (20mm thick - Standard Range)
B. Decorative glass splashback to Kitchen
C. Laminated overhead Kitchen cupboards to both sides of rangehood including bulkhead over
D. Double bowl stainless steel sink
E. Laminated overhead cupboard above fridge space
F. Set of pot drawers
G. Designer Caroma Quatro mixer tap to Kitchen sink
H. Contemporary Kitchen design

EUROPEAN APPLIANCES
I. ILVE 900mm stainless steel freestanding cooker (Model CJK90CSV/19)
J. ILVE feature 900mm wide stainless steel rangehood to Kitchen (Model IVG90)
K. ILVE stainless steel dishwasher (Model IVFSD60)
### Bathroom Indulgence Package

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
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<tbody>
<tr>
<td>A</td>
<td>Semi-frameless shower screens to showers</td>
<td></td>
</tr>
<tr>
<td>B</td>
<td>Designer vitreous china toilet suites with square style Cistern and soft close seats (Stylus Dorado)</td>
<td></td>
</tr>
<tr>
<td>C</td>
<td>Stylish counter mounted or semi recessed vanity basins (subject to design)</td>
<td></td>
</tr>
<tr>
<td>D</td>
<td>Designer floating vanity units with laminated squareform tops</td>
<td></td>
</tr>
<tr>
<td>E</td>
<td>Decorative tiled shower niches to all shower recesses</td>
<td></td>
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<tr>
<td>F</td>
<td>Stylish Caroma Quatro mixer tap sets to all vanity basins</td>
<td></td>
</tr>
<tr>
<td>G</td>
<td>Polished edge frameless mirrors to Bathroom and Ensuites</td>
<td></td>
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<tr>
<td>H</td>
<td>Caroma Quatro handheld shower &amp; rail kits to all shower recesses</td>
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<tr>
<td>I</td>
<td>Caroma Quatro bath &amp; shower mixer sets to all bathrooms</td>
<td></td>
</tr>
<tr>
<td>J</td>
<td>Feature towel rails and accessories to Bathrooms and Ensuite</td>
<td></td>
</tr>
<tr>
<td>K</td>
<td>Posh Solus Freestanding bath</td>
<td></td>
</tr>
<tr>
<td>L</td>
<td>Chrome floor wastes to wet areas</td>
<td></td>
</tr>
<tr>
<td>M</td>
<td>Chrome push plugs to vanity basins</td>
<td></td>
</tr>
<tr>
<td>N</td>
<td>3 in 1 fan light heater to Bathroom and Main Ensuite</td>
<td></td>
</tr>
</tbody>
</table>
A. Semi-frameless shower screens
B. Designer floating vanity units
C. Counter mounted vanity tops
D. Designer floating vanity units
E. Shower niches
F. Polished edge frameless mirrors
G. Stylish mixer tap sets
H. Bath mixer set
I. Polished edge frameless mirrors
K. Posh Solus freestanding bath

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- Ceramic tile flooring
- Decorative skirting
- Taubmans three coat paint
<table>
<thead>
<tr>
<th>Internal Luxury Finishes Package</th>
</tr>
</thead>
<tbody>
<tr>
<td>A Decorative ‘Tempo’ cornice’s to ground floor living areas, Master Suite and Ensuite (excludes minor areas)</td>
</tr>
<tr>
<td>B Decorative half splayed 90mm high skirting boards and 67mm wide architraves</td>
</tr>
<tr>
<td>C Designer kitchen cupboard and vanity door handles</td>
</tr>
<tr>
<td>DOORS &amp; DOOR FURNITURE</td>
</tr>
<tr>
<td>D Hume VERV Range 820mm x 2040mm front door</td>
</tr>
<tr>
<td>E Designer Lane Cambridge internal door lever handles</td>
</tr>
<tr>
<td>F Bar handles to Kitchen Pantry, Linen and Robe doors in lieu of knobs</td>
</tr>
<tr>
<td>G Lane Cambridge lever entrance set to front door</td>
</tr>
<tr>
<td>H Door stops to internal access doors</td>
</tr>
<tr>
<td>I Large sliding doors and windows for outside vista’s and access</td>
</tr>
<tr>
<td>LAUNDRY</td>
</tr>
<tr>
<td>J Stainless steel freestanding laundry tub with mixer tap</td>
</tr>
<tr>
<td>PAINT</td>
</tr>
<tr>
<td>K Taubmans three coat paint system to walls throughout in lieu of two coat system</td>
</tr>
<tr>
<td>STAIRS</td>
</tr>
<tr>
<td>L Designer Stair upgrade to stainless steel bar balusters and squared handrail (double storey only)</td>
</tr>
</tbody>
</table>

### Robes and Pantry

- Melamine shelving to Pantry
- Ventilated wire shelving to linen and robes

### Electrical

- Security alarm system including LCD code pad
- Slimline Clipsal double powerpoints and switches throughout
- 2 x Television points to your preferred location
- 2 x Telephone points to your preferred location

### Bonus Inclusions

#### Flooring

- Ceramic Tiles to Entry, Foyer, Kitchen, Dining and Leisure Rooms ($25m² Tile Allowance)
- 50/50 Wool Blend Carpet to remainder of the home (excluding wet areas)
**External Finishes Package**

**A** 450mm wide eaves including eaves soffit lining  
(Note - May exclude minor areas subject to design)

**B** Blue Hyne T2 termite resistant timber frames

**C** Trend aluminium stacker door to Outdoor Leisure area

**D** 22.5 degree roof pitch

**E** Bristile flat profile ‘Classic’ range roof tiles in lieu of Traditional range roof tiles

**F** Reticulated termite treatment system to the perimeter of the home

**G** Keyed window and external door locks throughout

**H** Off white mortar to brickwork

**I** 3 x exterior garden taps

**J** Colorbond Fascia and Gutter

**K** Concrete to front Porch including ceramic tiles over ($25m² tile allowance)

**L** Brickwork above Garage doors

**M** Massive "Inclusive" brick range

**ALFRESCO**

**N** Concrete to the Outdoor Leisure Room incorporated with main house slab (selected designs)

**Q** Outdoor Leisure Rooms to selected designs under the main roof with lined ceiling, set joints and decorative cornices

**GARAGE**

**P** Plasterboard lined interior to Garage

**Q** Auto garage door opener including 2No. transmitter Units and wall Switch

**R** Sectional overhead Colorbond Garage Door
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AN EXHAUSTIVE LIST OF ESSENTIAL INCLUSIONS TO COMPLEMENT YOUR WISDOM HOME.

Other Essentials Package

BASIX & HOT WATER

- BASIX Assessment and fees
- Fire retardant sarking to underside of roof tiles
- Decorative slimline Colorbond steel above ground 3000 litre rain water tank in lieu of plastic
- Upgrade of Ceiling Insulation to R3.5
- Upgraded of Wall Insulation to R2.0
- 1No. Whirlybird roof ventilator for better cooling and efficiency
- 1No. Gas bayonet point to living area
- 6 Star rated gas continuous flow hot water system
- Recess box for gas continuous flow hot water system with cover

SITE COSTS & COUNCIL REQUIREMENTS

- Standard Site Costs (Up to 1m of fall over block & M class slab. Excludes deepened edge beams and garage step down if required)
- Standard Council, Environmental Management, Work Health & Safety Requirements (note: extras may apply)
- Scaffolding & temporary site safety fencing as required
- Site establishment requirements including sediment control, waste separation and garbage disposal areas
- Standard Development Application and Construction Certificate Fees

THE FINER POINTS - All Included

- Professional Tender and Home Building Agreement Presentation with qualified staff
- Professional interior and exterior colour selection appointment with experienced Colour Consultant
- Kitchen, Flooring, Stairs and Electrical consultations as required with supplier direct
- All Construction Liability Insurance
- Home Owners Warranty Construction Insurance
- Standard Waterboard plumbing and drainage Fees
- Contour Survey and Bore Hole report by qualified surveyor and engineer
- Professional Interior and Exterior house clean post construction completion
- Penetrometer testing of borehole samples
- Detailed Quality Control Program during construction and 13 week Maintenance period
- Extensive Selection of Homes on Display
- Stable and Financially Secure Family owned and operated Company
- Professional Major Builder with Excellence in Customer Service Commitment
- Top 10 NSW Largest Builder
PROCEDURES OF PURCHASE

Stage 1 - Compliance, Sketch Plans and Tender Preparation (Approx. 4-6 weeks)
- Client pays non-refundable $1000 initial deposit or $1500 for a Knock down rebuild job in order to secure current pricing and promotion (if applicable).
- Client advises house type, façade and additional cost items they would like included in the tender.
- Wisdom Homes Checks Your New Home For Compliance with 88B of your land, Council, Developer and Statutory Authorities as well as Australian Standards for Driveway Grades, Bushfire, Hydraulics and BCA.
- Wisdom Homes arranges a soil test, contour survey, and site inspection on the nominated block of land (information remains the Property of WPG).
- Wisdom Homes prepares Sketch Plans and positions Your New Home on Your Land and calculates the site levels.
- Wisdom Homes prepares a Fixed Price Tender for the construction of your new home detailing all known items from the above investigations.

Client requirements at time of DEPOSIT completed with Sales Person
- Clear copy of Linen Plan with DP number or Sales Plan of the land, Current 149 Certificate and 88b instrument
- Clients Signed Estimate and “Wish List” for items to be included in the tender

Stage 2 - Tender Presentation, Working Drawings, Finalise Tender & Contract Signing (Approx. 4-6 weeks)
- Wisdom Homes arrange an appointment with client to formally present the Fixed Price Tender.
- Wisdom Homes presents Tender Document and explains all items and costs associated with the building.
- Client accepts Fixed Price Tender and pays an additional $5000. Note - This amount comes off your contract price and forms part of your initial 5% deposit.
- Wisdom Homes gives Colour Pack to client including Sample building agreement for perusal.
- Wisdom Homes organises commenced of Colour Selection Stage.
- Wisdom Homes proposes to order the Working Drawings from our Architect as per the tender acceptance.
- Preliminary house plans are received and forwarded / presented to you for review and comment.

Note - One set of minor design amendments are permitted (if necessary). Additional client revisions to the plans will incur design amendments fees. No structural variations are permitted once the contracts have been signed. Note - Non-structural Variations will only be processed at Development Approval Stage and prior to Site Start Stage.
- Wisdom Homes prepares the Home Building Agreement and arranges an appointment with the client to sign.
- Client Signs Home Building Agreement and pays balance of 5% deposit (5% of contract price less deposits already paid).

Note - Credit Card Surcharge of 3% for ALL Payments other than Initial Deposit and Tender Acceptance Fee.

Stage 3 - Colour Selections and Upgrade Selections (Approx. 4-6 weeks)
- Once you Tender Accept MHC will contact you to arrange Appointment Day #1:
  - Tiling/Floor
  - Kitchen
- You will be given preliminary costing’s by your suppliers to be added into your tender.
- Once MHC have received your final plans, we will contact you to arrange Appointment Day #2:
  - Electrical Consultation
  - Landscaping Consultation
- MHC will then provide any pricing/information on client selected upgrades etc.

Stage 4 - Administration and Council Approval (Approx. 12-15 weeks)
- Wisdom Homes arranges a BASIX Assessment to ensure the home complies with the required targets for Water and Energy.
  Note - minor changes may be required if the home doesn’t meet the required targets.
- Client provides proof of Ownership of Land e.g. copy of title.
- Client provides their own (or Wisdom Landscapes) landscape plan for Developer approval.
  Note - A Landscape Plan is required for all Developer applications and most DA submissions.
- Wisdom Homes lodge the building, Colour & Landscape plans to Developer for approval (if applicable).
- Wisdom Homes orders the Engineering & Slab Plans for the construction of the home.
- Wisdom Homes orders the Water board Approval with Accredited Sydney Water Coordinator.
- Wisdom Homes lodges the building plans to Council/Private Certifier.
  Note - If Council submission, once approved Wisdom Homes orders Construction Certificate.
- Client provides Letter of Finance Approval / Evidence of funds and Letter of Authority to Commence Construction (LACC) or security arrangements made as per Builder Conditions 2 of Home Building Agreement.
- Wisdom Homes processes and issues purchase orders to relevant trades and suppliers, and allocates Supervisor.
- Start Construction of your Brand New Wisdom Home.

Payments
Payment is required in six (6) progressive payments as follows:
1. Deposit  5%
2. Completion of Slab  25%
3. Completion of Frame  20%
4. Completion of Bricks  20%
5. Completion of Plasterboard 20%
6. Completion / Handover  10%

Colour Selection*
Our current major suppliers are:
- Bricks - Austral / Boral / PGH
- Paint - Taubmans
- Roof - Bristile / Stramit
- Windows - Trend
- Doors - Hume

* Wisdom Homes reserves the right to change materials or suppliers without notice or obligation.
OUTSTANDING STYLE & DESIGN
Wisdom Homes is an industry leader in style and design. We have been voted winners and finalists of the HIA's prestigious “Display Home Of The Year” awards year after year. Our attractive and affordable new homes display the latest styles whilst remaining casual and inviting. Our extensive Home and Facade collections are designed to suit individual tastes and budget including standard lot sizes and new design guidelines. Our homes consider everything that makes a home work and places them where and how they should be. To ensure your home looks its very best we’ll appoint an experienced interior designer to assist with your internal and external colour selections. With this in mind we’ll ensure you’re as content and proud of your home as we are of ours.

COMPLETE PACKAGE PRICING & DESIGNER INCLUSIONS
At Wisdom we believe in transparent upfront information and that's why we offer complete package pricing including all necessities such as site costs, BASIX and Council requirements. Often builders quote low prices only to charge for hidden extras later on. All of our contracts are fixed priced* so there are no nasty surprises at the end. With our fixed price* approach you know exactly how much your home will cost before you start to build, making it easier to manage your decisions and budget. Our holistic approach ensures you're quoted on a completely finished home including essential items such as floor coverings, display home options, and even landscaping. To that effect we've ensured our inclusions are amongst the best in the industry. Most of our standard designer inclusions are all optional extras with many other builders. We’ve hand picked the best inclusions to ensure your new home looks terrific and protects the value of one of your biggest investments for many years to come.

BETTER QUALITY CONSTRUCTION & SPEEDY BUILD TIMES
There is no doubt that the quality of our display homes is excellent. This level of quality is aimed at being replicated in every home we build. At Wisdom Homes we have termed the phrase "to display home standard" meaning the quality of a clients home should be to the same standard. Naturally homes may look different subject to the design, options and colours chosen by the client however the standard of finish should be the same.

We also aim to deliver the home with speedy construction time frames. This is achieved through strict attention to detail and limiting our site supervisors to an average of 15 homes under construction at any time, a number well below the industry standard. As a result, our experienced supervisors can focus more on quality and ensure each home is built well within contract time. The Wisdom Homes experience demonstrates that integrity of materials, craftsmanship and the employment of qualified, trusted professionals ensures the quality of our homes delivered are second to none.

BEST VALUE FOR MONEY
The designer inclusions you receive as part of your Wisdom Home are usually extras with other builders. These inclusions not only transform your home to make it look prestigious but also protects your investment by increasing it's value. Our inclusions are designed to give you that "boutique" builder home for the project builder price. If you compare the cost of customising another builder's home to our standard inclusions you'll find we're by far the best value for money in our class. If you happen to receive a cheaper fixed price tender on a similar home after an 'apples for apples' comparison then we'll agree to beat it by $1,000*.

SUPERIOR CUSTOMER SERVICE
Wisdom Homes employs a dedicated team of people who bring a wealth of experience in all facets of the housing industry. We recognise the success of our company is dependent on the talent of our employees, their personal ownership of our brand and vision. Our team is committed to excellence, quality workmanship, professionalism and customer service to help you through every step of the home building process. Your home is likely to be one of the biggest investments you'll ever make, so it pays to trust the experts when building your new family home. We'll treat you and your new home as if it was one of ours.

* Conditions Apply – Refer tender document for full details

FIVE STAR PLEDGE

Domenic Vitalone
MANAGING DIRECTOR, WISDOM PROPERTIES GROUP PTY LTD

Regards,
Wisdom Landscapes is the landscaping division of Wisdom Homes specialising in the design and construction of residential landscaping packages.

Wisdom Landscapes offers great convenience to homebuyers by combining the construction of their new home together with the design and construction of their external landscaping needs. This convenient service saves you time, money and the stress of co-ordinating everything yourself while enabling you to just sit back and enjoy the finished product when you move in. No mud, mess or stress to contend with!

Another great advantage of a Wisdom Landscapes Package is the ability to incorporate it with your new Wisdom Homes building agreement (meaning you can add it to your home loan if applicable). No added stress in saving additional funds to landscape your home on completion of the building process.

WHAT ABOUT LANDSCAPING?

STANDARD LANDSCAPING PACKAGES AVAILABLE INCLUDING:
- Professionally designed landscape plan including one on one consultation with landscape designer
- Structural retaining walls with selection of materials
- Garden beds with premium garden soils and decorative mulches
- Planting to suit home facade and garden themes
- Turf varieties to suit site and client requirements
- Perimeter fencing with optional styles available
- Driveways, paths and outdoor areas constructed from concrete, paving and other decorative finishes

LANDSCAPING OPTIONAL UPGRADES INCLUDE:
- Irrigation, landscape lighting, water and gardens features, pergola and decks, feature walls and ongoing landscape maintenance