

Quotation

PRICING SCHEDULE			
DATE:	01.09.08	CONSULTANT: Terry McWilliams	A/H: 0411 715 934
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			A/H:
		CONSULTANT EMAIL: terrymcwilliams@optusnet.com.au	
CLIENT DETAILS:			
NAME:	BENJAMIN CLOSE	OCCUPATION:	
ADDRESS:			
PHONE(H):	8395 5259	(W):	(M): 0417 525 843
EMAIL:	benjsc@clearchain.com		FAX:
NAME:	CARLY CLOSE	OCCUPATION:	
ADDRESS:			
PHONE(H):	8395 5259	(W):	(M):
EMAIL:			FAX:

BUILDING SITE LOT: 723 ONE TREE HILL ROAD GOULD CREEK 5114

Schedule of Proposed Inclusions						
Design:	CUSTOM DESIGN					
Specification:	FORMAT PLUS		LIVING AREA:	216.50 (approx m2)		194,614
Porch / Alfresco / Verandah UMR:	TILED FLOOR		AREA:	7.50 (approx m2)		Included
Roofing:	Colorbond		Roof Pitch:	Up to 25 Deg.		Included
Ceiling Height:	Living Area	Single Storey:	2700 mm	Eaves Size:	450 mm	Included
Bushfire rating:	Medium	Bushfire Rating (if Applicable) to be confirmed - Assess Fee may apply if required by Council				672
Windspeed:	Up to N2	Sarking:	Yes	ALLOWANCE		2,016
Corrosion Zone:	No	Climatic Zone:	6 (To be confirmed by relevant Authority)			879
H.W.S.:	Rinnai 26 Gas Boosted	Controllers:	2	Standard		Included
Standard Appliances:	OMEGA OO651XA 60cm Electric Fan Forced Oven					Included
	OMEGA OG60X 60cm Gas Hotplates					Included
	OMEGA OA416X 60cm Retractable Rangehood					Included
22 Light Points	18	Power Points of which	15	are doubles	2	2-way light switches

SPECIFICATION INCLUSIONS (Unless altered elsewhere in Pricing Schedule):

STANDARD INCLUSIONS:

Preliminaries, Insurances and Warranties

Plans - Working drawings, Engineers Soil report, Footing layout design & drainage recommendations

Included

Fees - Council application fee, SA water fee

Included

BUILDING SITE LOT:**723 ONE TREE HILL ROAD GOULD CREEK 5114**

Site Works - based on level site and scrape only required	Included
Fixed price contract - From start of construction to completion	Included
Statutory Home Owner's Warranty Insurance	Included
Site Works - Footings and Slab	
Footings - Standard 200mm x 450mm deep beams	Included
Slab - 100mm thick with SL72 mesh - Footings designed and certified by Professional Consulting Engineer	Included
Concrete Pump - Single Pour allowed	Included
Termite Treatment to Statutory Requirements - Termi-Mesh to penetration points	Included
Removal of Builder's Debris - By Builder	Included
Building - External	
Brickwork - Standard size face bricks - large Builder's range with raked natural mortar or Brighton Lite Mortar	Included
Roof - Dutch and Brick Gables as per floor plan	Included
Porch - as nominated on floor plan	Included
Verandahs and Alfrescos (eaves ceiling height) - as nominated on floor plan	Included
Windows: Aluminium Powder Coated Horizontal sliders including 'Vent' locks and fly screens	Included
Timber (MDF) reveals to aluminium windows	Included
Galvanised lintels where there is brickwork over openings - Primed T-Beams to garage	Included
Insulation - External Walls R1.5 and Ceilings R3.0	Included
Iron Work	
Gutters - Zinalume 115mm "D" or "O.G." Profile	Included
Downpipes - 100mm x 50mm Zinalume or Round PVC	Included
One Rotary Roof Vents to Roof	Included
Building - Internal	
Steel Wall and Roof Frames - Computer designed and tested - Bluescope 50 year performance warranty	Included
Walls lined with 10mm Plasterboard	Included
Ceiling lined with "Span 600" Plasterboard	Included
Cornices: Wave or 3 Step Cornice to Entry, Master Bedroom, Lounge & Dining	Included
Cornices: 55mm Cove to rest of house (90mm if 2700mm or higher ceilings)	Included
Skirtings and Architraves: MDF 68mm x 12mm Colonial 'Lamb's Tongue' profile	Included
Doors and Door Furniture	
Front Door - Hume Vaucluse Premier XVP11 - Solid Construction with external moulds	Included
Internal Doors - Hume Oakfield 'OAK' - 4 panel painted door	Included
Laundry Door - Aluminium Sliding door	Included
Roller doors to Garage 2100mm height to width as nominated on plan	Included
Deadlocks to external doors - Lockwood 7107 Double Cylinder Deadbolt	Included
Internal Door Handles - Lockwood 'Manor' series - includes Privacy locks to bathrooms, ensuites and toilets	Included
Cupboards	
Kitchen 600mm Wide with lengths as nominated on plan - Including Postformed top and Laminated PVC Edged Doors	Included
Laminated Front Panel to exposed Breakfast Bar to match doors	Included
Choice of Raised Breakfast Bar or Flat Servery	Included
Pantry Cupboard - as per Floor Plan - including Melamine Lined Shelves	Included
Built in Wardrobes (where shown on Plan) including Shelf & Hanging Rail with Hume Oakford 4 panel painted hinged doors	Included
Vanity cupboards - postformed top with Laminated PVC Edges Doors	Included
Tapware and General Plumbing Fixtures	
Quality 'Alder Verde' cross handles in Chrome or Alder mixers or equivalent throughout	Included
Kitchen Flickmixer - 'Alder Classico' with ceramic disk	Included
Shower Rose - 'Alder Verde' Universal Arm	Included
Auto washing machine taps to laundry	Included
Garden taps - front and rear - Wall Mounted	Included
Kitchen Sink - 1 1/2 bowl stainless steel with drainer - 'Lakeland'	Included
Dishwasher Provision - provided including powerpoint	Included
Water meter - by Builder	Included
Rainwater Provision with connection to one toilet or Hot Water Service or Laundry Taps	Included

BUILDING SITE LOT:**723 ONE TREE HILL ROAD GOULD CREEK 5114*****Bathroom Fixtures and Accessories***

Bath - Stylus 'Maxton' 1500	Included
Ceramic Hand Basins to vanities	Included
W.C. Ceramic Toilet Suite from the Builder's Range (White) with hidden S-Trap	Included
Shower Cubicles - Stegbar 'Grange' or 'Softline' semi-frameless shower screens	Included
Mirrors over vanities - size to suit location - 700mm high to width of vanity	Included
Towel rail and paper holder - Gallery 'Goya' (chrome) or Alder 'Star' chrome or similar as selected from Builder's Range	Included

Tiling - Ceramic Wall and Floor Tiles - selected from Builder's Range and Builder's Recognised Suppliers

Bathroom's Wall - 1200mm high (2000mm to Shower enclosure)	Included
Kitchen - Splashback tiles to raised breakfast bar and 600mm high to applicable walls	Included
Laundry & W.C. - skirting tiles with 600mm over laundry trough	Included

Electrical - Single Phase Underground Connection 8 Lin. Metres

Light & Power Points - see above	Included
TV Points x 2 Digital Ready	Included
Telstra Points x 2	Included
Clipsal Light/Fan/Heaters to bathrooms and ensuites	Included
Smoke Detectors - 240Volt hardwired with battery backups	Included
Earth Leakage Cutoff Safety Switch and Circuit Breakers	Included

Painting - Selected from Dulux range of products

External - 2 Coats Low Sheen Acrylic to exposed surfaces	Included
Internal Walls - 2 Coats Dulux Professional Washable Low Sheen Acrylic	Included
Ceilings - 2 Coats Ultra Flat Latex - Generally White	Included
Painted Woodwork - Satin Enamel	Included

Sanitation

Connection to septic/common effluent system	Included
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ADDITIONAL ELEVATION ITEMS:***Gables etc:***

Dutch Gable to Roofline	Included
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Windows:

Additional Windows as per plan	Included
Allowance for Double Glazed Windows and Sliding Doors	EST. \$15,000.00 Included

ADDITIONAL JOINERY ITEMS:***Kitchen:***

Overhead Cupboards to approx 2400mm above floor level(price offset by std. allowance if applicable)	3.10	Metres	Included
Bulkhead (Top Rail) over Overheads (so no void above) - MDF	3.1	Metres	Included
Shelves to walk-in pantry	3.9	Metres	Included

Linen, Laundry Benching etc:

Upgrade to Single 70 Litre Trough in metal Cabinet	Included
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Robes, Pantries:

Built in Wardrobe to Bedroom 3 and 4	Included
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ADDITIONAL WET AREA / PLUMBING ITEMS:***Vanities:***

Bank of Drawers to Straight Vanity	2	of	Included
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Baths / Showers / Spas / WCs:

Upgrade to Corner cut-off shower	2	of	Included
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Tapware etc:

Lever Action Tap Handles throughout home	Included
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Hot Water Services:

Solar HWS - Rinnai 20 Gas Boosted LoLine 2 Panel 270 Litre (for two or more bathroom house)	Included
Upgrade to (2) Enduro Frost Tolerant Solar Panels	Included

Miscellaneous Plumbing Items:

All Wet Areas Plumbed to Rainwater Supply	Included
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Gas:

L.P. Gas Provision, Base & Regulator Incl. Connection of Appliances to total value of 600

ADDITIONAL INTERNAL ITEMS:

Internal Arches, Plasterboard Bulkheads:

Double Stud Wall with Display Niche to Family Room Wall Included

ADDITIONAL ELECTRICAL ITEMS:

Provide Exhaust Fan and Standard Light Point in lieu of Heat Lamp to Bathroom and Ensuite Included

ADDITIONAL MISCELLANEOUS ITEMS NOT INCLUDED ELSEWHERE IN SCHEDULE:

Septic Tank System with Soakage Drains (Percolation test not included) ALLOWANCE 7,500

AMOUNT INCLUDED TO ASSIST WITH BUDGETING TOWARDS ADDITIONAL FOOTINGS AND SITE WORKS COSTS.

THIS AMOUNT IS NOT INTENDED TO CONVEY ACTUAL EXPECTED COSTS NOR DOES IT FIX ADDITIONAL FOOTINGS AND SITE WORKS COSTS UNLESS SPECIFICALLY STATED IN THIS SCHEDULE. 18,000

PRICE TO BUILD HOME: 224,281

CONTRACT PRICE (including GST amount on building price.) 224,281

CONTRACT PRICE (EXCLUDING GST) 203,892

GST component included in contract price 20,389

CONTRACT PRICE (INCLUDING GST) 224,281

LESS DOWNPAYMENT (INCORPORATING COST OF PRELIM. SERVICES & NON-REFUNDABLE DEPOSIT OF \$1,000) (3,000)

ADVANCE PAID/DUE ON: BALANCE OWING ON CONTRACT PRICE (including GST): 221,281

LAND DETAILS:

VOL. 6012 FOL. 301		S'MENT DATE:	
FINANCE: YES	FROM:	AMOUNT:	BY:
SUBJECT TO SALE	NO	COMMENCEMENT DATE OF BUILDING WORK:	
COUNCIL: TEA TREE GULLY	WIND CAT: Up to N2	FIRE ZONE	Medium
WASTE REMOVAL SYSTEM: SEPTIC WITH SOAKAGE TRENCH			
TITLE TYPE	TORRENS		

NOTE 1: THIS QUOTATION DOES NOT INCLUDE ANY COSTS ASSOCIATED WITH ENVIRONMENTAL REQUIREMENTS THAT MAY BE CONTAINED IN ANY ENCUMBRANCE OR COUNCIL RULINGS EG. SPECIAL REQUIREMENTS FOR RE-CYCLING WASTE, RUN-OFF FROM SITES ETC. IF THE BUILDER IS REQUIRED TO CARRY OUT ADDITIONAL TASKS TO THOSE NORMALLY REQUIRED BY LEGISLATION AS AT THE DATE OF ACCEPTANCE OF A BUILDING CONTRACT, THE ASSOCIATED COSTS WILL BE PASSED ON TO THE CLIENT ONCE KNOWN.

NOTE 2: NO ALLOWANCE HAS BEEN MADE FOR ANY TEMPORARY FENCING, E.P.A. OR SPECIAL COUNCIL REQUIREMENTS THAT MAY BE INCURRED TO COMPLY, THESE WILL BE AT THE OWNER'S EXPENSE.

NOTE: All prices above are upgrade prices from specification standard (in lieu of) unless otherwise indicated. E. & O.E. PRICES SUBJECT TO CHANGE WITHOUT NOTICE (NOT APPLICABLE AFTER SIGNING CONTRACT) PRICING SCHEDULE