

C/PO Box 138
CESSNOCK NSW 2325

Our Ref: Q#991135:FC5755:KEAODA102.doc

30th November 2011

Phone: 02 49 911855

Dear

**PROPOSED CONSTRUCTION OF "2 CUSTOM UNITS" PLAN REF:SD102MIL ON
YOUR LAND AT LOT 102 #5 MILLFIELD STREET KEARSLEY**

We have much pleasure in submitting our tender for the sum of \$357,438.00 (Three hundred and fifty seven thousand, four hundred and thirty eight dollars) for the construction of 2 "CUSTOM UNITS" on your land at the above mentioned address.

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|-----|--|-----|
| 1. | "2 CUSTOM UNITS" PLAN REF:SD102MIL" constructed on an "M" | |
| | classification engineer designed concrete slab | Inc |
| 2. | Provision of construction requirements to meet BAL12.5 rating | Inc |
| 3. | Ideal Foundations site investigation | Inc |
| 4. | Peg out and identification survey | Inc |
| 5. | Home Owners Warranty Insurance | Inc |
| 6. | Site fencing, toilet hire, sediment control fence & concrete pump | Inc |
| 7. | Site preparation for slab construction | Inc |
| 8. | Treated pine retaining wall including backfilling | Inc |
| 9. | Piering - Provisional sum 30 lineal metres | Inc |
| | (If the piering exceeds the amount allowed the extra cost will be charged as a variation to the contract at \$90 per lineal metre) | |
| 10. | Connection of water HWC main | Inc |
| 11. | Connection of underground power from stainless pole | Inc |
| 12. | Ausgrid connection fees | Inc |
| 13. | Connection of sewer includes Provisional Sum \$ 1430 for sewer junction subject to minor works contract | Inc |
| 14. | Disposal of stormwater as per design provided | Inc |

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Initials...../.....

15.	3060 litre rainwater tank on concrete slab connected to WCs and laundry with 1 external tap to each unit	Inc
16.	Radiata pine frame and trusses	Inc
17.	PGH face bricks from builder's range to external walls	Inc
18.	Monier concrete roof tiles from builder's range	Inc
19.	Colorbond colour metal fascia and gutter	Inc
20.	Painted PVC downpipes	Inc
21.	Powder coated aluminium windows and sliding doors with key locks	Inc
22.	Insect screens to windows & sliding doors to comply with BAL12.5	Inc
23.	R3.0 Insulation to ceiling of living areas only	Inc
24.	R1.5 Insulation to external walls and internal garage wall	Inc
25.	Panelift garage doors with remote control and 2 hand sets	Inc
26.	Gainsborough Terrace door furniture	Inc
27.	Raymor tapware and bathroom accessories	Inc
28.	Raymor Victoria mixer tap to kitchens	Inc
29.	67mm skirting and architraves suitable for painting	Inc
30.	Hume moulded panel internal doors suitable for painting	Inc
31.	Mirrored sliding wardrobe doors to bedrooms	Inc
32.	Hume front entry doors from builder's range	Inc
33.	Ventilated shelf and hanging rail to robes	Inc
34.	4 x ventilated shelves to linen cupboard	Inc
35.	Carpet to Bedrooms, Hall and Lounge from builder's range	Inc
36.	Floor tiles to Kitchen, Dining, Entry	Inc
37.	Wired smoke detectors with battery backup	Inc
38.	270 litre Rheem solar hot water service with electric back up	Inc
39.	Technika TDX6SS-3 dishwasher	Inc
40.	Front and rear garden taps	Inc
41.	Kitchen cupboards and sink as per standard inclusion	Inc
42.	Dishwasher and microwave provision	Inc
43.	Kordon perimeter barrier pest control system	Inc
44.	Daikin FTYNYN60 split system air conditioner installed to each unit (1 star cooling & 2 star heating)	Inc
45.	LaFarge Interhome party wall system	Inc

TOTAL TENDER PRICE Including GST:-

\$357,438.00

Excluded Items

Full details and specifications for all owner supplied pc items are required prior to completing your colour selections.

1. Rock excavation
2. Works-as-Executed (WAE) plan if required by council
3. Preparation of plans and specifications
4. Construction Certificate application fee
5. Statement of Environmental Effects
6. Contour survey
7. Survey fees associated with subdivision
8. Section 50 or Section 94 contribution fees
9. Landscaping, driveways, gardens, paths, clothesline, letterbox

The above tender is based on the following allowances and Prime Cost items.

DESIGNER INCLUSIONS AND ALLOWANCES

Technika Cooktop CFM641	Our Allowance \$448.00
Technika Fan Forced Oven T056FSS-3	Our Allowance \$567.00
Technika Slideout Rangehood SREC0160SS	Our Allowance \$209.00
Technika Dishwasher TDX655-3	Our Allowance \$858.00
Marquis Vanity Unit 750	Our Allowance \$522.00
Marquis Vanity Unit 900	Our Allowance \$561.00
Marquis Vanity Unit 1200	Our Allowance \$748.00
Marquis Vanity 1500 SNG Bowl	Our Allowance \$984.00
Marquis Vanity 1500 DBL Bowl	Our Allowance \$1045.00
Marquis Vanity 1800 SNG Bowl	Our Allowance \$1188.00
Marquis Vanity 1800 DBL Bowl	Our Allowance \$1287.00
Toilet Suite Raymor Cresta Suite	Our Allowance \$258.00
Stylus Maxton/Raymor 1520 Bath	Our Allowance \$159.00
Project 451 Stainless Steel Laundry Tub with Concealed bypass	Our Allowance \$211.00
Ceramic wall and floor tiles	Our Allowance \$27.50/m ²
Quarry Tiles (as per plan)	Our Allowance \$27.50m/2
Tiling Bathroom (Ensuite) Floor, wall 1.2m & 2m to shower recess	
WC	Floor and skirting tile
Laundry	Floor and skirting tile & splashback to tub
Kitchen	Splashback to benches

There may be an additional charge as a variation to the contract for laying tiles larger than 400 x400mm, rectified square edge porcelain tiles, mosaic tiles & laying tiles on the diagonal, border & feature tiles.

Showerscreens with Sliding or Semi frameless Pivot Doors to height of 2m
Nova framed mirrors

**DEFECTS LIABILITY PERIOD - 3 MONTHS
STRUCTURAL WARRANTY - 7 YEARS**

ELECTRICAL ALLOWANCE total for both units

4 Smoke detectors
30 Light points
13 Single power points
26 Double power points
2 Two way switch
4 TV points
4 Bunker lights
3 1200mm single fluorescent light
2 Telephone point
3 250mm ceiling exhaust fans

PAINT

Taubmans Endure 3 Coat System to internal walls
Taubmans Premium External Paint

Please Note:-

Costs & inclusions subject to basix certification, cc approved plans & engineering
Please complete and sign attached basix commitment for preparation of plans for council

For strata/torrens title subdivision the price is subject hunter water requirements

1. All weather access road to be supplied by owner if required.
2. This tender is based on "M" Class Footings.
3. This tender is based on a wind classification of "N2".
4. Any Capital Contribution required by Council, Energy Australia or Hunter Water will be charged as an extra.
5. Any requirements by the Rural Fire Service will be charged as an extra.
6. **Provisional Sum** is the estimated cost of labour and materials and **includes 10% GST**. This allowance excludes an amount for the builder's margin. If the cost is more than the allowance, the total of the difference including builder's margin and GST will be added to the contract price. (Refer HIA Contract Clause 21.6)
7. **Prime Cost item** is the estimated cost of materials and **includes 10% GST** (Refer HIA Contract – Clause 21.6)
8. Prices quoted for plumbing, electrical or sewer connections are based on the mains connection point being located within the property boundaries.

The price tendered is based upon the builders standard design and does not include allowances for specific codes, conditions or other requirements that may be imposed by Local Council, the Department of Mines, Hunter Water or as a consequence of an Engineer's site Classification Report on the owners own site.

The builder shall be entitled to claim as an allowance any additional cost which may be incurred as a consequence of complying with any specific code, condition or requirement of any such authority.

We should be in a position to commence work on site when the Building Contracts have been exchanged, we have received your authority to commence work from your lending authority and you have selected your colours and finishes.

If you are not the registered owner of the property, please provide current owner's consent to enable lodgement of DA application with Council. However, if settlement occurs prior to lodgement of application please provide letter of confirmation that the property has settled from your solicitor/conveyancer.

If additional information is required by your lending authority it will be charged at an extra cost.

Progress Payments are on a regular basis in accordance with your lending authority's valuation schedule or by agreement.

Should these conditions not be fulfilled, we reserve the right to review our tender at the time.

Thank you for selecting our Company to tender on your new units. Should you require further information, please do not hesitate to contact us on 4933 5411.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Craig Baumann', with a stylized, flowing script.

Craig Baumann
General Manager
E.&O.E.