

SINGLE STOREY - SILVER INCLUSIONS

TENDER CLARIFICATIONS

- This tender is based strictly in accordance with the following qualifications
- This tender is subject to the Clients and the Builder entering to an acceptable written contract. There is no contract until both parties sign Master Builders "Residential Building Contract" on terms acceptable to both parties
- This tender is subject to the Clients providing satisfactory evidence, satisfactory to the Builder, of their capacity to meet the financial commitments of the contract
- Commencement date for construction shall be within 60 days from the receipt of all approvals including all selections and completion shall be within 200 working days plus public holidays, plus a reasonable allowance for wet weather delays, plus Xmas shut down period from the commencement date. Five Rivers Constructions reserves the right to claim an extension of time for unforeseeable delays due to the unavailability of materials and or sub- contractors over and above the allowance noted above. Any changes to working plan during construction and each variation(standard variation fee \$99) will add minimum 8 working days to Total Constructions Period.
- No allowance has been made for possible additional costs arising from the following
 - Unforeseen or unusual conditions imposed by Local Authorities
 - Rock or other unsuitable soil conditions not apparent before the works commenced
 - Conditions made apparent by any authorised soil test carried out after the above date
 - Existing services on site e.g., sewer mains, water mains, stormwater lines etc.,
- House Pad Earthworks or Building Platform up to 500mm cross fall(Cut & Fill)
- Any furniture, appliances (refrigerators, freezers, washing machines microwaves etc.) or any other items shown on the drawings are illustrated for positioning purposes only and are not included in this tender price unless specifically noted in the attached 'Specification and Schedule of Finishes '
- No allowance has been made for the replacement of missing boundary pegs
- PC means Prime Cost Allowance (Purchase price only for the nominated item)
- PS means Provisional Sum (Labour & materials required to supply & Install nominated item)
- This quotation is valid for 60 days after which it is subject to rise and fall If you have any questions, please do not hesitate to contact Five Rivers Constructions.
- Floor plan and elevation as shown in this Tender are artist's impression only and don not form any part of the contract to build and are for illustration purposes only. Standard plans take precedence over any design or elevation. There designs are copyright to Five Rivers.

Preliminaries Fee and Insurances

- Floor plans drafting by Building Designer
- Engineering plans or working drawings by Certified Engineer
- Soil Testing to perform by Soil Tester Dirt Professionals
- Constructions Insurance and Public Liability Insurance Included
- Building and Plumbing Permit
- 6 Year Structural Warranty
- 90 Days Maintenance period

Siteworks

- House Pad or Building Platform up to 500mm cross fall(Cut & Fill)

Wind and Soil Classification

- C1(Cost will be adjusted if founding conditions differ)
- S Class(Cost will be adjusted if founding conditions differ)

Termite Protection

- All primary building elements used are resistant to termite attack

Floors and Walls

- Engineered designed concrete ground floor raft slab
- 200 series masonry block 2600mm high external walls with two coat smooth rendering
- Pointed block work inside garage
- 70x35mm and 90x35mm LOSP treated pine internal walls
- 68x12mm LOSP Pine Skirting
- 42x12mm LOSP Pine Architrave
- 116x19mm LOSP Pine Windows Sills
- 10mm water resistant gyprock and 6mm Villa Board to all wet areas

Roof

- Timber main roof frame 1200cts with 22.5 degree roof pitch
- Truecore 40mm roof battens(0.75mm thick)
- Truecore 22mm Safety battens(0.75mm thick)
- Standard colour colourbond Roof and Fascia with standard square line Gutter
- Hardiflex 4.5mm Eaves / Soffits
- Round PVC 90mm x 6mm Stormwater Downpipes

Ceiling

- 2600mm Ceiling height(height can vary with metal ceiling battens)
- 10mm Ceiling lining on metal battens
- Anticon 60mm R1.3 insulation over all areas
- 90mm Coved Cornice throughout

Doors and Locks

- Painted Front Entry Door HUME NEX30 920mmx2040mm(Magnetic Catcher)
- Painted Internal Doors HUME HAG series 870mmx2040 (Magnetic Catcher)
- 2400mm High 1 Vinyl Sliding 1 Mirror Sliding Doors for bedrooms(where applicable) and vinyl doors only to Linen
- Gainsborough Trade Pro Bela or Adel Internal Locks(Satin or Bright Chrome)
- Gainsborough Trilock Contemporary Angular Leverset Double Cylinder (Satin or Bright Chrome)
- Standard Colourbond Panel Lift Garage Doors with 3 remotes

Glazing and Metalwork

- Powder coated aluminum sliding doors and windows from standard colour range with Gray glass
- Powder coated aluminum windows to Toilets and Bathrooms from standard colour range with obscure glass
- 2400mm high framed shower screens to all bathrooms(if applicable)
- Framed mirrors to all vanities
- Diamond grill security screen to all sliding doors and windows(Not hinged doors)

Cabinet Work

- Kitchen benchtop from 20mm standard ambassador stone range
- Main kitchen cabinets from standard laminate range
- Main kitchen Bottom and Island cabinets with standard range handles
- Main kitchen overhead cabinets up to bulkhead with no handles
- Custom vanities(standard laminate range) to all bathrooms with standard range laminate benchtop

- Master Bedroom WIR with whiteboard main shelf and hanging rail with two vertical nest
- Bedrooms robes with whiteboard main shelf and hanging rail with one vertical nest
- Four whiteboard shelves in WIP, Linen and storage cupboards(If applicable)
- Custom Laundry(standard laminate range) with standard range laminate benchtop

Plumbing

- Sewer line up to 48Lm included for council connection
- Water line pipe up to 10Lm included for water connection
- Stormwater lines included up to 70Lm
- Raymor Essential Double bowl sink with side drain for Main Kitchen
- Madison sink mixer with pull out spray for Main Kitchen and Projix sink mixer with side lever for Laundry
- Raymor Ambition Fine Line Basin Rectangle or Square with Alpha Tower Basin Mixer for Vanities
- Raymor winton dual shower head for all bathrooms
- Raymor Recline II Rectangle bathtub 1650mm(If applicable)
- Raymor Essentials Back to Wall Suite Toilets
- Raymor Essential Laundry tub 45L
- Aquamax 250L electric hot water system
- Raymor Edge II Single towel rails 635mm for bathrooms
- Raymor Edge II Toilet roll holders for toilets
- 2xGarden Taps included

Electrics

- 10Lm of single-phase underground mains allowed from Main box to Meter box (Customer to arrange power connections for construction/builder use).Meter box location to be decided by Qualified Electrician
- 9xLED downlights to Living area(Includes kitchen)
- 4xLED downlights each to Master Bedroom and Media or second living(if applicable)
- 2xLED downlights each to Bedrooms
- 1xLED downlight to WIR,WIP,WC(if applicable) and Bathrooms
- 1xFluorescent Tube to Garage
- 2xFront wall lights wiring and installation(Customer supplying lights)
- Clipsal three blade white fans to Bedrooms, Media, Living, Dinning and Patio
- 2xDouble power points GPO to Master Bedroom and Media(If applicable)
- 2xDouble power points GPO to Main Living
- 2xDouble power points GPO to Bedrooms and Kitchen
- 1xDouble power points GPO to Garage and Panel Lift Garage Door
- 1xSingle power point GPO to Cooktop and Rangehood
- 1xSingle power point GPO to Fridge and Dishwasher
- 1xSingle power point GPO to Microwave and Electric Oven(if applicable)
- 1xDouble weatherproof power point GPO to Patio
- TV points to Main Living and Media(if applicable)
- 1xDouble spot sensor light for Backyard or as requested location
- High gain digital UHF Antenna

- Smoke detectors as per BCA guidelines
- Exhaust fans as per guidelines(No exhaust fan needed if window in bathroom)
- Single weatherproof power point for electric hot water outdoor unit
- NBN conduit from pillar to house(garage) with power point (Internet/NBN/Telephone connections not provided)

Mechanical

- Inverter split air conditioning systems to Living Areas(Cooling Only)

Flooring Finish

- All tiles purchase price PC \$30 including GST(Feature tiles as well)
- Supply, Labour, Glue, Grout and Silicon jointing for 450mmx450mm cushion edge tiles
- Fully tiled house with 450x450mm cushion edge tiles
- Splash back 300mm to 600mm above benchtops with cushion edge tiles
- Bathrooms shower cubes tiled up to 2000mm with cushion edge tiles
- Skirting to wet area up to 200mm above floor
- Bare concrete garage floor
- Non slippery Porch and Patio tiles

Appliances

- 60cm Fisher & Paykel Electric Cooktop CE604LBX2 to Main Kitchen
- 60cm Fisher & Paykel Slide out Rangehood HS60LXW4 to Main Kitchen
- 60cm Fisher & Paykel Electric Oven OB60SC5LB1 to Main Kitchen
- 60cm Fisher & Paykel Free Standing Dishwasher DW60FC1X1 to Main Kitchen

Painting

- 2 coats washable system for External Walls(100% acrylic using tradeline paints)
- 1 sealer coat and 2 coats low sheen for Internal Walls(100% acrylic using tradeline paints)
- 1 sealer coat and 2 coats white for Ceiling and Cornice
- Doors, Door's jambs, Architraves, Windows sills and Skirtings painted with full gloss finish system

External

- 50m2 standard range exposed aggregate driveway with pathway to porch(No sealing allowance included)
- Clothesline PC \$120