

Dear Client,

Lot 337, Fig Tree Estate, Austral, NSW 2179

Opal SS Construction appreciates your enquiry to quote for the construction of your new Single Storey house in Fig Tree Estate. Our passionate and diligent staff strive to cater for any customer desires and will regard your request with extensive thought to provide you with the best service possible.

We thank you for negotiating with us and allowing us to present you with the quotation of your desire, and we hope that you are satisfied with our customer service.

We wish to submit the following proposal for this project for your consideration. Note: This quote is based on the selected plans of Lot 337, Fig Tree Estate, Austral, NSW 2179.

“Making your dream home into reality”



SITE INSPECTION, SITE WORKS & INSURANCES

1. Survey, Architectural, BASIX, Engineering and Stormwater Drawings
2. Council/Private Certifier Fees for CDC approval
3. Long Service Levy
4. Perimeter fence and silt control fence
5. Scaffolding/perimeter rail to current safety standards
6. Peg out and identification survey
7. Warning signs and builders sign during construction
8. Structural engineer certification of slab work, piers, and structural framing
9. A1 soil exposure classification requirements
10. Hire of portable toilet, temporary power
11. Supply/lay termite treatment to BCA standards to external perimeter of ground floor slab
12. Interim occupational certificate is done by builder
13. Professional house clean prior to handover
14. Quality assurance inspection
15. 7 years structural warranty
16. 90 days defect period
17. Public liability
18. Workers compensation
19. Homeowners Warranty Insurance

CONCRETE SLAB

1. Provide equal Cut & Fill (Up to 500mm).
2. Pour/lay M or H1 class ground floor slab
3. Pour/lay concrete piers up to 60Lm
4. Concrete slab to porch and alfresco
5. Concrete slab for the rainwater tank & air conditioning unit to be integrated with main house slab

PLUMBING AND WATERPROOFING

1. Supply/install internal drainage (sewer and storm water)
2. Supply/install external drainage (sewer and storm water)
3. Supply/install both hot and cold-water rough in
4. Supply and install natural gas connection from the existing pre laid natural gas service to the house (up to 6m)
5. Supply/install gas feed, including gas bayonet to kitchen

6. Supply/install 1 x water tap to front and 1 x water tap to the rear of the house
7. Supply/install above ground 2000L rainwater tank as per BASIX
8. Supply/install 1 x wall mounted gas instantaneous hot water unit - Rheem 26L or similar
9. Supply/lay 1 x waterproofing membranes to bathroom & ensuite

CARPENTRY & TIMBER FRAME

1. Supply/install structural steel beams and posts as per engineering plans
2. T2 timber frame and roof frame will be made according to engineering plan.
3. Supply/install roof framing as per plans provided
4. Supply/install roof pitch as per working drawings
5. Floor ceiling height to be 2700mm.

WINDOWS, DOORS, SKIRTINGS & ARCHITRAVES

1. Supply/install 1 x timber entry door- 920mm wide x 2040 high door
2. Supply/install 2040mm high flat panel internal doors to all the bedrooms
3. Supply/install privacy lever set handles to all bedrooms and bathrooms internal doors
4. Supply/install 67mm pre-primed skirting's and architrave's
5. Supply/install building supplies residential range aluminium sliding windows
6. 1 x supply/install building supplies residential range, one aluminium sliding door at 2040mm high as per final plans.
7. Supply keyed locks to all windows and doors
8. Obscure glazing to bathrooms & ensuite
9. Brickwork/external cladding & fascia & gutter
10. Supply/install brickwork throughout the house as per the final plan.
11. Supply/install colour bond fascia and gutter.
12. Supply/install 90mm round PVC downpipes connected to either storm water line or rainwater tank

ROOF COVERING & EAVES

1. Supply/lay roof sarking under battens
2. Supply/lay timber roof battens
3. Supply/install Monier concrete roof tiles as per the final plans.

4. Supply/install 4.5mm fibre cement eave sheets to fascia/roof line perimeter as required

GARAGE DOOR

1. Supply/install 1 x panel lift Colourbond garage door with choice of colours
2. 2040mm garage door
3. Supply 2 x automatic garage remotes

ELECTRICAL

1. Supply/install 2 x DGPOs to each room
2. Supply/install 1 phase underground mains power from street to dwelling
3. Supply/install 1 x electrical switch board to external wall
4. Supply/install up-to 20 LED downlights throughout the house as per the requirements
5. Supply/install 1 x TV, 1 x data & 1 x phone points
6. Supply/install 2 x smoke detectors
7. Provide a NBN conduit and draw line only from the surface pit to the house in preparation for the final connections to be organised by the owner through their service provider after handover
8. Provide underground 1-phase mains electrical service from the existing energy supply pillar to the Meter box.

AIR CONDITIONING

1. 2-Zone ducted air conditioning

INTERNAL LININGS & INSULATIONS

1. Supply/lay 10mm plasterboard sheeting to ceilings and 13mm to walls
2. Supply/install 6mm villa board wall sheeting to bathrooms and ensuite
3. Supply/lay 90mm cove cornice finish to entire home excluding porch, outdoor areas (if applicable).
4. Supply and install insulation in walls and roof as per basix

FLOORING

1. Supply/Lay 600mm x 600mm porcelain floor tiles, from builder's range to ground floor as per final floor plan (passage, in family/dining, in kitchen and in pantry area).
2. Supply/Lay carpet to all bedrooms

3. Supply/Lay 300mm x 300mm floor tiles to bathrooms & ensuite
4. Supply/Lay 300mm x 600mm wall tiles in wet areas only to bathroom and ensuite
5. Supply/install 100mm x 100mm stainless steel floor wastes to bathroom, ensuite and laundry
6. Supply/Lay coloured concrete to alfresco area

Please note that floor tiles will not be laid to the garage.

KITCHEN

1. Supply/install laminated/polyurethane finish soft closing kitchen floor & overhead cupboards with shark nose finish as per house plans provide
2. Supply/install 20mm edge stone to kitchen bench top as per house plans provided from the Opal Range.
3. Supply/install a pot drawer cabinet including 1 x top cutlery drawers
4. Supply/install 1 x overhead cabinet to fridge space
5. Supply/install Domain/Westinghouse range appliances including the following dimensions:
 - a. Domain 600mm stainless steel cook top
 - b. Domain 600mm oven
 - c. Domain 600mm fixed ducted rangehood
6. 1 x Double bowl sink to kitchen
7. 1 x sink mixer
8. Supply/lay tiles splash back to kitchen as per plans provided
9. Soft close function to all the kitchen drawers
10. Soft close function to all the kitchen cupboards

LAUNDRY (in garage)

1. 1 x single laundry sink
2. Supply/install 1 x 45L laundry tub and laundry sink mixer
3. Supply/install washing machine taps

WARDROBES & LINEN

1. Supply/install built in robes 1 x laminate tower including laminate shelves, and 1 x hanging rod as per plan with 2040mm high-mirrored sliding doors as per floor plan.
2. Supply/install walk in robes including 1 x laminate tower including laminate shelves, and 1 x hanging rod as per plan.
3. Supply/install 4 x melamine shelves to linen cupboard including hollow core doors

PAINTING

1. Prepare and paint 1 x primer coat to all ceilings and walls
2. Prepare and paint 2 x topcoats to all ceilings and walls
3. Prepare and paint 1 x undercoat to all timber doors, door jambs, architraves, and skirting's
4. Prepare and paint 2 x topcoats to all timber doors, door jambs, architraves, and skirting's
5. Prepare and stain or paint finish to front entry door and jamb
6. Prepare and paint wall cladding of front façade as per the final plans (If applicable)

BATHROOMS & ENSUITES

1. Supply/install 1 x semi frameless shower screen to bathroom and ensuite
2. Supply/install 1 x back to wall toilet to bathroom and ensuite
3. Supply/install polyurethane vanity with ceramic top to bathroom and ensuite as per plans.
4. Supply/install 900mm high polished edge mirror to match vanity width to each bathroom and ensuite
5. Supply/install chrome accessories – single rail towel holders, and toilet paper holder to each bathroom and ensuite
6. Supply/install 1 x freestanding bathtub approx. 1600mm long
7. Supply/install 1 x chrome shower head and mixer to each shower
8. Supply/install 1 x vanity mixer to each vanity
9. Tiled shower shampoo niche to ensuite and bathroom showers 300mm high x 450mm wide.
10. 3-in-1 fan Light/Fan/Heater to bathroom and ensuite only.
11. Bath and shower mixer set to all bathroom

DRIVEWAY

1. Supply/lay 3.0m wide x 5.5m length concrete driveway from street to dwelling including council cross over as per final working drawings.

RUBBISH & CLEAN UP

1. Remove all trade related waste from site upon completion of works
2. Provide builders clean through the house upon completion of works

LANDSCAPING

1. Soft Landscaping upto 100sq/m

Construction cost as per the house design	\$ - 250,000.00
Upgraded items	\$ -
GST (inclusive)	\$ - 25,000.00
Final construction cost	\$ - 275,000.00

EXCLUSIONS:

- Clothesline
- Mailbox
- Removing soil
- Drop edge beams
- Antenna installation
- Fencing
- Retaining walls
- Bushfire rating
- Acoustic compliance
- Any debris or soil dumped on site

Any further changes in size will affect the cost of build