

Client: \_\_\_\_\_

Address: \_\_\_\_\_

House Type:     Allanvale Townhouses

Builder:           Southeast Homes Pty Ltd

We would like to confirm our discounted Fixed Price Construction Cost for your " \_\_\_\_\_ " Residence of \_\_\_ bedrooms, double garage, gas ducted heating, evaporative cooling and landscaping.

The total price includes all "Investor Pack" inclusions as per our requirements and extras ready for tenant occupation.

PRE-CONSTRUCTION	<ul style="list-style-type: none"> <li>• Site Analysis- incl. soil test, survey plan and property information</li> <li>• Building Permit application and fees</li> <li>• Termite Protection as per Council Regulations</li> <li>• OH&amp;S &amp; Council requirements incl. temp fencing, sediment control, site toilet</li> <li>• Bushfire Assessment Report and applicable upgrades to BAL 12.5 to comply with Government Regulations</li> <li>• Provide electricity, water, storm water, sewer and gas connections. ( <i>note: all connections must be available</i> ) ( <i>Up to 800sqm standard block</i> )</li> <li>• Site costs</li> <li>• Engineered concrete waffle slab. Up to "P" Class.</li> </ul>
BRICKS/ROOFING	<ul style="list-style-type: none"> <li>• colourbond roof from Builders range</li> <li>• Brick or render above Carport &amp; brick above facade windows. Painted FC sheet over remaining windows and doors.</li> <li>• Colorbond fascia, gutter and downpipes.</li> </ul>
FAÇADE	<b>Upgraded Front façade as Elevations.</b>
WINDOWS/FLYSCREENS	<ul style="list-style-type: none"> <li>• Aluminum powder coated sliding windows with locks, including fly screens to all opening windows &amp; Flydoors to Alfresco and Laundry sliding doors.</li> <li>• Obscure glass to WC, bathroom and ensuite.</li> </ul>
HOT WATER UNIT	<ul style="list-style-type: none"> <li>• Solar hot water system with one panel <b>OR</b> if Recycled water connection is required the Solar hot water will be replaced with a standard instantaneous hot water unit.</li> </ul>
HEATING/COOLING	<ul style="list-style-type: none"> <li>• Gas ducted heating</li> <li>• 2 x split systems Builders Range</li> </ul>
INSULATION	<ul style="list-style-type: none"> <li>• R2.5 batts and sisalation to external walls and up to R6.0 batts to ceilings or as required for 6 star).</li> </ul>
GARAGE	<ul style="list-style-type: none"> <li>• Sectional panelift door including motor and 2 remotes</li> </ul>
SAFETY SWITCH	<ul style="list-style-type: none"> <li>• 1No. Safety switch in meter box.</li> </ul>

Builder Initial: \_\_\_\_\_

Client Initial: \_\_\_\_\_

DOORS/SECURITY	<ul style="list-style-type: none"> <li>• 1No. Painted entrance door with translucent glass panels 2040mm high x 820mm wide.</li> <li>• Translucent glass to entry door sidelight ( design specific )</li> <li>• Flush panel internal doors throughout (including white air cushion stops).</li> <li>• Internal access door from garage to entry hall ( with key lock )</li> <li>• Aluminium sliding door to Courtyard</li> </ul>
DOOR FURNITURE	<ul style="list-style-type: none"> <li>• Internal chrome lever handles throughout</li> <li>• External chrome lever handle with key lock to Entry door</li> </ul>
KITCHEN	<ul style="list-style-type: none"> <li>• Laminate bench tops to kitchen</li> <li>• Laminate base and overhead cabinetry incl. drawers</li> <li>• Chrome cabinet handles</li> <li>• <b>900mm stainless steel under bench oven</b></li> <li>• <b>900mm stainless steel concealed fixed range hood</b></li> <li>• <b>900mm stainless steel cooktop</b></li> <li>• 600mm stainless steel dishwasher</li> <li>• Stainless Steel 1 ½ bowl kitchen sink with mixer</li> <li>• Tiled splashback</li> </ul>
DOOR FURNITURE	<ul style="list-style-type: none"> <li>• Internal chrome lever handles throughout.</li> <li>• External chrome lever handle with key lock to Entry door</li> </ul>
BATHROOM/ENSUITE/WC	<ul style="list-style-type: none"> <li>• Acrylic bath to bathroom</li> <li>• Chrome mixer taps &amp; shower heads</li> <li>• Closed coupled toilet suites with ceramic cisterns</li> <li>• Laminated vanity units.</li> <li>• Chrome cabinet handles.</li> <li>• Chrome toilet roll holder and towel rails</li> <li>• Polished edge mirror behind vanity</li> <li>• Ceramic basins.</li> <li>• Tiled skirting</li> <li>• Tiled shower bases</li> <li>• Clear glass semi-frameless shower screen with pivot door.</li> </ul>
LAUNDRY	<ul style="list-style-type: none"> <li>• Laminate cabinet with stainless steel trough and tiled splash back</li> <li>• Chrome mixer tap.</li> </ul>
PANTRY/LINEN	<ul style="list-style-type: none"> <li>• 4No. X 450mm deep melamine shelves to linen and pantry.</li> <li>• Broom Cupboard to linen in laundry (Plans specific*)</li> </ul>
WARDROBES	<ul style="list-style-type: none"> <li>• 1No. 450mm deep melamine shelf with chrome hanging rail to all WIR and robes.</li> </ul>
PAINT	<ul style="list-style-type: none"> <li>• Low sheen to all internal walls, ceiling &amp; semi-gloss to skirting, architraves and doors.</li> </ul>
TILES/ FLOOR COVERINGS	<ul style="list-style-type: none"> <li>• Ceramic wall tiles to kitchen, bathroom, ensuite and laundry from Builders Range</li> <li>• Porcelain or ceramic floor tiles to kitchen/meals, bathroom, ensuite, WC, entry and laundry from Builders Range</li> <li>• Carpets to remainder throughout from Builders Range</li> </ul>

ELECTRICAL	<ul style="list-style-type: none"> <li>Electricity run in up to 15 meters.s</li> <li>Provide LED lights, power points, smoke alarms and exhaust fans as per plans. All accessories are white.</li> <li>Fluorescent tube light to Garage</li> <li>2No. Telephone point to Master Bedroom and Kitchen.</li> <li>3No. TV Points to Family, Master Bedroom &amp; Theatre</li> <li>Antenna in roof</li> <li>Basic NBN connection as per estate guidelines.</li> <li>2No. external Spotlights to rear and side.</li> </ul>
GENERAL	<ul style="list-style-type: none"> <li><b>2400mm ceiling height.</b></li> <li>67mm x 18mm MDF beveled edge skirting and architraves</li> <li>10mm plasterboard to walls/ceiling and a 75mm cove cornice</li> </ul>
WINDOW COVERINGS	<ul style="list-style-type: none"> <li>Block out Blinds to all windows and glass sliding doors - Builders range</li> </ul>
FENCING	<ul style="list-style-type: none"> <li>Standard 1.8 high fence — half share only (as per developer's guidelines).</li> <li>Gate / Wing fence (to fencer's discretion)</li> </ul>
LANDSCAPING	<ul style="list-style-type: none"> <li>Instant turf to front and rear yards.</li> <li>Lawn seed to nature strip.</li> <li>Garden beds with plants and mulch as per plans.</li> </ul>
DRIVEWAY & EXTERNAL	<ul style="list-style-type: none"> <li>Exposed Aggregate concrete to driveway and path to front entry up to 30m2.</li> <li>Exposed Aggregate concrete to Portico</li> <li>Colored concrete to Courtyard</li> <li>Toppings to remainder of house perimeter</li> </ul>
CLOTHESLINE	<ul style="list-style-type: none"> <li>Wall mounted clothesline.</li> </ul>
LETTERBOX	<ul style="list-style-type: none"> <li>Precast concrete letterbox with numbers(s) – Builders range.</li> </ul>
OTHER	<ul style="list-style-type: none"> <li>Council Fees including Asset Protection Fee &amp; Bond</li> <li>6 Star Energy rating.</li> <li>Recycled water to be connected to all sanitary flushing systems within the building.  <b>Only applicable if required by estate guidelines.</b>  <b>If required, solar hot water unit will be replaced with standard hot water unit.</b></li> </ul>