

BENCHMARK

INCLUSIONS

Benchmark

*... is a standard or point of reference
against which things may be compared.*



FLOWING, LIGHT-FILLED SPACES. SUPERB BUILD QUALITY. EARTHWORKS, COUNCIL FEES AND CONNECTIONS INCLUDED.

All of these, and more, are standard inclusions when you choose Bellriver to construct your new home. But perhaps you'd like to take it to the next level.



DESIGNER INCLUSIONS

DESIGNER KITCHEN & LAUNDRY INCLUSIONS

- ✓ 20mm Caesarstone benchtops to kitchen
- ✓ Westinghouse 900mm Electric Ceramic Cooktop
- ✓ Westinghouse 900mm Stainless Steel under bench oven
- ✓ Westinghouse 900mm Stainless Steel canopy rangehood
- ✓ Westinghouse 600mm Stainless Steel Dishwasher
- ✓ Soft closers to kitchen cabinetry
- ✓ Overhead cupboards to the kitchen as per design
- ✓ Tiled splashback to kitchen
- ✓ Kitchen layout is design specific
- ✓ Designer handles
- ✓ Square Edge White melamine shelving to pantry
- ✓ Polytec square edge melamine laminated finish to doors, drawer fronts and end panels
- ✓ Stylus Basis sink mixer with goose neck spout in chrome to the kitchen
- ✓ Stylus Basis sink mixer with swivel spout in chrome to the Laundry
- ✓ Microwave space provisions
- ✓ Laundry: Clark Stainless Steel freestanding laundry tub with white cupboard
- ✓ Bulkheads in kitchen as per design
- ✓ Bank of drawers
- ✓ Stylus Radiant double bowl kitchen sink

DESIGNER BATHROOM INCLUSIONS

- ✓ Clark Round Freestanding bath
- ✓ Polished edge mirrors to suit width of vanities
- ✓ Stylus Basis mixer taps in chrome to basins, baths, showers and vanity units
- ✓ Stylus Basis towel rails, towel rings and toilet roll holders in Chrome
- ✓ Stylus Prima close-coupled toilet suites with soft close lids
- ✓ Wall hung vanities with Polytec square edge melamine laminated finish to doors and end panels
- ✓ Semi frameless shower screens
- ✓ 20mm Caesarstone Benchtops to vanities
- ✓ Clark square inset basins with chrome pop-up wastes
- ✓ Designer handles



CONNECT*

SUSTAINABILITY 7 STAR BASIX INCLUSIONS	INTERNAL INCLUSIONS	EXTERNAL INCLUSIONS	COMFORT INCLUSIONS	SITE COSTS & SERVICE CONNECTIONS
<ul style="list-style-type: none"> ✓ CSR Bradford R2.5 insulation to external walls ✓ CSR Bradford R2.5 insulation to internal wet area walls ✓ CSR Bradford R6.0 insulation to ceilings under roof ✓ Sarking to underside of tiled roof ✓ Rinnai Heat Pump Hot Water System ✓ 6.38mm ComfortPlus single clear glazing to windows and sliding doors (excludes wet areas) ✓ CSR Bradford Enviroseal wall wrap to external wall frame ✓ Actron-Ducted Air Conditioning ✓ BASIX certified # ✓ 7 Star NatHERS rating # ✓ 5 Star WELS rated basin tapware ✓ 3 Star WELS rated shower heads ✓ 4 Star WELS rated toilet suite ✓ M Class Waffle Pod insulated slab system ✓ 3000L Rainwater tank connected washing machine, toilets & one outdoor tap ✓ Draft seals to external hinged doors and internal Garage door 	<ul style="list-style-type: none"> ✓ 2590mm Ceiling height to ground floor ✓ Flooring throughout: <ul style="list-style-type: none"> • Timber laminate to Entry, Kitchen, Meals and Living areas • Carpet to remainder of home excluding wet areas ✓ 90mm internal wall frame thickness ✓ Taubman's Endure 3 Coat Paint System ✓ CSR Gyprock 90mm Cove cornice ✓ 25 LED Downlight package ✓ Oyster light fittings to bedroom lights ✓ Clipsal Iconic Double power points to all rooms ✓ Hard-wired smoke detectors as required ✓ Staircase: <ul style="list-style-type: none"> • Enclosed MDF treads and risers with carpet finish • Timber stringers in paint finish • Steel balusters with timber handrail in paint finish ✓ Corinthian flush panel internal doors in paint finish including robes ✓ Gainsborough Bela door furniture to internal doors ✓ Corinthian 66mm x 18mm beveled pine skirtings and architraves in paint finish ✓ Square edge white melamine to all robes and cupboards <ul style="list-style-type: none"> • Top shelf and hanging rail to Bedroom robes • Four shelves to Linen cupboards 	<ul style="list-style-type: none"> ✓ Brick veneer construction with PGH Bricks and off-white mortar ✓ James Hardie Hardie Plank weatherboards to lightweight clad areas ✓ James Hardie Hardiflex lined eaves ✓ James Hardie Hardiflex lined Porch ceiling ✓ Corinthian primed solid core door to front entry ✓ Sliding external laundry door where applicable ✓ CSR Gyprock plasterboard lined Alfresco ceiling, James Hardie Hardiflex lining to beams and timber trims to perimeter of ceiling ✓ Remote control to garage door/s ✓ Colorbond Sectional Garage door to garage entry openings ✓ 2 x external taps ✓ CSR Monier roof tiles ✓ Colorbond fascia and gutter ✓ Light to Porch, Alfresco and Laundry door ✓ Gainsborough Bela door furniture to external doors in stain chrome and keyed alike 	<ul style="list-style-type: none"> ✓ Termite treatment barrier to perimeter of house and slab penetrations. ✓ Quality Assurance inspection by Tyrrells® independent building inspector at pre-linings and handover, with Tyrrells® Quality Certificate at settlement ✓ House clean, site clean and high pressure brick clean on completion ✓ Security keyed window and door locks to all aluminium doors and windows 	<ul style="list-style-type: none"> ✓ Council Fees ✓ Warranty Insurance ✓ BASIX Certification ✓ Contour Survey ✓ Soil Test ✓ Engineering ✓ Site toilet ✓ Site fence ✓ Sediment Control fencing ✓ Temporary Site Access Driveway ✓ Site Excavation & Preparation ✓ Import and Export of Fill ✓ Site Clean ✓ Electrical Connection ✓ Water & Sewer Connection ✓ Under slab pier package ✓ Water tank ✓ Concrete Pump



OUR PARTNERS

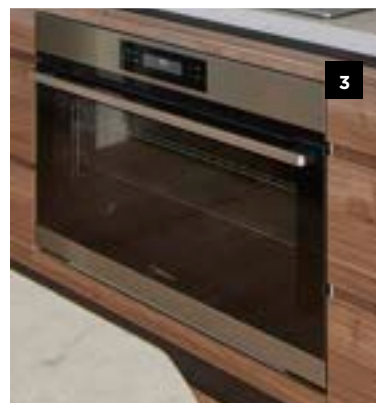
It's all about true partnerships.

During Bellriver's 30 years operating in the industry we have established deep relationships within the industry.

CARE.
COLLABORATION.
CERTAINTY.



DESIGNER KITCHEN & LAUNDRY INCLUSIONS



- | | | |
|--|--|--|
| 1. 20mm Caesarstone benchtops to kitchen | 7. Overhead cupboards to the kitchen as per design | 13. Stylus Basis sink mixer with goose neck spout in chrome to the kitchen |
| 2. Westinghouse 900mm electric ceramic cooktop | 8. Tiled splashback to kitchen | 14. Stylus Radiant double bowl Kitchen sink |
| 3. Westinghouse 900mm Stainless Steel under bench oven | 9. Kitchen layout is design specific | 15. Microwave space provisions |
| 4. Westinghouse 900mm Stainless Steel canopy rangehood | 10. Designer handles | 16. Bulkheads in kitchen as per design |
| 5. Westinghouse 600mm Stainless Steel Dishwasher | 11. Square Edge White melamine shelving to pantry | 17. Bank of drawers |
| 6. Soft closers to kitchen cabinetry | 12. Polytec square edge melamine laminated finish to doors, drawer fronts and end panels | 18. Clark stainless steel freestanding Laundry tub with white cupboard |
| | | 19. Stylus Basis sink mixer with swivel spout in chrome to the Laundry |





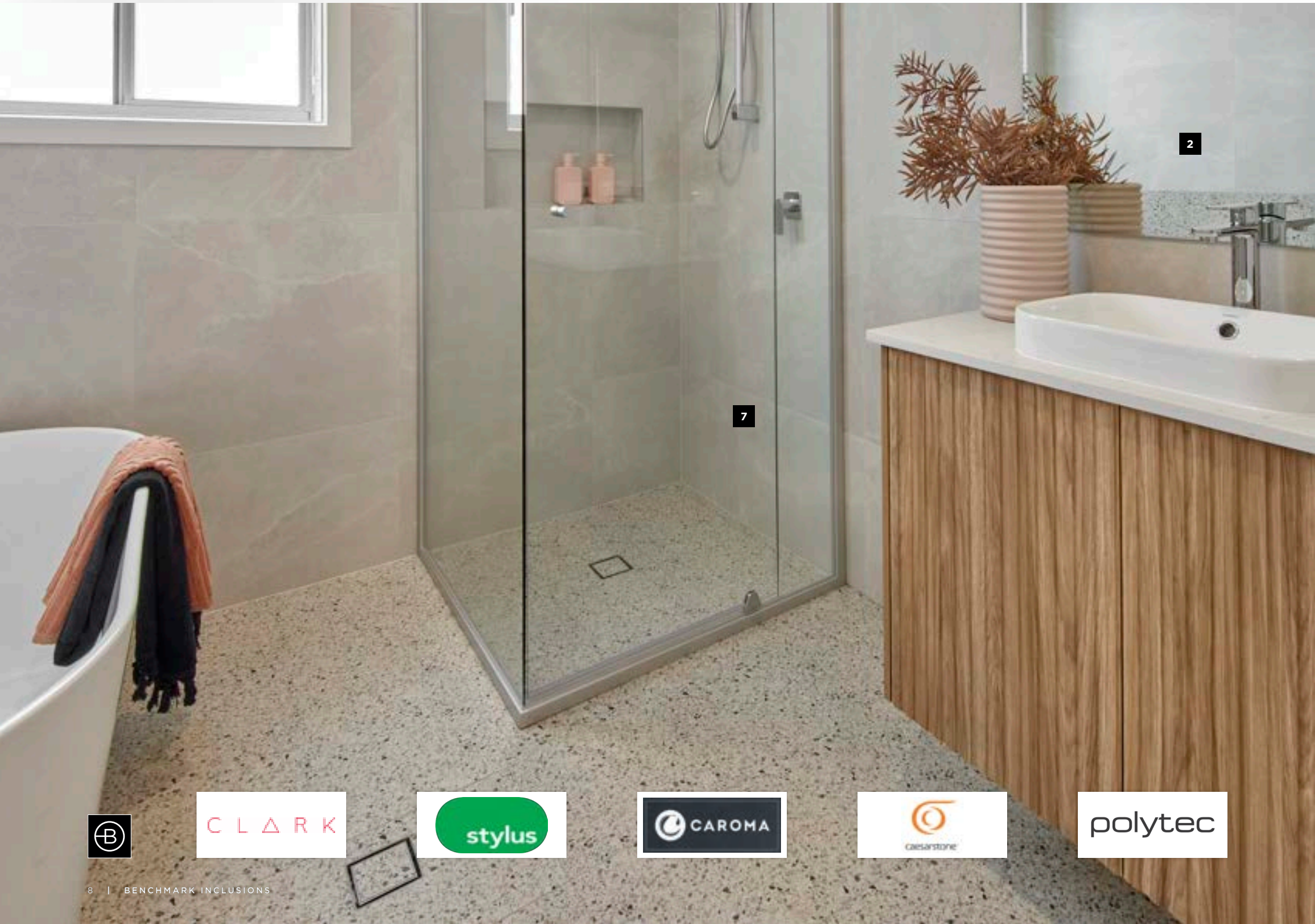
7

7

12

6





2

7



CLARK

stylus

CAROMA

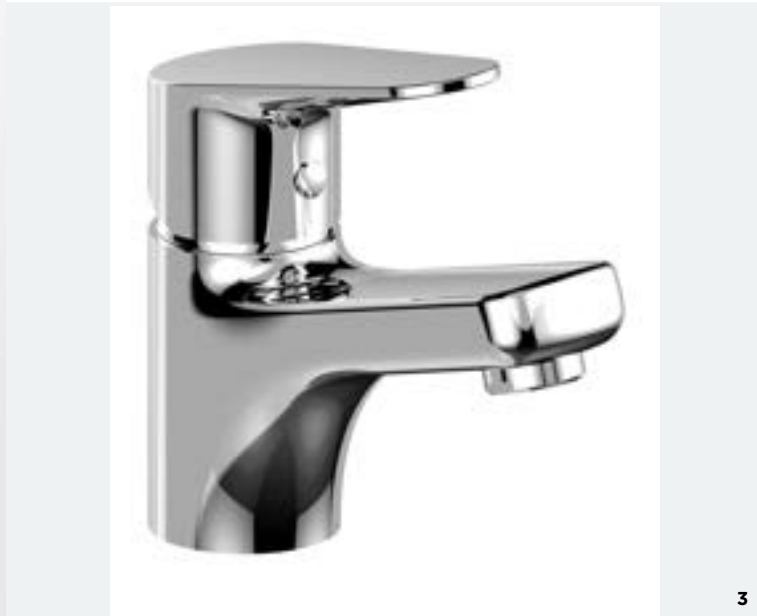
Caesarsstone

polytec

DESIGNER BATHROOM INCLUSIONS



1



3



6

- 1 Clark Round Freestanding bath
- 2 Polished edge mirrors to suit width of vanities
- 3 Stylus Basis mixer taps in chrome to basins, baths, showers and vanity units
- 4 Stylus Basis towel rails, towel rings and toilet roll holders in Chrome
- 5 Stylus Prima Close-Coupled toilet suites with soft close lids

- 6 20mm Caesarstone benchtops to vanities
- 7 Clark square inset basins with chrome pop-up wastes
- 8 Wall hung vanities with Polytec square edge melamine laminated finish to doors and end panel
- 9 Designer handles
- 10 Semi frameless shower screens

SUSTAINABILITY 7 STAR BASIX INCLUSIONS



5



7



10



1 & 2



8



1. CSR Bradford R2.5 insulation to external walls
2. CSR Bradford R2.5 insulation to internal wet areas walls
3. CSR Bradford R6.0 insulation to ceilings under roofs
4. Sarking to underside of tiled roof
5. Rinnai heat pump hot Water System
6. 6.38mm ComfortPlus single clear glazing to windows and sliding doors (exclude wet areas)
7. CSR Bradford Enviroseal wall wrap to eternal wall frame
8. Actron-Ducted Air Conditioning
9. BASIX certified #

10. 7 star NaTHERS rating #
11. 5 Star WELS rated basin tapware
12. 3 Star WELS rated shower heads
13. 4 Star WELS rated toilet suites
14. Draft seals to external hinged doors and internal Garage door
15. M Class waffle pod insulated slab system
16. 3000L Rainwater tank connected to washing machine, toilets and outdoor tap





INTERNAL INCLUSIONS



- 1 2590mm Ceiling height to ground floor
- 2 Flooring throughout:
 - Timber laminate to Entry, Kitchen, Meals and Living
 - Carpet to remainder of home excluding wet areas
- 3 90mm internal wall frame thickness
- 4 Taubman's Endure 3 Coat Paint System
- 5 CSR Gyprock 90mm Cove cornice
- 6 25 x LED downlight package
- 7 Oyster light fittings to bedroom lights

- 8 Clipsal Iconic double power points to all rooms
- 9 Hard-wired smoke detectors as required
- 10 Staircase:
 - Enclosed MDF treads and risers with carpet finish
 - Timber stringers in paint finish
 - Steel balusters with timber handrail in paint finished
- 11 Corinthian flush panel internal doors in paint finish including robes

- 12 Corinthian 66mm x 18mm beveled pine skirtings and architraves in paint finish
- 13 Gainsborough Bela door furniture to internal doors
- 14 Square edge white melamine shelving to all robes and cupboards
 - Top shelf and hanging rail to Bedroom robes
 - Four shelves to Linen Cupboards



GYPROCK[®]

TAUBMANS[®]

CLIPSAL

Colorbond[®]

Monier[™]
ROOFING



10

MonierTM

ROOFING

11

Colorbond[®]

12

- 1 Brick veneer construction with PGH bricks, with off-white mortar
- 2 James Hardie Hardie Plank weatherboards to lightweight clad areas
- 3 James Hardie Hardiflex lined eaves
- 4 Corinthian primed solid core door to front entry

- 5 Sliding external laundry door
- 6 James Hardie Hardiflex lined Porch ceiling
- 7 CSR Gyprock plasterboard lined Alfresco ceiling, James Hardie Hardiflex lining to beams and timber trims to perimeter of ceiling
- 8 Remote control to garage door

- 9 Colorbond Sectional Garage door to garage entry opening
- 10 2 x external taps
- 11 CSR Monier roof tiles
- 12 Colorbond fascia and gutter
- 13 Light Porch, Alfresco and Laundry door
- 14 Gainsborough Bela door furniture to external doors in satin chrome and keyed alike

COMFORT INCLUSIONS



tyrrells
building
advisory

EXPERTS WHEN BUYING OR BUILDING

2



1. Termite treatment barrier to perimeter of house and slab penetrations.
2. Quality Assurance inspection by Tyrrells® independent building inspector at pre-linings

3. Security Keyed Window and Door locks to all Aluminium Doors and Windows and handover, with Tyrrells® Quality Certificate at settlement

4. House clean, site clean and high pressure brick clean on completion





WHAT'S INCLUDED.

BELLRIVER OFFERS EXCEPTIONAL VALUE AND BUILD QUALITY. NO FINE PRINT. NOTHING HIDDEN. WHAT IS 'INCLUDED' IS A SIMPLE, TRANSPARENT APPROACH THAT DELIVERS AN UP-FRONT ALL INCLUSIVE QUOTE.



CONNECT

Most builders exclude the essential site costs, service connections and environmental requirements from the base price.

Bellriver's Benchmark Inclusions means our pricing is all inclusive everything is included upfront
- no hidden surprises

CONNECT

Our Benchmark Inclusions provides you with the standard building elements to "Connect" you with your Benchmark base price.

These are summarised as follows:

- Council Fees
- Warranty Insurance
- BASIX Certification
- Contour Survey
- Soil Test
- Engineering
- Site fence
- Site toilet
- Sediment Control fencing
- Temporary Site Access Driveway
- Site Excavation & Preparation
- Import and Export of Fill
- Site Clean
- Electrical Connection
- Water & Sewer Connection
- Under slab pier package
- Water tank
- Concrete Pump

***Connect Price:** **1.** Site preparation - Up to 1000mm fall across building area. **2.** Concrete slab - 1 x Concrete pump as required. Under slab piercing - up to 35 lineal metres. **3.** Water tank and pump: 3000 Litre water tank and pressure pump on applicable designs. **4.** Service Connections: Single phase underground power connection to suit standard 6m setback or maximum of 10m connection. Single water connection to suit standard 6m setback or maximum of 10m connection. Sewer connection up to 6m from house (Connection in Property Boundary). Stormwater connection to suit standard 6m setback or maximum of 10m connection. **5.** Preliminaries: Detailed plan drafting, Soil classification testing, Professional foundation and slab engineering, Contour survey and report, BASIX assessments and certificates, Council complying development application and fees, Home owners warranty insurance. **6.** Insulation: Vapour control wall wrap to external framed walls, R2.5 batts to external walls of living areas, R2.5 batts to internal walls between garage and living, R6.0 batts to ceilings of living areas. *Excludes garage. Insulative foil wrap to underside of roof. **7.** Dual living home designs include for one service provider connection i.e. no separate metering (*Requests for separate metering are subject to supply authority approval and/or council approval). **8.** Safety: Sediment control fencing on relevant design is included. Trade waste receptacle is included. Up to 6m of temporary access drive on relevant design is included. 40m of temporary site safety fencing included on relevant designs. External heavy duty scaffolding systems as required. **9.** Exclusions: EXCLUDED from all connect inclusions is: site excavation exceeding 1000mm fall across land, any items not listed in connect inclusions, Rock excavation, Driveways, Under slab piercing that exceeds 35 lineal metres, Compaction and Dynamic Cone Penetrometre test and report (*if required), Snow loading allowance, Section 94 contributions, Supply and installation of consumer pillar box and water Meter(s) (*if required), Retaining walls, Dropped edge beams, Fencing, gates, and all external landscaping work, Gulley's under external taps. No allowance has been made for bush fire prevention (BAL) if required (*subject to council requirements). Connection of services exceeding 6m set back or maximum 10m connection. **10.** All specifications and plans are subject to BASIX assessment. **11.** This specification is subject to conditions set out in the council/private certifier approved development application and construction certificate. **12.** Connect price includes private certifier fees for complying development and council fees for DA may be extra. **13.** Underground gas service connection is to be arranged by the owner's selected service provider at the time specified by the job supervisor. **14.** Home buyers should ensure that they understand the inclusions by obtaining confirmation from a Bellriver Homes consultant. **15.** Bellriver Homes Reserves the right to improve, delete, alter and revise specifications without prior notice.



YOUR 10 POINT GUIDE TO A BETTER HOME

A SMOOTH, STRESS-FREE GUIDE TO HELP YOU CHOOSE, AND ALL YOU NEED TO KNOW ABOUT

We are here to help you holistically. Please tick or untick each point to know your rating.



DESIGN

- Have you had a design consultation and comprehensively addressed all your design requirements?
- Has the builder got a design consultation questionnaire checklist to ensure all requirements are addressed?
- Have you received a scaled copy of the floor plan so you can check dimensions of all areas?
- Has the design been sited on the allotment to confirm compliance with lot specific guidelines?
- Have you viewed a siting showing the North point, to ensure you are happy with the aspect of the home?

BRAND

- Are all material brands provided, and is your builder aligned with reputable brands such as:
 - CSR
 - PGH
 - Actron Air
 - Gainsborough
 - Rinnai
 - HPM
 - Westinghouse
 - Colorbond
 - Taubmans
 - Corinthian Doors
 - De Lorenzo Tiles
 - Polytech
 - Caesarstone
 - Caroma

HOLISTIC. HOME. GUIDE.



QUALITY

- Is your builder providing a quality assurance program?
- Will the home be handed over with a Quality Accreditation Certificate at Settlement?
- Will the builder use an independent auditor? Example: <https://www.tyrrells.com/services/building/>

PROJECT MANAGEMENT

- Will the site supervisor hold a current builders licence?
- How many years experience does the site supervisor have in building new homes?
- Can you confirm the process if the building takes longer than expected, and will the builder make a contribution to your rent payments?

ALLOCATED SITE START

- Has your builder got a site start allocation program?
- Have you been provided with a site start allocation date?
- Can you confirm when the tender price will expire and be subject to review and a possible increase?
- Does the builder regulate how many homes started per month to ensure there is control around which contractors work on each job site?

CUSTOMER SERVICE

- What do other customers say about the builder?
- Have you got a single point of contact with the builder?
- What communication systems are in place to ensure the customer is kept informed during the process?

EXPERIENCE

- How long has your builder been in business building new homes?
- Does the builder have a seamless, closed loop workflow system to ensure the project is tracked and monitored and progressed forward to schedule?

SITE COSTS

- Are site costs fixed?
- Is the land unregistered at time of tendering? If so, in what circumstance may the price increase when the land becomes registered and survey and soil testing of the site is done?

CORPORATE FOUNDATION & BUSINESS MANAGEMENT

- What is the builders mission statement?
- What is the builders vision statement?
- What are the core values of the organisation?
- Is the company 100% Australian owned?

INCLUSIONS

- Can you confirm the key items are included, such as:
 - Stone benchtops?
 - Soft closers to toilet seats?
 - Soft closers to cupboard doors and drawers?
 - Light fittings and light bulbs?
 - Floor coverings
 - Ducted Air Conditioning



PRODUCT  REVIEW

Verified Customer

Quality home!
Fixed price,
all essentials
covered!



5 out of 5, reviewed on August 2020

OUR WORD OUR BOND



OUR PROMISES TO YOU

With You, All The Way



As an Australian family-owned company with over 30 years of unwavering commitment, we stand by you from concept to creation. With a legacy of delivering thousands of dream homes, we ensure your journey is seamless and your dream home becomes a reality. We'll be there with you every step of the way.

Fixed Price Contract



Our prices are fixed upfront, ensuring transparency and no unexpected costs.¹⁷ What you see is what you get.

Rental Guarantee



If we don't complete building your new home in the contracted build time, we will pay your rent until we do.¹⁸

Build Start Date



We regulate the number of homes we start each month to ensure we can monitor quality and time frames and maintain a consistent team on each job site. You will know up front when your house will commence construction.¹⁹

Guaranteed Build Time



We are so confident in our streamlined processes that we offer a Guaranteed Build Time for both single and double-storey homes. At Bell River, we understand the importance of knowing when you'll step into your new home, and that's why we stand by our promise to deliver on time.²¹

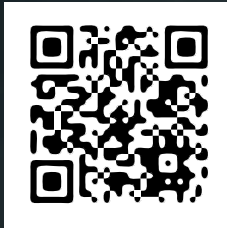
Hit Rock, We Pay



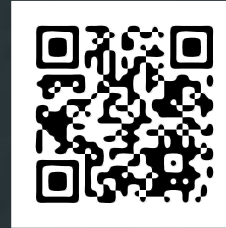
Should we hit rock during the construction of your new home, we will pay. There's no variations for hidden site conditions during construction.²²

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TERMS & CONDITIONS: ¹⁷ Excludes on-site variation for items down-scaled or any additional builder requirements. Refer to tender and contract for further details. ¹⁸ Up to \$50,000 per week. ¹⁹ Site Start Date can be affected by council and developer approvals and can be adjusted accordingly. ²⁰ The customer must strictly follow the timeliness as set out in the buyers guide. The build must be 100% compliant or registered the final day shown through the construction process. ²¹ In event of any delays and/or other issues will depend on the discretion of the sales agent & Bell River will not be responsible. ²² Guaranteed build time is based on single-storey, single- or double-storey, design. Excludes any regional & specialised builds. The Bell River design price is inclusive of GST throughout. ²³ The sales agent may purchase a newly built home in place where a general agent has been appointed by Bell River Homes. ²⁴ Bell River Homes has discretion to determine eligibility, and may vary the right to customer to purchase the offer at any time without notice. ²⁵ Bell River Homes Pty Ltd. 2023/2024.



DISPLAY CENTRE
TOURS



DISPLAY CENTRE
LOCATIONS



Visit bellriverhomes.com.au for
homes on display and sales
centre opening hours.

1800 200 888
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**WHO'S
BUILDING
YOUR
HOME?**

***Terms & Conditions:** Benchmark Inclusions applies to Construct , Knock Down re-build contracts & some House & Land contracts. There are however some House & Land Contracts that are not are not eligible. Images used are for illustrative purposes only. Photos in this brochure may contain items that are not included in the inclusions. Please refer to sales consultant for exact product images and descriptions. Inclusion ranges are to be selected from Bellriver's standard range of colours. Items contained within these inclusions may be altered, substituted or suppliers changed without notice. #BASIX and NatHERS certification subject to design, land orientation, house siting, selected external colours, structural and window modifications. Upon Basix and NatHERS assessment, should any additional upgrades be necessary, these will be raised via variation to the client. Builders Lic. 61247C. Pricelist Effective Date: January 2024. JBE2300006.