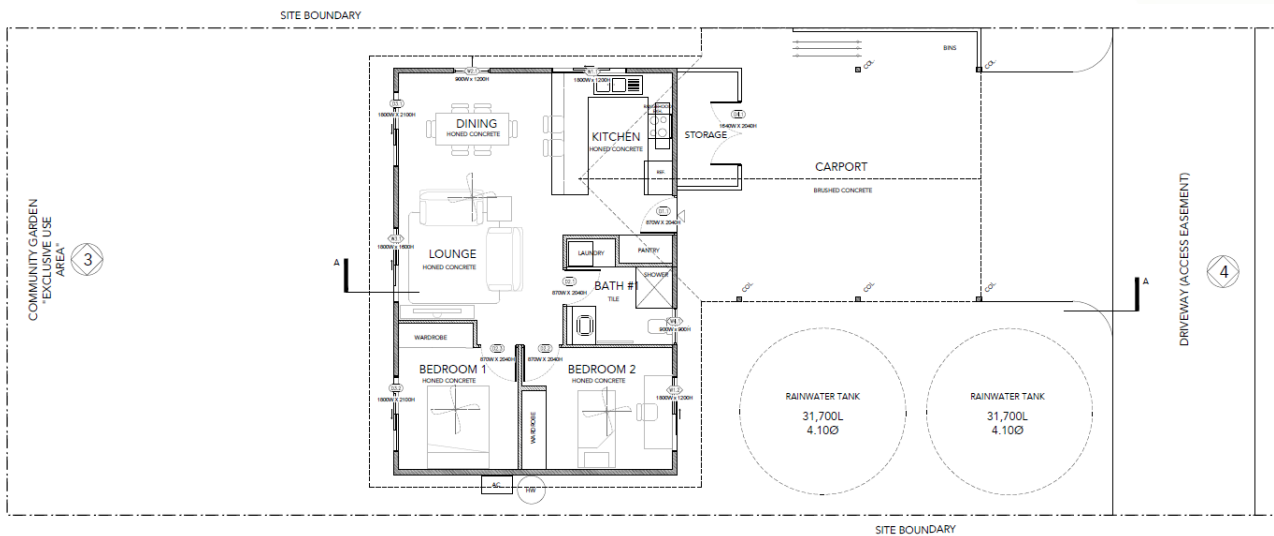


Witchcliffe Ecovillage - Pioneer by Eco Homes Group

The following booklet outlines the inclusion, specifications and optional extras available when building the Pioneer with Eco Homes Group at the Witchcliffe Ecovillage.



Index

Eco Homes Group	p.3
Our guarantees	p.4
Inclusions, specifications and optional extras	p.5
Design	p.5
Insurances, fees and levies	p.5
Site works	p.6
Concrete slab	p.7
External wall system	p.8
Internal wall system	p.8
Roof	p.9
Roof plumbing	p.9
External windows and doors	p.10
Internal joinery, doors and hardware	p.10
Electrical	p.11
Plumbing	p.12
Client selections	p.13
Exclusions and optional additions	p.14
Construction time	p.15
Summary of the costs and special offer	p.16
Custom home process	p.17
Contacts	p.22



Eco Homes Group

**We contribute to a better future
by designing and building healthy,
sustainable and economical homes**

Who we are and what we do

Eco Homes Group was founded by Marco Tassi, a civil engineer from Italy, who is the building practitioner of the company. Marco is also a certified passive house designer and builder. At Eco Homes Group we specialise in designing and building new custom homes and we want to help Western Australia to build in a better way. We are working towards setting a new standard in the construction industry of sustainability and comfort. By adopting good design, insulation, double glazing and other energy-efficient features we can build high-performance and passive homes that are healthy, sustainable and economical.

Our process: design, cost analysis and construction

We have in-house designers and estimators in our office team. Our process consists of first creating the design of your home, doing a detailed cost analysis, and then constructing it. When we do both the design and construction we find that we can better control the design to match your budget. Therefore we can provide you with an accurate, fixed price to build prior to signing the contract.

Building at the Witchcliffe Ecovillage

Our mission embraces the vision of the Witchcliffe Ecovillage and their design guidelines. Eco Homes Group is proud to be building part of one of the world's most sustainable residential communities, located in Western Australia's beautiful South West. Our in-house team of designers is capable of designing beautiful homes following the design guidelines of the Witchcliffe Ecovillage. Their team has already approved some of our designs and we are familiar with the design process, reviews and approvals.

Custom home builder that also offers a fixed priced for pre-designed homes

We can build both custom homes and pre-designed homes prepared by the Witchcliffe Ecovillage team. We spent several weeks doing a cost analysis on a few pre-designed plans like we would do for a custom home. You can find all the inclusions, specifications, and optional extras in this booklet.

Prefabricated construction

We can build healthy, sustainable and economical homes with different methods of construction. For most of our projects in regional areas we use timber frame construction and construct most of the build offsite using a prefabricated system. This system allows us to build custom homes and is not a modular system. The controlled environment of a factory setting can reduce waste and improve the quality of the installation. This system also allows for faster assembly on-site compared to traditional construction methods.

Our guarantees

When you choose to build with Eco Homes Group, you will work with a team that focuses on providing a stress-free, personalised building experience of a quality home.



Personalised and stress free building process

Marco and his team have the knowledge and skills to guide you through every step in building your new home. We like to work closely with every client to find a design and build that perfectly matches their needs. You can be certain that we will work with integrity, care and transparency from our first meeting to handover.



Fixed price contracts - No hidden costs

We provide our clients with detailed, transparent, fixed-price contracts, meaning there will be no hidden surprises in building with us. We do a detailed cost analysis on every project so you can be certain of the cost of your build. This means you will avoid the common budget blow out that may happen with another builder.



Direct, reliable and exceptional communication

Enjoy the comfort of speaking directly with Marco and his team via phone, email or on-site meetings and can expect your requests to be promptly attended to. During the design and construction, we will maintain contact with weekly emails or phone calls and regular meetings on site.



In house design team for your custom floor plan

Our design team is dedicated to providing quality options and customised concepts to capture your vision. After our discovery consultation, we will do an initial design, then we will listen to your feedback and continue to tailor it. You can be assured that your home will not just be another house to us.



Constructions slots and streamlined schedule

We limit the number of projects we build at any one time meaning that you can be guaranteed personal attention, quality assurance and attention to detail. We manage our schedule efficiently which ensures you will be able to plan your move in day months in advance.



Ongoing support even after you receive the keys

We understand that once we hand over the keys to your new home, the partnership does not stop there. With every new building project, there is a period of time when the building likes to settle. Although we strive for a defect free handover, We will be available to ensure that your home continues to meet your expectations.

Inclusions, specifications and optional extras

DESIGN	
Feature contour survey	Included
Site classification report	Included
Structural engineering	Included
Design for building permit set, including WEV pre-design fees	Included
Energy efficiency compliance report	Included
Certificate of design compliance	Included
Design review process with Withcliffe Ecovillage	Included
Life Cycle Assessment as required by the Witchcliffe Ecovillage	Included
Livable Homes Design Guidelines Checklist	Included
R-Codes Checklist as required by Witchcliffe Ecovillage	Included
Infrastructure plan as required by Witchcliffe Ecovillage	Included
Waste Management Plan as required by Witchcliffe Ecovillage	Included
Household Water Supply as required by Witchcliffe Ecovillage	Included
Household Energy Supply as required by Witchcliffe Ecovillage	Included
Building permit submission to Shire of Augusta-Margaret River	Included
Optional extras	
Bushfire Attack Level assessment	Add on
Lifesize walk-through of your home	Add on
Interior design and styling	Add on
Landscaping design	Add on

Inclusions, specifications and optional extras

INSURANCES, FEES AND LEVIES	
Home indemnity insurance	Included
Building permit application (certified)	Included
Building services levy	Included
Construction training fund levy	Included
Construction works, public and products liability	Included
Worker compensation	Included

Inclusions, specifications and optional extras

SITE WORKS	
Description	
Construction setout survey	Included
Excavation	Included
Sand pad	Included
Sewer connection (assumed gravity sewer)	Included
Grey water management (builder's kit only)	Included
Connection to rainwater tanks	Included
Electricity (underground)	Included
NBN (provisions from service pit to PCD to outlet)	Included
Temporary site toilet	Included
Enclosed area for construction waste	Included
Site cleaning	Included

Note: This fixed price includes a provisional sum for site works based on the lot types (Groupie, Cottage, Family). While we have done our best to provide fixed pricing for the site works, challenging or sloping lots will result in additional costs. Once we have the feature contour survey, the site classification report, and have completed an on site visit we will be able to determine if additional costs need to be added to the fixed price. Please be aware there may still be unexpected site-specific conditions such as rock formations or extensive clay that could incur additional costs during the construction stage.

Inclusions, specifications and optional extras

CONCRETE SLAB	
Item	Description
Footings and slab	Concrete footings and 100mm concrete slab (32MPa) to structural engineering specifications
Floor finishes	Burnished and soft polished concrete finish in living spaces and bedrooms Tiled floors in bathrooms, toilets, laundry (\$50/m2 tile material allowance)
Curing method	Ponding with water
Termite control	Perform chemical hand spray before slab pour Install Homeguard collars to all penetrations before slab pour Install Homeguard membrane to slab edge after pour
Waterproofing	Heavy duty bitumen waterproofing membrane on slab edge
Optional extras	
Slab edge insulation	R0.89 25mm XPS Insulation board to slab edge
Under slab insulation	R1.52 50mm XPS Insulation board under concrete slab
Heating	Floor heating

Inclusions, specifications and optional extras

EXTERNAL WALL SYSTEM	
Item	Description
Cladding	James Hardie Axon cladding
External painting	1 prime coat, 2 coat paint finish
Membrane	ProClima Solitex Extasana membrane
Wall frame	90x35 MGP10 H2 treated stud frame
Insulation	R2.7 wall insulation
Internal wall finish	10mm plasterboard
Internal painting	1 prime coat, 2 coat paint finish
Optional extras	
Ventilated wall cavity	35mm external battens to create a ventilated cavity
Cladding	Choose from a wide range of cladding approved by WEV

INTERNAL WALL SYSTEM	
Item	Description
Finish	10mm plasterboard
Wall frame	90x35 MGP10 stud frame
Insulation	R2.5 wall acoustic insulation
Finish	10mm plasterboard
Internal painting	1 prime coat, 2 coat paint finish

Inclusions, specifications and optional extras

ROOF	
Item	Description
Roof sheeting	Corrugated zincalume roof sheeting 16mm
Roof trusses	90x35 MGP10 including roof battens
Insulation	R1.3 anticon insulation under roof sheeting R6 insulation above ceiling
Internal ceiling finish	10mm plasterboard
Fascia and eaves	Eaves lining, James Hardie smooth board and edge trim
Optional extras	
Ventilated roof	OSB, ProClima Mento membrane, contra batten and roof batten to create a ventilated roof (installed between roof trusses and roof sheeting)
Raking ceiling	Raking ceiling in living areas or raking ceiling through out the house.
ROOF PLUMBING	
Downpipes and gutter	Steel, zincalume finish, 2 x flush points
Flumes	To each exhaust system as per electrical plan

Inclusions, specifications and optional extras

EXTERNAL WINDOWS AND DOORS	
Item	Description
Windows and doors	uPVC thermally broken frame Double glazing, low-E, argon gas U value: 1.4W/m ² K SHGC: 0.32 to 0.62 depending on the window orientation Flyscreens to all openable windows
Optional extras	
Windows and doors	Additional or special windows and doors, other than those specified on plans.
Screens	BAL rated screens and security screens
Premium installation	Expanding foam tape for more airtight installation

INTERNAL JOINERY, DOORS AND HARDWARE	
Item	Description
Internal doors	Solid core, flush panel
Finish	Painted
Hardware	Gainsborough Choice Lianna - Satin chrome
Skirting	92mm splayed skirting
Optional extras	
Internal doors and hardware	Select doors and door hardware other than those specified above
Sliding doors	Cavity or barn door sliders, doors and hardware
Internal dividers	French doors, folding doors, area dividers, nib walls etc.

Inclusions, specifications and optional extras

ELECTRICAL	
Item	Description
Meeting on site	Walk through with client prior to commencement
Mains	Microgrid connection
Meter	WEV approved NMI Meter
Phase	3 phase switch board
Light fittings	Energy efficient LED Downlights
Smoke detectors	As shown on architectural drawings
Exhaust fans	Fantech Rapid response with white grill
Ceiling fans	1200mm ceiling fans in bedrooms and living areas
Battery	Connection as per agreement with WEV
Optional extras	
Light fittings	Alternative or additional light fittings
Cooling and heating	Reverse cycle split air conditioner

Inclusions, specifications and optional extras

PLUMBING	
Meeting on site	Walk through with client prior to commencement
Pipe work	Plumbing pipework HDPE or Butylene
Stormwater	Connection to rainwater tank
External taps	Brass hose cocks
Hot water unit	Reclaim Heat pump or equivalent approved by the WEV
Hot water unit pipe	Insulated pipe for hot water system
Grey water	Builder's kit only
Floor wastes	50mm and 80mm floor wastes in laundry and bathroom
Optional extras	
Floor wastes	Linear floor grate, tile insert etc.

Inclusions, specifications and optional extras

We value uniqueness and understand that all our clients have different tastes and needs. We do not require you to install our standard specifications so you can select your own to suit your personal taste and create your dream home.

Below you find the allowed amounts we have included for the cabinetry, sanitary fixtures and fixings in the fixed price for the Shervington floorplan. However, the cost of your own selections may be more or less than what we have allowed which would change the final cost.

CLIENT SELECTIONS	
Area	Allowed Amount
Kitchen and laundry	\$10,000
Bathroom fixtures and fixings	\$3,500
Kitchen appliances	\$2,000
Robes	\$1,500
Tiles	Allowed for \$50 per sqm for tiles. Installation included for standard tiles up to 300x600. Mosaics, shaped tiles or patterns may incur extra labour costs.
Flooring	Burnished concrete flooring included. Alternative flooring can be selected by the client up to \$5,000.
Carport	\$10,000

All appliances are required to meet the Witchcliffe Ecovillage as per below:

- Use the highest rated water efficient appliances possible (4-6 WELS star rating).
- Use the highest rated energy efficient appliances possible (4-10 Energy Rating stars).
- Carefully select refrigerators and freezers that suit your family size and requirements, and ensure seals and motors are well maintained.
- To ensure efficient operation of appliances, provide ducting/minimum clearances as per appliance specifications.
- If using a tumble dryer, choose one with a heat pump to increase efficiency.
- Consider appliances that do not require standby power, or install smart management devices.

Exclusions and optional additions

EXCLUSIONS REQUIRED BY R-CODE AND WEV TO BE ADDED

Water tank, water pump, and stormwater connections

Solar panels

Pathway to front door

OPTIONAL ENERGY EFFICIENT FEATURES

Building the house following Passive House principles

Passive House certification

Heat Recovery Ventilation (HRV)

Internal membrane to improve airtightness

Air leakage testing (blower door test)

OPTIONAL ADDITIONS

Reverse cycle split air conditioner

Driveway

Landscaping

Bin storage

Clothes line

Letterbox

Construction time for pre-designed homes

Below, you will find a projected schedule for our design and construction phases. Please note that this timeline is an estimate and may be subject to adjustments due to customization requirements or factors beyond our control.

DESIGN PROCESS	
Full documentation and plans required for building permit	4 weeks
Design review process with Witchcliffe Ecovillage	2 weeks
Building permit approval by Shire of Augusta-Margaret River	2 weeks
CONSTRUCTION PROCESS	
Site works and concrete slab (including slab curing)	6 weeks
Installation of prefabricated wall and roof (including windows)	2 weeks
Lock-up stage (roofing, roof plumbing, fascia, eaves and doors)	4 weeks
Internal fit out to practical completion	10 weeks
Schedule contingency	2 weeks

We aim to complete the design and construction process within 9 months.

Total cost

Below, you will find the fixed cost of the design and construction of the Pioneer house. Our goal is to be fully transparent and ensure there are no hidden expenses. In this booklet, we have clearly outlined all the inclusions, exclusions and any optional extras. This way, you can make an informed decision without any surprises.

COST INCLUDING GST

Design documentation, fees and construction with carport.	\$345,000
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Fixed prices are locked for all the contracts signed before the end of February 2024

Custom home process



Discovery consultation

It is important that we have a comprehensive understanding of both your site and your unique vision before we get started on your dream home. To make sure we're on the same page when it comes to your build, we start every project with a one hour meeting to discuss the scope and learn more about you, your ideas and requirements.



Concept design

Once we have worked out what you want to achieve, it's time to figure out what that looks like in reality. Our in-house designers will turn your ideas into drawings, and create detailed floor plans and elevations. Throughout this process, Marco will support you with feedback and suggestions from a practical builder's perspective. You will be able to make changes to your plan until we can provide a design that you are happy with. As an optional service, you can take you through a lifesize walk-through of your unique custom designed home before it is built.



Specifications and selections

To take your new home's design to the next level, you will need to decide on your specifications. Finalising a full list of fixtures, finishes and fittings at this stage will allow us to provide you with the most accurate quote possible and make sure your home is being designed exactly as you pictured.



Preliminary Building Agreement and Cost design

The Preliminary Building Agreement (PBA) is job specific and will include the preparation of architectural drawings suitable for construction, feature contour survey, site classification report, structural engineering design and a site inspection. If needed we will include town planning R-code checklist and BAL report. After these reports are complete we can provide you with an accurate, fixed price to build prior to signing the contract. After gaining a thorough understanding of your design and specifications, we will work on a cost analysis. At this point, we will make any last-minute changes to suit your budget expectations and eliminate the chance of variation costs during the build, wherever possible.

At the end of this stage, we can give you a detailed summary of the costs and the timeline of the different activities to be scheduled during the construction.

Custom home process



Contract signing

Once you're happy with the final fixed price, our team will work on transforming this into a building contract. We'll then use and prepare a Master Builders Association contract and decide upon a commencement date that suits us both. Once you're happy with this, it's time to sign the contract and get started on construction!



Building permit documentation and Home Indemnity Insurance

Our team can finalize the architectural drawings and engage the consultants required to produce all the remaining reports needed to obtain the building permit. Once we have the certificate of design compliance and the Home Indemnity Insurance certificate we can submit the application for the building permit to your local council.



Construction

This is where your dream comes to life. As soon as the council issue the building permit, we can begin working on your project. We'll give you regular updates and send photos so you can share progress shots with friends and family. We'll also organise regular site meetings and walkthroughs so you can rest assured things are going to plan.



Handover

Prior to final completion and project handover, we'll organise a final walk through of the project with you to ensure everything is to your specification. This is also a chance for us to attend to any defects that may have arisen during the build. Once we're both happy with a job well done, it's time for handover - welcome to your new home!



Ongoing support

With every new building project, there is a period of time when the building likes to settle. Although we strive for a defect free handover, we do offer a 90 day maintenance period to attend to any of these minor issues that arise. This will include access to trades and suppliers to ensure your home is maintained beyond your expectations. We will provide you with regular emails to ensure that you are kept informed and up to date with what is required at certain stages after your handover day.

Once this period has passed, we offer a further seven year structural warranty to guarantee you ongoing peace of mind.

Benefits of high performance homes



Comfortable

No more chilly mornings, or uncomfortable hot nights. A well insulated house provides a separation between the outdoor and indoor environment. This keeps the house at a comfortable and constant temperature of between 20 to 25C with minimal use of heating and cooling systems.



Healthy

In a high performance homes you will also have a constant supply of healthy, fresh and filtered air through the heat recovery ventilation system. This means you will always have fresh air at a comfortable temperature even with windows closed on a boiling hot day or chilly winters night. Open the windows because you want to; not because you have to.



Environmentally sustainable

The building industry and the use of buildings is responsible for 40% of Australia's total greenhouse gas emissions. 23% of this is mainly to heat and cool buildings. Improve your carbon footprint by building an energy-efficient house that does not have to use heating and cooling systems. A passive house, the highest standard of energy efficient house you could build, could use up to 90% less energy to maintain the temperature than those built to the minimum legal standard.



Economical

Energy-efficient buildings are cheaper to operate than conventional ones, with lower utility bills and fewer maintenance expenses. While the construction cost is usually slightly higher due to the superior build quality, the upfront investment is routinely offset by savings in operational costs. With time an energy efficient house will be cheaper than a conventional build. Invest in quality, and do not burn money on heating and cooling.



Safer, quieter and cleaner

Urban noise, passing trains, heavy construction? No problem. Performance windows, doors and walls also keep the noise out. Keep the wild things outside. Airtight construction will stop bugs and creatures from entering in the house through gaps. Prevent dust from entering as air is filtered on its way in. this means you will have a cleaner and tidier home with less effort required.

Features of high performance homes



Airtight

Airtightness to stop air leaks. A structure that separates the outside environment from the inside is called an envelope. An airtight building envelope prevents heat from leaking either in or out, as well as prevent draughts from entering the house. This air barrier is built through a combination of sheet membranes, fluid-applied membranes, tapes and sealants that transition without interruption between components of the building envelope.



Fresh air with heat recovery

An optional extra, the heat recovery ventilation (HRV) system allows for air circulation without losing any heat or cool air. Fresh air is supplied and stale air is extracted. Inside the device, there is a heat exchanger that allows the outgoing air to either heat or cool the incoming air without mixing the airstreams. You can still open the windows but you do not need to rely on them to enjoy fresh and filtered air.



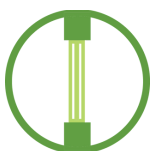
No thermal bridges

Thermal bridges are weak points or areas in which heat can travel into or out of a house. For example: a concrete floor that continues from inside to outside; a poor window frame; or a steel beam that penetrates an exterior wall. We eliminate thermal bridges by introducing thermal breaks into those assemblies or gaps and insulating elements that stop the flow of thermal energy through an assembly.



Continuous insulation

A continuous layer of insulation wraps the walls, ceilings, roof and flooring (if necessary) of high performance buildings. The insulation keeps the internal temperature comfortable all year around.



High performance windows and doors

With each window and door opening we make in a building, we are essentially punching a hole through a wall and its airtight, weather-resistant, and insulative layers. Therefore it is critical to use high-performance windows and doors in these 'holes' to maintain the effectiveness of the building.

Pre-designed home vs Custom home

Undecided about what to do next?

Below you can find the differences between a pre-designed home and a custom home.

Pre-designed home

Are you ready to start the building journey with Eco Homes Group?

- This is the cheaper and quicker way to build your house.
- The plans are already approved by the Witchcliffe Ecovillage team so the design documentation for the building permit requires less effort and time.
- We have also already prepared a detailed cost analysis and offer a fixed price for these designs.
- You can still make a few minor changes to the internal layout, such as changing the size of the rooms and windows.
- You can customise the kitchen, bathrooms and laundry by selecting your own cabinetry, fixtures and fixings.

Custom home

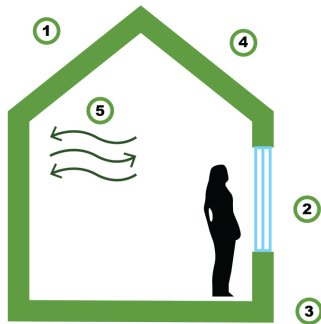
Are you ready to invest in your personalised home with Eco Homes Group?

- This is the only way to build your dream home.
- A custom home allows us to create a design for your unique lot and location, so we can better optimise for passive solar, and any views you might have.
- You can design the house to meet your requirements and needs and we will give you suggestions about how to achieve these in a cost-effective way.
- Together we will go through the custom home process as described in the previous pages.
- You will have the luxury of more time with our design team to make sure to turn your ideas into drawings. This time will be reflected in extra costs.
- The plans need to be approved by the Witchcliffe Ecovillage team.
- We will conduct a detailed cost analysis after producing the design to offer you a fixed price.
- You can customize the kitchen, bathrooms and laundry by selecting your own cabinetry, fixtures and fixings.
- It requires about two to four extra months during the design and construction to achieve your custom home

Whether you choose a pre-designed or a custom home the important thing is that you choose a professional builder (like us) to ensure a good design and efficient construction of your home. In the following page you can find all our contacts.

Feel free to call us or send us an email to organize a discovery consultation!

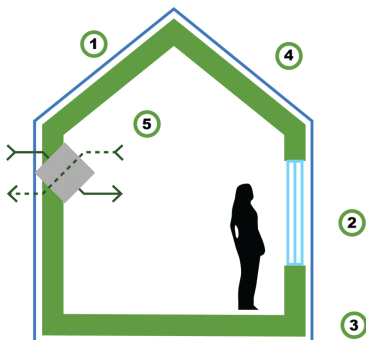
Performance Homes



Premium 8+ star

- High levels of continuous insulation
- Double glazed windows/doors
- Improved air tightness
- Improved thermal bridging
- Natural ventilation

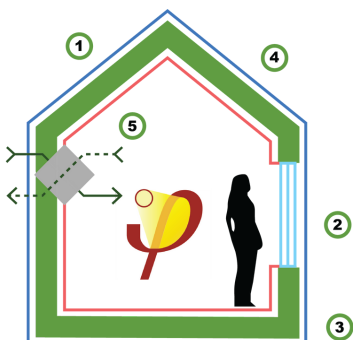
Our Premium Homes are designed to reach a minimum of an 8-star energy rating in accordance to the National Home Energy Rating Scheme (NatHERS) standards.



High Performance

- High levels of continuous insulation
- Double glazed windows/doors
- Improved air tightness
- Limited thermal bridging
- Heat recovery ventilation

Our High Performance Homes encompass all the elements of our Premium Homes, with additional passive house principles that enhance the overall performance.



Passive House

- High levels of continuous insulation
- Double glazed windows/doors
- Tested airtight to <math><0.6\text{ ACH}_{50}</math>.
- Thermal bridge free construction
- Heat recovery ventilation

Our Passive House are built in compliance with the specifications set by the Passive House Institute. We are able to provide Passive House Certification, achieved through a design process that is verified with the Passive House Planning Package (PHPP) and certified by an independent certifier.

Contacts

We would love to talk to you about your project and house-building dreams. We are very passionate about designing and building energy-efficient homes. Please contact us if you have any questions, or would like to book a Discovery Consultation meeting.

Contact Details



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