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Building Contractors, LIC No. 229902C, ABN 71 145 332 261



Tender No. 1

10th July 2020

Proposed Custom Designed Single Dwelling at
Lot 105 Jaawan Street
Macksville NSW 2447

It is with pleasure that we submit to you our Tender for your new home in accordance with the concept plans and specifications prepared by Toscan Homes.

TOTAL House and Land PRICE: \$497,500 GST INC

Items & Descriptions**PRELIMINARIES:**

Drafting of concept plans by Toscan Homes
 Payment of Council fees for Development Application
 Long Service Leave, Inspections and Planning Levies
 Payment of Construction Certificate and Principal
 Certifying Authority allocation
 Application and fee to Council for driveway.
 Application and fee to Council for connection of water meter.
 Supply HIA Specifications to Council.
 Home Owners Warranty Insurance as required under Home
 Building Act 1989
 Preparation of Housing Industry Association 'Plain English'
 Building Contract
 Construction All-Risks Insurance including Public Liability.

BASIX:

Basix by Builder

FIRE RATINGS:

Fire rating of Bushfire Level (BAL) Low to
 all elevations of the building are incorporated into
 the following descriptions as required by Australian
 Standard AS3959-2009 Amendment No. 2

Note: If Council determines a different Bal rating this will affect costs in some areas

SURVEYOR:

Building set out By Builder.

ENGINEER:

Engineer's design and plan of slab/footings in accordance with
 AS.2870 Residential Slabs & Footings Code and issue of certified
 Drawings. Site & Wind speed classification

EXCAVATIONS:

Excavator, float hire and bobcat for excavations

PEST CONTROL:

Smart Film Termite Control Barrier to Electrical & Plumbing service penetrations
 Including all perimeter protections.

Meter box sticker and Council certification as required by BCA

(Please note NO garden beds are to be built above a height of 75mm

Of exposed slab edge on porch area)

Note: No allowance made for follow up Inspection

**Does not allow for sealing around hold down rods, reo bars, steel
 Columns, starter bars, wall ties or strapping.**

INITIALS/.....

Items & Descriptions**CRANE HIRE:**

Crane Hire included as required onsite

CONCRETE SLAB/FOOTINGS:

Supply and place Concrete Raft Slab to including Garages and all Internal beams
Piers to fill areas & Alfresco & Porch slabs

SAFETY FENCE & ROOF RAIL:

As required by Work Cover Authority.
Hire of roof rail to total of 3 weeks.
Safety fence hire AS REQUIRED

SCAFFOLDING:

No external scaffold supplied

CARPENTER:

**Toscan Homes use Hyne H2-F 'envelope treated' termite protected
pine frames and trusses which have a 25 year guarantee
Trusses:**

Frames:

T2 kiln dried radiata pine designed to N2 wind classification.
600 centres to manufacture details.
External 90 x 35 @ 450 centres.
Internal 90 x 35 @ 450 & 600 centres.
Ceiling heights as per plan.

Post: – 112 x 112 T/ Pine H3 timber post

ROOFING:**Colorbond Roofing:**

Supply & install Colorbond 0.42 Cutom Orb Roof Sheeting,
Valley Flashings, Rifge Cappings, Screws & Metal Roof Battens.
Supply & Install Anticon Blanket to full roof area.

Fascia, Standard Gutter & Valleys: Colorbond

Colorbond Novaline Fascia in standard colour.
Colorbond 150mm half round flat back slotted gutter in standard colour.

WINDOWS & SLIDING DOORS:

As per attached Midcoast Windows quote & specifications #AJ07906 dated 13/07/20
Standard stock colour range only, colours from the selected pearl or popular
colour range will be at an extra cost.

INITIALS/.....

Items & Descriptions**EXTERNAL CLADDING:****Face Brick - Austral Urban One Range**

Wall ties as per code.

Mortar – Off white [no allowance for coloured mortar]

Joints – choice of flush or light rake.

Sills – standard sloping.

Weepa weep hole spark arrestor inserts.

Hardie Primeline Newport to all elevations of Lounge Room & return back to front door.

GARAGE DOOR:

1 x Colorbond Sectional overhead door in a choice as per plan
Classic Sectional , Ranch, Heritage, Slimline or Flat line profile in
a choice of standard Colorbond colour

Remote control:

Sectional door remotes (1 fixed control and 2 handsets supplied per door)

Door Seals:

Ember seal to sectional panel lift door.

INSULATION:

R2.5 Pink Batts to ceiling area excluding Alfresco & Patios.

R2.0 Wall batts to all external walls, Except Garage walls.

Breather foil to cladded area.

Sisalation Wall Wrap to all external timber framed walls.

LININGS:

Supply and fix 10mm Plasterboard to walls and ceilings on metal Battens,
Villa Board to bathrooms and Laundry walls, WR board to Alfresco ceiling
with T Way beads or 55mm cornice. 90 mm Cornice to all internal areas
& Garage. Square external corners. No Bulkheads allowed over kitchen overhead
Cupboards. No Niches allowed for.
Plaster board to all Garage area walls.

CARPENTER AND JOINERY:**Skirting & Architraves:**

Architrave 68 x 12mm

Skirting 68 x 12mm

Profile – Bevel.

Door Jambs:

Interior – Pine pre hung

External – Meranti double rebated.

Entrance door:

2040 x 820 x 40 Humes Newington G2 XN5 with translucent laminate glass.

To the total value of

\$230

Passage and all other doors:

Redicote honeycomb core flush

INITIALS/.....

Items & Descriptions

in varying sizes as per plan

Robe & Linen Doors

Vinyl Face Panel sliding doors to bed 2.
Vinyl Face Panel sliding doors to bed 3.
Vinyl Face Panel sliding doors to bed 4.
Vinyl Face Panel sliding doors to Linen cupboard

DOOR FURNITURE by Gainsborough:**Front Entrance door:**

Ambassador Lever Entrance Set S/S

Internal Passage doors:

Gainsborough Contractor 100 Series Lever passage sets to all doors
Gainsborough Contractor 100 Series Lever privacy sets to bathroom

Cavity Sliding door:

396 Circular sliding cavity passage set to Living Room cavity sliding door.
395 Circular sliding cavity privacy sets to Ensuite & Garage cavity sliding doors.

OTHER DOOR HARDWARE:

Chrome plated loose pin hinges to internal doors.
Raven door seal RP3 fitted to entry door.
6209 extendable magnetic wall & floor stop to all passage doors.
6205 Floor stop to front entry door.

CABINETRY: By Platinum Kitchens**Kitchen:**

Supply and install new custom melamine base & tall corner pantry cabinetry in standard range, matching kick boards & panels, soft close drawers and hinges, a select range bow handles.
33mm -10/10 radius Laminate bench tops in standard
Range supplied & installed

Laundry:

Supply and install new custom melamine base cabinetry in standard range, matching kick boards & panels, soft close hinges, a select range of bow handles.
33mm -10/10 radius Laminate bench tops in standard
Range supply & installed

ELECTRICIAN:**Electrical Wiring:**

Temp Power x 1
Double Power Point x 23
Garage Door single Power Point x 1
Weather Proof Double Power Point x 1
Water Pump Weatherproof Power point x 1
Lights x 33
1 x 22 Watt Led Fluro Supply and Install x 2

INITIALS/.....

Items & Descriptions

2 way switching x 3
 Exhaust Fan Supply & Install x 3
 TV Outlet x 2
 Phone Points x 2
 Smoke Detectors (Life Saver Silhouette Flush mount x 2
 Single Phase Underground Mains (25mm XLPE) - Per meter x 20
 Board (inc Breakers) x 1
 Level Two Connection including meters & Essential Energy Fee x 1
 Telstra Fee/NBN Lead in with Draw Wire x 1
 Oven x 1
 Cooktop x 1
 HWS – Solar with 2 roof panels , 315 lts
 Main meter box to dwelling x 1
Points and switches finished with Hager Silhouette (White) cover plates.

ELECTRICAL APPLIANCES : Supplied by Harvey Norman Commercial

As per attached product listing from Harvey Norman. Quote dated 4/10/19
 HAIER – HWO60S4LMX1-w 60cm Built-in Oven S/S
 HAIER – HCE604TB2 60cm Black Glass Cooktop
 EUROMAID – AAS6SE3 - 60cm Canopy Rangehood S/S
 HAIER – HDW13V1S1 – 60cm Freestanding Dishwasher

PLUMBER AND DRAINER:

All sewer drainage to council requirements
 All stormwater drainage in 100mm pvc pipes, part to water tank, part discharging to pit in rear yard
 All hot and cold water pipes and fittings in rehaul
 2 - outside hoesetaps
 Tempering valve and tempered water lines to main bathroom and ensuite
 Floor wastes by others
 All waste pipes and vent pipes
 Downpipes in round pvc (7 of)
 Excavator hire for drainage
 Sewer application to council
 Install solar lo - line hot water system
 Install grate for hot water tank overflows
 Install ducting to rangehood through roof (canopy type)
 Install dishwasher
 Water connection for fridge
 Tank system to service all toilets, cold washing machine tap in laundry,
 1 - outside hoesetap, install pump and controller
 Install 100mm pvc overflow pipe from water tank and discharge to pit in rear yard
 Install 2 x 250 sumps in yard with separate 100mm pvc line discharging to pit in rear yard

PLUMBING PC ITEMS : Supplied by Harvey Norman Commercial

As per attached product listing from Harvey Norman. Quote Dated 4/10/19
 Supply Plumbing PC Items to the total supply value of

\$2,468

Items & Descriptions**FLOOR WASTES:**

Standard 100mm square wastes to all showers and floors
to bathrooms , ensuite & laundry .

HOT WATER UNIT:

Rhinnai 3.6 kw 2c- 315 Ltr Electric boost 2 Panels Hot Water System.

WATERPROOFING TO WET AREAS:

To all wet areas in accordance with AS 3740-1994
Building Code of Australia

CERAMIC TILING:

Wall tiles: Tiles to be selected to the total value of \$13 m²

Main Dwelling:

Bathroom – 300h skirting tile & 1200h along bath side & 2100 high in shower.

Ensuite – 300h skirting tile & 1200h along vanity & toilet side & 2100 high in shower.

Laundry – 300h skirting & 600h splash back

Kitchen – 600h splash back around bench tops

WC – 300h skirting tile & 1200h behind cistern

Floor tiles: Tiles to be selected to the total value of \$22 m²

Including wet area floors – Ensuite , Bathroom, WC & Laundry

External Floor Tiling: There are NO External tiled floors

Grout: Walls - white. Floor - off white / grey

Trim: Aluminium trim to external corners where required
Allowance for supply, labour included in tender price

Note:

1. No allowance has been made for tiles laid diagonally, border edge, Laying of mosaic tiles, single features cut into tiles or borders.
2. No allowance has been made for the laying of "Rectified" tiles.

GLASS FITTINGS :**Shower screens:**

Ensuite – Fully framed shower screen with pivot door.

Bathroom - Fully framed shower screen with pivot door.

Mirrors:

Bathroom & Ensuite frameless with flat polished edges.

PAINTING:

Customers choice of paint to manufacturer's specifications.

Internal:

Ceilings

Walls

Architraves & Skirting –Satin or Gloss finish

Doors & Jambs–Satin or gloss finish

Internal Paint colour allowance (1) one colour

INITIALS/.....

Items & Descriptions**External:**

Ceiling area
Eaves
Downpipes to match external walls.
Timber post (painted or clear finish)

Note: 1. Darker colours and yellow tones may incur additional cost due to extra labour and product required to achieve coverage.

Note: 2. No allowance made for internal or external feature walls.

ROBE & LINEN SHELVING**Ventilated Shelving:**

Supply & install 1 Top Shelf in Ventilated shelving
Robes – 1 x top shelf to each wardrobe cupboard
Linen – 4 x shelf to the linen cupboard

FLOOR COVERINGS

Supply and install (colour TBC) Carpet on heavy duty underlay.
Supply Carpets to all Bedrooms , Robes & Living room
Supply Stock Vinyl sheet floor covering (colour TBC) to remainder of areas
Supply & Install

OTHER CONCRETING:

Plain concrete finish to total areas not exceeding 46 m²
Includes driveway, path from driveway to front patio.

WATER TANK:

5,000ltr Enviro Round water tank.
Submersible pump and control unit.

LANDSCAPING

Supply & Install Flinders Landscape Retaining wall to rear of land for land fill
12.0m long to 800 high retaining to the Value of \$3,241
Landscaping Turf etc. to the Value of \$4,400

LETTERBOX:

Bricklayer to construct brick letterbox to the total value of \$275
2 x 150mm Stainless steel house numbers.
Letterbox inserts and paper holder inserts to be supplied total value of \$117

CLOTHES LINE:

Daytek Rotary Clothesline 38 meters of line, with a socket for fold away option.

INITIALS/.....

Items & Descriptions

WINDOW COVERINGS:

By Owners

FENCING:

By Owners

SITE CLEAN:

Site levelled with bobcat & builders debris removed.

CLEANER:

Dwelling cleaned by professional cleaner ready for occupancy.



