

The Fairways Development Stage 6 Lot 690 Evans Road, South

18 April 2023

Dear **Client**,

Further to our recent meeting, I am pleased to submit my detailed tender to build your home, as per plan & specification provided, at **Lot 690 Evans Road, South Kensington Grove**.

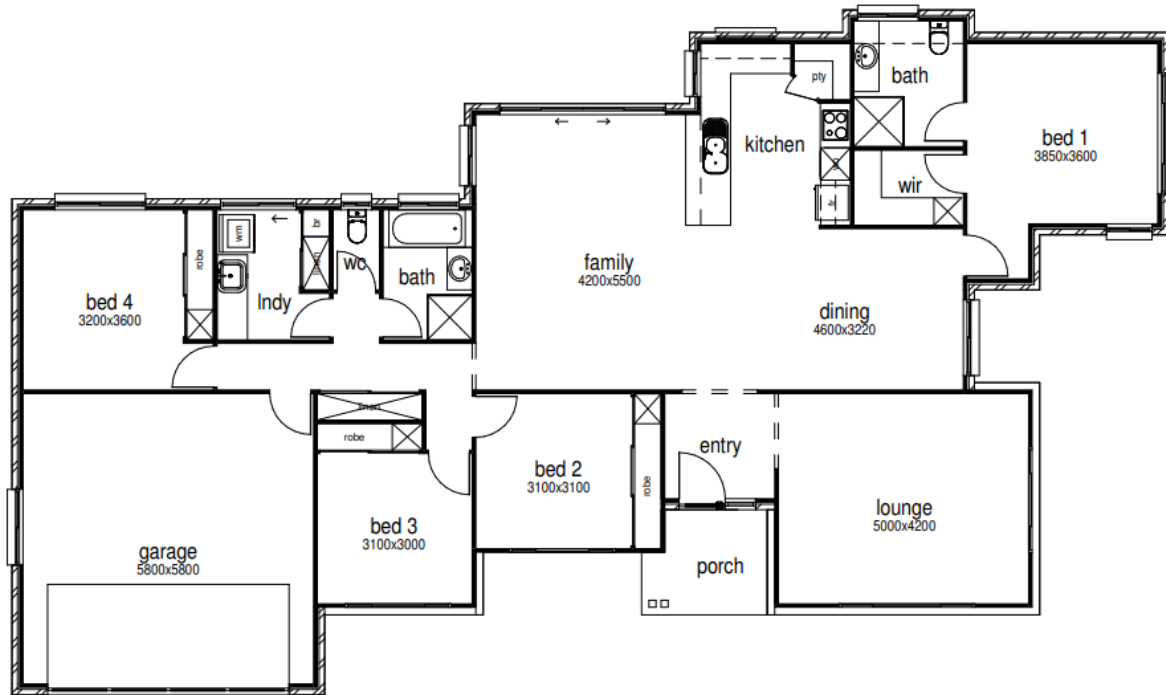
Arden Vale Homes is Toowoomba's Prestige Darling Downs Residential Master Builder. We have an enviable reputation for constructing uncompromising quality homes and projects in Toowoomba and surrounding areas for more than 31 years. As a family business building to the highest standard, we only use the finest qualified trades people with a proven ability to excel in their respective fields. This, combined with our dedicated staff who have more than 270 years combined construction experience, ensures you receive a completely unique building experience. Utilising the latest technology to manage our clients through the process and keeping them up to date every step of the way. We are constantly refining our orders to minimise our impact on the world and recycle where possible.

Successfully delivering over 2300 projects successfully, Arden Vale Homes has accumulated more than 77 Master Builder and HIA industry awards, which is a testament to our ongoing commitment to quality....

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DETAILED TENDER SUBMISSION - INCLUDES:

General

- Fixed price contract (after soil test results & prelim engineering) **Inclusive of GST**
- Drawing of plans & specifications (if required)
- Standard Council building application fees & permits
- Standard water connection fees P.S. Amount \$3,500.00
- Workplace Health & Safety fees
- Public liability insurance (\$20,000,000.00)
- Builders comprehensive construction insurance
- Queensland Building & Construction Commission Insurance & Qleave levy
- Working Drawings will commence approximately in July and take approximately 6 weeks to be lodged to Council for approval
- 27 week construction period from slab down (excludes 20 working days at Christmas / New year break)
- QBCC structural guarantee & **Home owners lifetime Guarantee** (conditions apply)
- 52 week maintenance period

Site Preparation & Foundations

- Siteworks to house location (2m out from building line & up to 800mm fall across house platform only) including excess soil removal P.S. Amount \$6,000.00
- Engineers soil test
- Engineers concrete footings, slab design & inspections
- Soil type "H1" foundations (Final costs to be tallied with stage 2 of Preliminary Agreement with Engineers preliminary designed foundation, topography & Soil test have been assessed)
- Concrete pump hire
- Builders survey (site survey, if required, by owners)

Roofing

- Colorbond corrugated sheeting (standard colours)
- Edge Protection where required to meet OH & S
- Colorbond quad gutter, flashings & fascia (standard colours)
- 90mm round PVC downpipes (painted)

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Structural & External

- Hardie Primeline clad to front as per plan
- Riased entry with double timber posts as per plan
- 'Austral or PGH' bricks (*from builders extensive range*) with Ivory mortar
- N2 or N3 wind classification
- 2400mm (8') ceiling height
- Timber framing to AS1684.2
- Engineer certified prefabricated roof trusses @ 900mm centres
- Metal ceiling battens to underside of trusses
- Termite treatment to AS3660.1, 'Termifilm' to perimeter, collars to penetrations
- Building site cleaned and levelled on completion (*surplus soil stockpiled on site*)

Aluminium Windows & Doors

- Aluminium windows & doors as per plan (*standard colours*)
- Key locks to all sliding glass windows & doors
- 5mm Grey tint to all windows & SGD's
- Flyscreens to all windows & sliding glass doors (*standard colours*)

Clothes line

- Rotary or wall mounted clothesline (*Austral*)

Garage

- Colorbond Panel lift door with remote control (*standard colours*) (3 controllers)
- Plasterboard to internal walls
- Plasterboard to ceiling

Doors & Locks

- Entrance door - Hume XS24 door with translucent glass
- Sidelight - Translucent glass
- Internal doors - Hume throughout (*choice of Flush, Moulded panel or Accent ranges*)
- External doors - Aluminium sliding glass as per plan (*if required*)
- External door furniture – Lockwood “Symmetry Series” & Deadlock
(*choice of Chrome District, Vicinity, Element, Imperial & Manor*) (Chrome Paradigm 005 Deadbolt to front door)
- Internal door furniture, Lockwood “55mm Leversets” to main doors
(*choice of Chrome Summit, Glide, Spire, Hakea, Saltbush & Element – Chrome round roses*)
- Internal door furniture, Lockwood “Symmetry Series Dummy” to robe
- Privacy lock to bed 1, main bathroom and W.C.
- Magnetic door stops & catches throughout (*from builders selection*)

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Robes & Linen cupboards

- Bedroom robes to include 1 bank of shelves, hanging rail & vinyl sliding doors
(standard colours)
- Linen cupboard to include 4 melamine shelves & vinyl sliding doors *(standard colours)*
- Broom cupboard to include 1 shelf
- Plasterboard & paint to interior finish

Internal

- Antiglare sisalation to external wall frame
- **R1.5** Insulation to all external walls
- **R3.5** Insulation to ceiling
- Fancy cornice throughout *(From Builder extensive range)(50mm to robes & cupboards)*
- Villaboard to wet areas
- Plasterboard to walls & ceilings
- Waterproofing to wet areas to Australian Standards
- 66x11mm pine skirtings & 42x11mm pine architraves *(From builder extensive range)*

Painting

- Taubmans 'Living Proof Silk' premium paint to interior walls
(excludes feature walls, base colours and multi coloured painting)
- Semi-gloss acrylic to ensuite & bathroom ceilings
- Flat acrylic to remaining ceilings
- Gloss enamel to architraves, skirtings & trim
- Gloss enamel/acrylic to soffit & external
- All premium quality paints

Kitchen

- Quality custom built laminated benchtop & cupboards with overheads up to ceiling *(Soft closing cutlery & pot drawers)*
- 2/Pot drawers under wall oven *(if required)*
- Tisira TOT644E *(or similar)* multi-function fan forced oven *(stainless steel)*
- Tisira TCT63E *(or similar)* Ceramic Frameless electric hot plate *(stainless steel)*
- Ariston ARHS-60X-L *(or similar)* 600mm slide out rangehood *(stainless steel)*
- Tisira TDW12AX *(or similar)* dishwasher *(stainless steel)*
- 5 Year Warranty on cooking appliances
- Posh Solus MK3 1 ³/₄ bowl designer stainless steel sink with Posh Solus mixer
- Microwave & dishwasher provision

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Electrical

- 22 double power points
- 4 single power points (*Fridge, dishwasher, microwave & rangehood*)
- 23 light points with one set of two way switching (*Legrand slimline plates*)
- 2 TV points
- NBN Prewire to garage (*If available*)
- 2 Data pre-wire points with cable placed in power/water trench
(*other by owner*)(*Telstra connection by others*)
- 2 light (*heater/fan/light combination*) to bathroom & ensuite
- 3 earth leakage circuit breakers
- Photoelectric smoke alarms to Australian Standards
- Underground or overhead power connection to 15 metres.
(*Power connection & fees by owner. Account number to be given to builder before works begin*)
(*AVH Generator hire & fuel will be charged out at \$420.00 per week, if required or until power supplied*)

Plumbing

- Water connection to 30 metres (*if required*)
- Stormwater to local authority requirements
- 2 Yard gullies (*if required*)
- Taylex Treatment System (*including design*)
- 315ltr electric hot water service (*from builders selection*)
- Rehau tubing to all hot & cold water internal pipes
- 3 external taps

Bathroom & Ensuite

- Custom built vanity units of laminated aquaboard
- 'Nood' 'Signature' Semi-Frameless shower screens (*2m high*)
- Full length polished edge mirror to top of tile over vanities
- Posh Solus basin & shower mixers
- Posh Solus towel double rail
- Posh Solus vanity basins with pop up waste
- Posh Solus Mk3 rail shower
- Posh Solus White acrylic bath 1520mm

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W.C.'s

- Domaine Rimless close coupled, back to wall toilet with soft closing seat
- Posh Solus Mk2 toilet roll holder

Laundry

- Posh Solus Mk3 mixer over tub
- Posh Solus 45 litre s/steel tub inset into laminated benchtop, cupboard under tub
- Arco metal automatic washing machine taps

Tiles

- Bathroom & ensuite floor & skirting, shower walls to 2000mm high, 1 row over vanity continuing around bath
- WC floor & skirting
- Sill tiles
- Tiled floor recess to shower floors with standard chrome floor wastes
- Laundry floor & skirting tile, splashback 600mm high over tub
- Kitchen splashback above benchtop 600mm high
- Tiles (*supply @ \$42m²*) to above areas (*38m²*) *P.C. Amount* \$1,596.00
- Installation (*standard laying @ \$70m²*) of tiles to above (*38m²*) *P.S. Amount* \$2,660.00

Tank to Council Requirements

- 5,000 litre Poly tank - Round
- Pressure pump
- Drip feed from mains
- Dual connection to tank water
- Leaf beater rainheads to downpipes to tank
- Earthworks & crusher dust base to tank
- Plumber to install tank & downpipes
- Installation of pump (*including power point*)

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Sundries

- House cleaned on completion (*Builders final clean*)
- TV antenna – local channels *P.S. Amount* \$400.00
- Mailbox – Numbers by owners *P.S. Amount* \$500.00
- Light fittings *P.C. Amount* \$1,500.00
- Wintergreen turf – 300mm around house *P.S. Amount* \$1,500.00
- Roller blinds to all windows (*excludes wet areas*) *P.S. Amount* \$2,570.00
- Carpets to all beds, robes & lounge *P.S. Amount* \$3,910.00
- Timber look vinyl plank flooring to entry, hallways, kitchen & family *P.S. Amount* \$4,420.00
- Exposed aggregate concrete to double driveway – 11.5m setback from road
 (65m2) *P.S. Amount* \$9,100.00
- Mitsubishi 7kw Inverter split system air conditioner to main living area (*back to back
 installation only*)

TOTAL PRICE \$ 431,730.00

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We take pride in our submissions being accurate and specific to your individual requirements. Therefore, it is preferable you contact us to arrange an appointment, at your earliest convenience, to discuss the quote in detail.

This meeting will provide you with explanations, additional information and pricing options for any changes you may require.

Thank you for considering Arden Vale homes as your preferred builder.

Sincerely,
Arden Vale Homes Pty Ltd
Per:

Tim Waring

Explanations:

Provisional Sums (P.S. Amount) & Prime Costs (P.C. Amount) are estimated amounts for items which are included in the quote, but which would be selected, in detail, at a later date & could vary in price.

P.S. Amount means supply & installation of the item.

P.C. Amount means supply only of the item.

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