

## 1. Pre-Construction

- Site Set-up for Construction
- Construction insurance including Public liability insurance
- Preparation of contracts and specifications
- Temporary fence all around building site.
- Identification survey for footprint of building,
- Homeowners Warranty Certificate
- Building certifier included

## 2. Site Costs strictly as per the following. All other site costs are the responsibility of the client. (Fixed Priced)

- Site preparation and levelling including machine hire for cut and for concrete slab as designed by the engineer on ground construction (H1 Slab)
- Concrete pump hire for concrete slab – as per engineers' requirement
- Piers as per engineer's design.
- Sewer connection to main within 10 metres from the boundary
- Electrical Underground Mains to meter box point to house and the supply authority fees and Telstra conduit run-in allowance of up to 10m.
- Underground water service to house from existing water Mains/near side water service run allowance – 10m.
- Remove excess Soil (up to 12 tonne) from Excavation and Underground Services.
- Storm water drainage (as per plan)
- Peg out survey

### 3. Building:

- Ground Floor Ceiling Height: 2.7m Approx.
- First Floor Ceiling Height: 2.4m Approx.

#### 3.1 Frames:

- Timber Frames and trusses (Warranty included)
- Provide eaves to the perimeter of house (as per plan)

#### 3.2 Brick:

- PGH (Boral) or Austral face brick allowance up to \$1000 per 1000 bricks GST Inclusive
- Off white mortar

#### 3.3 Pest Control:

- Provide termite protection to the perimeter of the slab and approved collars to the internal pipes.

#### 3.4 Aluminium Windows:

- Powder coated Aluminium windows and doors standard size, with clear glass and standard glazing as per Basix requirement (Up to 12 residential class windows only)
- Obscure glass to bathrooms only
- Frame colour to be selected from classic Colourbond chart
- Aluminium windows keyed alike

#### 3.5 Roofing:

- Roof tile as per plan
- High density roof sarking

#### 3.6 Fascia and Gutter:

- Colourbond fascia and gutter as per the plan.
- Colour to be selected within classic Colourbond chart.

#### 3.7 Gyprock and Cornice:

- Australian Standard Gyproc to wall & Ceiling
- Square set to all area
- Bulkhead as per plan (Above Kitchen Benchtop)
- One drop ceiling allowed
- Niches as per plan

### 3.8 Plumbing and Drainage: All Plumbing and Drainage as per the plan:

- All taps and showers to satisfy the energy star rating to be selected from builder's range
- 2 x Garden taps & rainwater tank point
- Supply and install 1 x above ground standard slimline rainwater tanks as per Basix if required
- Supply and Install 1 instantaneous Rennai/Rheem hot water system (26l/min) mounted on brick wall
- Round PVC down Pipes
- Smart Tile waste
- Water provision for fridge area

### 3.9 Doors, Skirting & Architraves:

- Entrance door: 1 x entrance door 2340x1200mm timber stained.
- Accent range internal doors 2340/2040 high with doorstops as per the plan.
- Stainless steel door locks and privacy sets.
- 67mm half splay/pencil round skirting and 67mm half splay/pencil round architraves.
- Sliding door for Alfresco (As per plan)

### 3.10 Flooring:

- Supply and install ground floor tiles. Tiles supply allowance \$20/m<sup>2</sup>(tiles to be chosen from the builder's supplier only) – size 600 x 600mm allowed
- Bathroom tiles up to ceiling En-suit only. Tiles supply allowance \$20/m<sup>2</sup>
- Ground Floor/First floor Laminated flooring allowance \$50/m<sup>2</sup> supply & install from builder's range.

### 3.11 Electrical:

- Light and power point schedule as per owner's schedule – designer lights not included (Kitchen 3 Pendant light allowed – Light will be supplied by Owner)
- LED down lights to all areas in warm white or cool white. (up to 40)
- 2 TV points
- TV antenna.
- 2 data cable points
- 4 sensor lights
- 3 in 1 Bathroom lights as per plan
- 2 power points in each bedroom
- Power points in bathroom, kitchen, garage, laundry and family area as well. Standard switches (up to 30 power points)
- External waterproof power point (Up to 2)
- Rooms fans to be provided by the owner and will be installed by our electrician up to 2
- Smoke alarm as per Basix

3.12 Garage Door:

- Standard Slimline garage door
- 2 x remotes and 1x fixed to wall
- 1 x double power point to ceiling space.

3.13 Bathroom:

- Standard polished/bevel edge mirror on top of vanities within builders' range
- Standard 3x wall hung vanity with 20mm stone benchtop.
- Supply and Install Tiles allowance \$20/m<sup>2</sup>
- 3 x Dual flush back to wall inspire or similar brand toilet seats, Chrome metal taps and bathroom accessories, sinks, shower heads and arms standard within builders range from ACA trading North Rocks or O star Revesby \$2000 allowance
- 2 x semi frameless shower screen
- Free standing bathtub \$1000
- Niches in Showers as per plan.

3.14 Staircase:

- Provide standard MDF staircase. Laminated flooring as selected by owner for first floor AND standard rail in stairs. (If specified in design)
- Storage underneath stairs (If specified in design – no shelving)

3.15 Waterproofing:

- Waterproofing to all wet areas to Australian standard.

3.16 Built in Robes, Walk in Robes and linen Cupboards:

- Hanging rail, 1 set of 3 drawers and 1 set of 3 shelves built in robes White Melamine
- Hanging rail 2 set of 3 drawers and 2 set of 3 shelves walk in robes White Melamine
- Shelving in linen
- Aluminium framed mirror sliding door to build in.

3.17 Main Kitchen:

- Standard size 12 linear metre, overhead cupboards, under bench cupboards, island bench cupboards, and refrigerator space.
- Laminated kitchen soft closing cupboards as per owner's choice of colour
- 2x3 set of soft closing drawers allowed
- 1 x Double over mount bowl stainless steel sink
- Tiled Splash Back in main kitchen & laundry
- Vent pipe for range hood
- 40mm Stone Bench Top from builder's range supplier (Standard range)
- 900mm Cooktop, Oven, & Range hood of brand Westinghouse. (Dishwasher included) - \$3500 allowance
- Shelving in Pantry

3.18 Laundry:

- Freestanding Sink (As per Plan)
- Tiled splashback behind sink.

3.19 Painting:

- High Quality 3 coat paint system – Excludes any special paints
- Allowance of 4 x colours throughout the house and 2 feature walls.

3.20 Façade:

- Traditional Front façade as per plan within builder's range
- Excludes stack stone and tiles
- Façade to comply local developer design guideline

3.21 Driveway:

- Concrete colour Driveway



## 4. Council & Statutory Authority Requirement

- 4.1 Sediment control Fencing including Trade waste receptacle in accordance Environmental Protection Authority EPA requirements.
- 4.2 AS/NZS 3000-2000 electrical requirements. Safety switches to Fridge and light circuits and Isolating Switch for wall oven.
- 4.3 Roof Guardrail allowance as required by Work Cover Authority
- 4.4 Temporary constructing fencing
- 4.5 Onsite toilet hire

## 5. Standard BASIX Inclusions

- 5.1 Wall Insulation as per BASIX:
  - Provide standard wall Insulation to External walls, Not including garages
- 5.2 Ceiling Insulation: Provide standard Ceiling Insulation
- 5.3 2 x external taps
- 5.4 Standard AC unit included, allowance of up to 8 outlets, 2 zones.
- 5.5 1 x gas cooktop included in the appliances allowance
- 5.6 1 x gas hot water system standard – 26 litre mounted on brick wall.

**6. Note:** We have made no allowance in the tender for the following and if required will be charged to the owner as an additional cost

- 1) Removal of existing rubbish on site, trees and undergrowth from site or any existing structures
- 2) Peering in excess of 80 linear metres. Excess would be charged at \$110.00 per linear metre.
- 3) Drop edge beam will be charged \$350 plus GST per linear metre.
- 4) Drilling of piers in zone of influence of sewer
- 5) Manuals and as built drawings
- 6) Any retaining wall, fence, footpath, Landscape plan and DWG files
- 7) Council laybacks/gutter crossing, footpath protection/replacement or reinstatement of council assets
- 8) Hydraulic drainage plans by a hydraulic engineer, bush fire report or acoustic report if required
- 9) Stormwater detention/retention system if required by the council
- 10) Services being outside your boundary & Sewer encasement or building adjacent sewer
- 11) Extension of sewer lines or levies or special taxes
- 12) Relocation of Telstra pits if within approving authority's crossover
- 13) Connection fees or special water board fees
- 14) Telephone, electricity and gas connection fees
- 15) Rock excavation
- 16) Asbestos removal or any other contaminated soil removal
- 17) Bush fire requirements and Acoustic insulation requirements
- 18) Site access constraints, Traffic control & Road opening fee if required
- 19) Tiling in the garage & Solar power supply
- 20) Long Service levies and section 94
- 21) Aerial covers to overhead electrical mains
- 22) Under road bore
- 23) Shoring or under pinning
- 24) Dewatering & Drainage pits
- 25) Blinds and curtains, mailbox, cloth line
- 26) Steps and /or landings to external doorways or garage, should they be required are to be completed by the owner after handover
- 27) Generally anything outside the scope of work specified above
- 28) Sydney water co-ordinator fee

**7) Note:**

\* 1 day of rain will be accounted as 3 days of no work.

\* Building process will be beginning once the initial deposit of \$10,000 is made upon accepting the tender.