



10 November 2022

L Muston
20 Lashmar Crescent
Deeragun QLD 4818

Dear Lucy,

RE: COMMENCEMENT OF CONSTRUCTION

It is with great pleasure we advise you that we have now commenced the construction work on your new home.

The **start date** was the **3rd November 2022** in accordance with "Clause 2; Sub-clause 2.3 of the General Conditions of the Contract"

We respectfully advise that your "Building Period" starts on the actual day of commencement. For example from the date that the underslab plumbing works are complete with the "Building Period" finishing on the day that Practical Completion (as described by the "General Conditions") has been achieved and; noting that this period is subject to extensions of time in accordance with Clause 17 of the General Conditions of your contract. Please be aware of the industry shutdown period of 3 weeks (21 days) as your project will be under construction during this time; this shutdown period has been calculated in your "Building Period" and has been added to achieve the practical completion date below.

The approximate **Practical Completion date** will be on or before the **22nd June 2023**.

Assuring you of our best intentions at all times.

Kind Regards,

A handwritten signature in blue ink, appearing to read "Santelli".

Sandra Santelli
Contracts Administrator
FRESH HOMES Townsville

Verticorp Pty Ltd T/A: Fresh Homes

ABN: 38 115 071 317

PO Box 7082 Garbutt 4814. PH: (07) 3806 0603 Fax: (07) 3806 0634

Authority to appoint an Applicant

To Whom It May Concern:

I, Lucy MUSTON as Owner hereby give permission for Verticorp to sign for and on my behalf any documents required for the lodgement and approval of my application to build a new dwelling at

Lot

6128 Cabral Crt Burdell

Site Address

Yours Sincerely,



Sign

LUCY MUSTON

Print Name

TOWNSVILLE CITY COUNCIL



Date >> 22 August 2022

PO BOX 1268, TOWNSVILLE
QUEENSLAND 4810

13 48 10

enquiries@townsville.qld.gov.au
townsville.qld.gov.au

Ms L Muston
20 Lashmar Crescent
DEERAGUN QLD 4818

Email >>lucybeth1@hotmail.com

Dear Sir/Madam

Notification to Owner **Permit issued with conditions** *Plumbing and Drainage Regulation 2019 s.50*

Permit details

Permit no:	HPW22/0726
Assessment no:	14444011
Street address:	11 Cabral Court BURDELL QLD 4818
Real property desc:	Lot 6128 SP 331380
Date of Expiry	21 August 2024

Decision

On 22 August 2022 Local Government considered Approval Number HPW22/0726 and decided to issue a Permit with conditions as per the attached.

Enquiries about this notice can be made to Assets and Hydraulics on 4417 5299.

Yours faithfully

Jessica Waples
Administration Officer
Business Support
Planning and Development

Date: 30th June 2022
Client name: Lucy MUSTON

Job Number: T6128CAB
Site Address: lot 6128 Cabral Crt Burdell

Selectors Name: STEPH

Proprietors Signature and Selection Date: X

Verticorp Pty Ltd

Colour Selection

Client: Lucy MUSTON

Address: lot 6128 Cabral Crt Burdell

Design: ADA-GRACE

Platinum Plus Specifications

Option 2

Ver 28/02/18

Verticorp Pty Ltd ABN: 38 115 071 317

Office – PO Box 620, OXENFORD QLD 4210 Ph: (07) 3806 0603 Fax: (07) 3806 0634

SELECTION	PAGE
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Date: 30th June 2022
Client name: Lucy MUSTON

Job Number: T6128CAB
Site Address: lot 6128 Cabral Crt Burdell

Selectors Name: STEPH

Proprietors Signature and Selection Date: X

Colorbond Roof Sheeting

Colorbond Roof Sheeting	Colour:- _____SURFMIST_____
Fascia	Colour:- _____IRONSTONE_____
Gutter	Colour:- _____IRONSTONE_____
Gutter Style	Trimline
Downpipes	90mm PVC painted
Insulation to Ceiling	R2.5 Bulk Insulation to ceiling throughout

Windows

Window & Sliding Door Frame	Black
Glass	Clear to all windows
Security Screens	Swing security door to entry door & external hinged doors Security screens to all windows & sliding glass doors Frame – Black Mesh - Black

Front Entry Door

Entrance Door	Corinthian PMAD101 with clear glass OR Humes XN1 with clear glass
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Date: 30th June 2022

Job Number: T6128CAB

Client name: Lucy MUSTON

Site Address: lot 6128 Cabral Crt Burdell

Selectors Name: STEPH

Proprietors Signature and Selection Date: X

External Door Locks

External Door Furniture

Delf Pomona entrance handle with
single cylinder deadlock to entry

Finish:- Satin chrome

Internal Doors

Passage Doors

Humes Flush Panel Internal Door

Skirtings/Architraves

Painted single bevelled profile

Cornice

90mm (Cove)

Internal Door Furniture

Delf Pomona

Finish:- Satin Chrome

Garage Doors

Sectional Overhead Door with 2 handsets

Colour: IRONSTONE

Profile

Slimline

Date: 30th June 2022
Client name: Lucy MUSTON

Job Number: T6128CAB
Site Address: lot 6128 Cabral Crt Burdell

Selectors Name: STEPH

Proprietors Signature and Selection Date: X

Kitchen	
Bench Top	Ambassador Stone Colour:- _____CRYSTAL_____
Doors, Drawers Fronts & Kick Boards	Laminex:- POLAR WHITE CABINET AND DRAWERS
Bench Edging	180 Degree Postform Edging – Standard
Kitchen Sink & Tapware	
Sink	Otus 1¾ Bowl 1080mm Satin Finish SS– one tap hole
Mixer Tapware	ACL Ruby sink mixer
Wall Oven & Cooktop	
Oven	HNTB65XL – 60cm Inbuilt Electric S/Steel Oven
Cooktop	HNTB64CE – 60cm S/Steel Ceramic Electric
Rangehood	CHEM52C6S– 60cm Stainless Steel Canopy
Dishwasher	HNBD12S – 60cm Free Standing – S/ Steel
Laundry	
Tub & Mixer	Everhard 40 L Standard Laundry tub & cabinet + ACL Ruby laundry mixer

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Office – PO Box 620, OXENFORD QLD 4210 Ph: (07) 3806 0603 Fax: (07) 3806 0634

Date: 30th June 2022
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Job Number: T6128CAB
Site Address: lot 6128 Cabral Crt Burdell

Selectors Name: STEPH

Proprietors Signature and Selection Date: X

Bathroom

Bath Tub	Decina Bambino 1520mm
Shower Screen Door Glass	Clear
Shower Screen Door Frame	Semi frameless
Mirror Frame	Polished edge
Toilet Roll Holder	ACL Ruby toilet roll holder
Towel Rail	ACL Ruby double towel rail 600mm
Toilet	Azzurra Casa Neo Close coupled toilet suite Builder Std
Tapware	ACL Ruby
Shower Head	ACL Round shower on rail
Bathroom Vanity Unit	Arto pre-made 900mm gloss white vanity, melamine to ends, with one piece moulded top to include 2 x doors and 3 x drawers.

Ensuite

Shower Screen Door Glass	Clear
Shower Screen Door Frame	Semi frameless
Mirror Frame	Polished edge
Toilet Roll Holder	ACL Ruby toilet roll holder
Towel Rail	ACL Ruby double towel rail 600mm
Toilet	Azzurra Casa Neo Close coupled toilet suite
Tapware	ACL Ruby
Shower Head	ACL Round shower on rail
Ensuite Vanity Unit NB. Where designs do not accommodate a 900mm vanity a smaller unit will apply with the manufactures std configuration refer to Master Plans.	Arto pre-made 900mm gloss white vanity, melamine to ends, with one piece moulded top to include 2 x doors and 3 x drawers.

Date: 30th June 2022

Job Number: T6128CAB

Client name: Lucy MUSTON

Site Address: lot 6128 Cabral Crt Burdell

Selectors Name: STEPH

Proprietors Signature and Selection Date: X

Painting

Internal Painting	Ceiling/Cornice (Flat)	Wattyl Solver	Colour:- BUILDERS CEILING WHITE
	Walls (Lo Sheen Vinyl)	Wattyl Solver	Colour: _STRAUSS WHITE
	Doors (Gloss Enamel)	Wattyl Solver	Colour: _STRAUSS WHITE
	Skirting (Lo Sheen Vinyl)	Wattyl Solver	Colour: __STRAUSS WHITE
	Door Jambs (Gloss Enamel) ☐ 1 Colour Only ☐ Extra Colour by Variation	Wattyl Solver	Colour: _STRAUSS WHITE

External Painting	Walls & Soffit (Acrylic)	Wattyl Solver	Colour: _SOFT APPARATION _
	Feature wall colour to front elevation porch piers and head over	Wattyl Solver	Colour: __IRONSTONE C/B _
	Gable Trim (Acrylic)	Wattyl Solver	Colour: __N/A_____
	Front Door (Acrylic Gloss)	Wattyl Solver	Colour: __IRONSTONE C/B__
	Door Frame (Acrylic Gloss)	Wattyl Solver	Colour: ____SOFT APPARITION

FRONT FENCE RETURNS TO BE PAINTED INCL GATES

SOFT APPARATION

External Walls- Textured Coatings

Finish

3mm Swirl render

Verticorp Pty Ltd ABN: 38 115 071 317

Office – PO Box 620, OXENFORD QLD 4210 Ph: (07) 3806 0603 Fax: (07) 3806 0634

Date: 30 th June 2022	Job Number: T6128CAB
Client name: Lucy MUSTON	Site Address: lot 6128 Cabral Crt Burdell
Selectors Name: STEPH	Proprietors Signature and Selection Date: <u> X </u>

Floor Coverings	
Carpet Bed 1 2, 3 4, robes and media room	Colour: _____ REVOLUTION _____ Code: _____ CITY SHADOW _____

Vinyl Sliding Robe Doors	
Frame Colour	Chrome
Vinyl Door Colour	Colour:- _GLACIER _____

Date: 30th June 2022
Client name: Lucy MUSTON

Job Number: T6128CAB
Site Address: lot 6128 Cabral Crt Burdell

Selectors Name: STEPH

Proprietors Signature and Selection Date: X

Other Items

Clothesline	Paraline Mono SALTBUSH
Letterbox	Bermuda painted style rendered
Hot Water System	Rinnai Hotflo 250 ltr Electric Storage 3.6kw
Landscaping & Fencing (if applicable)	Builder's 1800 high Good Neighbour paling fence with capping rail + 1 x single gate to LHS Allowance:- <u> 48 </u> Lm Empire Zoysia to front yard and footpath Couch turf to rest of yard 20 sq.m Garden beds including timber edge, soil, mulch and to front yard . River gravel to both sides of home Automatic irrigation to yard
Driveway and Paths (if applicable)	Builder's Standard Exposed Aggregate Concrete - Honey Allowance:- <u> 45 </u> sq.m

Air Conditioning - 1 x 2.5 kw reverse cycle split to Bed 1
1 x 7kw reverse cycle split to living/dining

Stormwater to street

Build to boundary to RHS

Date >> 22 August 2022

PO BOX 1268, TOWNSVILLE
QUEENSLAND 4810

13 48 10

enquiries@townsville.qld.gov.au
townsville.qld.gov.au

Verticorp Pty Ltd Trading As Fresh Homes
PO Box 1733
GARbutt QLD 4814

Email >> tvilleadmin@freshhomes.com.au

Dear Sir/Madam

Information Notice

Permit issued with conditions

Plumbing and Drainage Regulation 2019 s.50

Permit details

Permit no:	HPW22/0726
Assessment no:	14444011
Street address:	11 Cabral Court BURDELL QLD 4818
Real property desc:	Lot 6128 SP 331380
Date of Expiry	21 August 2024

Decision

On 22 August 2022 Local Government considered permit number HPW22/0726 and decided to issue a Permit subject to the following conditions -

1. Plumbing and Drainage installation to comply with the Plumbing and Drainage Act 2018 and associated Legislation.
2. As-constructed drawing/s of all drainage are required before a final inspection is requested. These drawings must be of a quality acceptable to council.
3. A reflux valve is required to be fitted upstream of and adjacent to the inspection shaft at the sewer connection point.

Reasons for the decision

The reasons for imposing the conditions are that –

1. All plumbing and drainage installations shall comply with the Plumbing and Drainage Act.
2. To provide Council with accurate records of the drainage installed.
3. A building with a sanitary drain must be protected from backflow so that in the event of a flood up to the Defined Flood Level the effects of flood water on the building are reduced.

Advisory Notes

1. The details of the sewer connection point for the property have been provided by the designer. If this information is incorrect or incomplete, please contact the designer for further details.
2. Overflow relief gullies to be installed as per AS3500.2:2018 Section 4.6.6.6 and Section 4.6.6.7.
3. Vent/s to comply AS3500.2:2018 Section 3.10.2

Appeals against Local Government's Decisions

If you are dissatisfied with the decision of the Local Government to impose the above conditions on the permit, you are entitled to appeal to Development Tribunals (the Tribunals) in accordance with section 229 of the *Planning Act 2016*.

An appeal against this notice must be lodged within 20 business days after the day the notice is given. If your appeal is not lodged within this timeframe, no further action can be taken by the Tribunals in relation to Local Government's decision.

You can lodge an Appeal Notice by submitting a Form 10 – application for appeal/declaration and providing the prescribed fee to the Registrar of the Tribunals as follows:

Post to -

Department of Housing and Public Works
The Registrar
Development Tribunals
Building Legislation and Policy
PO Box 15009 City East QLD 4002 Australia

Or email to - registrar@qld.gov.au

For further information about the Tribunal, including the Appeal Notice (Form 10) and the schedule of fees, visit the Department's website at www.hpw.qld.gov.au or contact the Registrar on 1800 804 833 or fax: (07) 3237 1248.

Enquiries about this notice can be made to Assets and Hydraulics on 4417 5299.

Yours faithfully



Amanda Black
Plumbing Inspector
Assets and Hydraulics
Planning & Development

TOWNSVILLE CITY COUNCIL



Queensland
Government

Form 17—Permit for plumbing, drainage and on-site sewerage work

GENERAL NOTES: This form is to be used for the purposes of sections 48(a) and 54(a) of the Plumbing and Drainage Regulation 2019 (PDR).

1. Description of land

The description must identify all land the subject of the application. The lot and plan details (e.g. SP/RP) are shown on title documents or a rates notice.

Street address *(include number, street, suburb/locality and postcode)*

11 Cabral Court BURDELL QLD 4818

Lot and plan

Lot 6128 SP 331380

Shop/tenancy number

(if applicable)

Storey/level

(if applicable)

Local government area

Townsville City Council

2. Owner details

Owner's name

Ms L Muston

Phone number:

0423 209 050

Postal address

20 Lashmar Crescent
DEERAGUN QLD 4818

Email address

lucybeth1@hotmail.com

3. Applicant details

The applicant need not be the owner of the land.

Company name in full

Verticorp Pty Ltd Trading As Fresh Homes

Phone number

07 4773 5865

Email address of applicant

tvilleadmin@freshhomes.com.au

Contact person

Sandra Santelli

Mobile

4. Permit Holder

For a permit, means the person to whom the permit was issued.

Company name in full

Verticorp Pty Ltd Trading As Fresh Homes

Phone number

07 4773 5865

Email address of applicant

tvilleadmin@freshhomes.com.au

Contact person

Sandra Santelli

Mobile

5. Certification	This form certifies that the relevant local government or public-sector entity has made the following decision in relation to the application for a permit as described above. Tick the relevant boxes: Application refused ☐ Permit approved ☐ Permit approved - with conditions ☒ Permit approved - to amend an existing permit ☐ Permit approved – to extend the term of an existing permit ☐ Permit number HPW22/0726 Date of issue 22 August 2022 Date of expiry 21 August 2024 Issued by Townsville City Council
6. Attachments Local government or public sector entity may attach additional documentation to this form.	Conditions of permit ☒ Approved plans and specifications ☐ Details of any alternative/performance solution ☐ Information notice ☒ <i>Provide further comments (if applicable):</i>

Job : Lot 6128 #11 Cabral Court
SP 331380
BURDELL QLD 4818



Lucy Beth MUSTON

20 Lashmar Crescent
DERRAGUN QLD 4818

Verticorp Pty Ltd Tas Fresh Homes

PO Box 620
OXENFORD QLD 4210

ABN: 38115071317

Phone: 07 3806 0603 ACN: 115071 317

Fax: 07 3806 0634 Reg No: 1088603

** VARIATION CERTIFICATE **

#	Item	Date	Description	Confirmed	Cost
1	3827	10/05/2023	Extension of time:-	No	\$0.00

In accordance with item 10 of your HIA QC1 2000 New Home Construction Contract, we hereby claim an extension of time to the building period under clause 17 of the general conditions, as detailed below.

The building period starts on the actual day of commencement (clause 2.3) and physical commencement of your new home was 3rd November 2022, your contract build period allows 210 days which includes 14 days for inclement weather and the effects of inclement weather and 59 days for weekends and public holidays.

Building Period: 210 days + 21 days Xmas Industry Shutdown

Claimable days: 42 days total consisting of the following delays -

42 days for rain (56 wet days less 14 days allowed in contract)

Total Revised Building period: 273 days

Revised Completion Date: 3rd August 2023

The calculations for inclement weather are performed with your supervisors reported delays to the works and rescheduling of works in conjunction with the recorded daily rain fall from the Bureau of Meteorology daily weather observations for Townsville Airport (42 Days Delay)

\$0.00

Please sign the confirmation as authority to proceed.

Total : \$0.00

If an item is not required at this time please indicate with a line through the item.

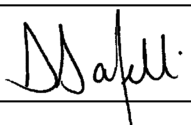
Included Tax : \$0.00

Please RETURN within 5 days.

	Business Days	Calender Days
Time Extension for Variations this Report	42	
All Confirmed Variations Time Extension to Date	0	0

Confirmation of Authority to Proceed :

Client : _____ Date : _____ Client : _____

Builder :  _____ Date : 22.05.2023

Form 19—Final inspection certificate

- | | |
|--------------------------------------|---|
| 1. Owner details | Name and Postal Address

Ms. L Muston
20 Lashmar Crescent
DEERAGUN QLD 4818 |
| 2. Permit Holder Details | Name and Postal Address

Verticorp Pty Ltd Trading As Fresh Homes
PO Box 1733
GARbutt QLD 4814 |
| 3. Responsible Person Details | Name and Postal Address

Mr. P Landy
PO Box 508
THURINGOWA CENTRAL QLD 4817 |

GENERAL NOTES: This form is to be used for the purposes of section 81 of the Plumbing and Drainage Regulation 2019 (PDR).

1. Description of land	Street address (include number, street, suburb/locality and postcode)		
	11 Cabral Court BURDELL QLD 4818		
	Lot and plan:		
	Lot 6128 SP 331380		
	Shop/tenancy number	Storey/level	Local government area
			Townsville
	(if applicable)	(if applicable)	
2. Permit details	Permit number		Date issued
	HPW22/0726		22 August 2022
3. Declaration/s Local government or the public entity may in certain circumstances accept verification from the responsible person that certain work not inspected by local government complies with the relevant standards.	1. ☒ This certificate applies to all of the work authorised to be carried out under the permit		
	or		
	2. ☐ This certificate applies to part of the work authorised under a permit.		
	If two (2) applies, provide a description of work covered by the certificate.		

The *Plumbing and Drainage Act 2018* is administered by the
Department of Housing and Public Works



4. Certification

This form certifies that the relevant local government or the public entity has decided to issue a Final inspection certificate for the work described above.

The work is compliant, operational and fit for use

Date the inspection was carried out

11 August 2023

Issued by

Townsville City Council

Date issued

15 August 2023



Application process for building a house

Good morning, Lucy

As we move forward getting ready for lodgement to council and building certifier, I will just need this form signed – it's an authority to appoint Verticorp to act on your behalf with lodgement of plans

If you can please sign and send back when you can that would be appreciated

Regards

Stephanie McMahon | Construction Workflow Manager

FRESH HOMES Unit 1 19 tavern Street KIRWAN QLD 4817

Ph: 07 4773 5865 E: stephanie.mcmahon@freshhomes.com.au www.freshhomes.com.au



Good morning, Lucy

I hope you are well

The updates are due to be coming from your broker/agent via our head office

I can advise you that we have received covenant approval, water meter is connected, plumbing approval has been received

We are waiting on roadworks approval and building approval and once received we will have your home ready to commence construction.

Once all approvals are received you will be emailed from head office a copy of the approved plans and our insurances for QBCC and COC

Hope this helps

Have a wonderful Thursday

Regards

Stephanie McMahon | Construction Workflow Manager

FRESH HOMES Unit 1 19 tavern Street KIRWAN QLD 4817

Ph: 07 4773 5865 E: stephanie.mcmahon@freshhomes.com.au www.freshhomes.com.au



Dear Lucy Muston,

We wish to advise that Fresh Homes has engaged Development Certification to assess, approve and inspect proposed building work at 11, Cabral Court Burdell QLD 4818.

Part of our responsibilities as Building Certifiers is to at the relevant stages;

- Issue a Notification of Engagement (Form 18) to advise you of our engagement and responsibilities as the Building Certifier for this project.
- On approval provide you a copy of the Building Permit decision notice and approved plans.
- On completion provide you copies of our inspection certificates (Form 16) and final inspection certificate.

This is advice only, you do not have to respond to this advice. If you have any enquiries please email them to enquiries@devcert.com.

Regards,
DevCert

Good afternoon, Lucy

Now that your contract has been signed – we can move forward into drafting and colour selection stage.

I've attached 4 options showing the external, internal paint, kitchen & tile colours for each. The NQ Platinum Plus Colour Selection will show you what taps, toilet roll holders, garage doors, letterbox etc will look like and is the same for all Options.

Can you let me know what your preferred option is, i.e. Option 1, 2, 3 or 4 and I'll fill in your colour selection book with the colour details listed for you to sign off

Regards

Stephanie McMahon | Construction Workflow Manager

FRESH HOMES Unit 1 19 tavern Street KIRWAN QLD 4817

Ph: 07 4773 5865 E: stephanie.mcmahon@freshhomes.com.au www.freshhomes.com.au



Good afternoon, Lucy

Please see attached the completed colour selection finalised with Option 2 colour scheme

Can I please get you to initial each page in top right hand corner as marked with "X" on the client signature line

And send back via email when convenient

Many thanks

Regards

Stephanie McMahon | Construction Workflow Manager

FRESH HOMES Unit 1 19 tavern Street KIRWAN QLD 4817

Ph: 07 4773 5865 E: stephanie.mcmahon@freshhomes.com.au www.freshhomes.com.au



Good afternoon, Lucy

Can I please get you to sign and acknowledge the landscaping agreement required by Stockland for all owners

We have submitted the plans for covenant approval with a landscaping plan as per your contract allowance and just need this page signed

If you can send back asap that would be fantastic

Thanks for your assistance

Regards

Stephanie McMahon | Construction Workflow Manager

FRESH HOMES Unit 1 19 tavern Street KIRWAN QLD 4817

Ph: 07 4773 5865 E: stephanie.mcmahon@freshhomes.com.au www.freshhomes.com.au



Good morning, Lucy

Thanks for your email

I can advise that we are waiting on covenant approval back from Stockland on your plans

We are also waiting on soil test report to come back, once this is received, we can get the plans signed off by the engineer

Then we are ready for council/certifier which will take about 2 – 3 weeks to approve and then we will be ready to commence on site

All your updates should be coming through your agent directly to you – I will advise our head office that you haven't been kept in the loop

Once all plans are approved you will be sent a copy of them along with our building insurances (pub liability and QBCC) – your financier will also need a

Copy of these plans too.

Regards

Stephanie McMahon | Construction Workflow Manager

FRESH HOMES Unit 1 19 tavern Street KIRWAN QLD 4817

Ph: 07 4773 5865 E: stephanie.mcmahon@freshhomes.com.au www.freshhomes.com.au



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Ph: 07 4773 5865 E: stephanie.mcmahon@freshhomes.com.au www.freshhomes.com.au



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Hope this helps

Have a wonderful Thursday

Regards

Stephanie McMahon | Construction Workflow Manager

FRESH HOMES Unit 1 19 tavern Street KIRWAN QLD 4817

Ph: 07 4773 5865 E: stephanie.mcmahon@freshhomes.com.au www.freshhomes.com.au



Hi

Congratulations!!!

We have now commenced on site with the under-slab drainage completed today. Next up is the slab which has been tentatively scheduled to be done within the next 2 weeks subject to weather.

Please find attached your start letter detailing the start and contract completion date.

Have a great week

Thanks & regards

Sandra Santelli | Contracts Administrator

FRESH HOMES Unit 1 19 Tavern St, KIRWAN QLD 4817

Ph: 07 4773 5865 E: sandra.santelli@freshhomes.com.au www.freshhomes.com.au



Hi

Please find attached extension of time for rain days in excess of the number of inclement weather days allowed in contract

Thanks & regards

Sandra Santelli | Contracts Administrator

FRESH HOMES Unit 1 19 Tavern St, KIRWAN QLD 4817

Ph: 07 4773 5865 E: sandra.santelli@freshhomes.com.au www.freshhomes.com.au



Good morning, Lucy,

I hope you are well and having a good week so far!

This is just a courtesy email to let you know we are fast approaching the Practical Completion date of the 18th of August and would like to start organising the Practical Completion Walk through. Would you please be able to tell us who we will be conducting this walk through with? If you could respond to this email or give us a call in the office on 07 4773 5865 that would be greatly appreciated. 😊

Thank you,

Kindest regards,

Shannon Green | Customer Service Officer

FRESH HOMES Unit 1 19 Tavern St, KIRWAN QLD 4817

Ph: 07 4773 5865 E: shannon.green@freshhomes.com.au www.freshhomes.com.au



Good afternoon, Lucy,

We can do it on the 18th of August if that suits if you have a day off during the week, you'd like us to schedule around let me know and I will have a chat to the supervisor.

We have the driveway down, carpet and linen shelving going in end of this week/early next week and the final cleans and touch ups. Fencing and landscaping will be the last thing to be installed. With the rain we had yesterday quite a few of our sites will need a few days to dry out so that has delayed us with fencing and landscaping, but we are still hopeful to get back on track to have them done by the PC date at this stage.

Can I also ask, will you be moving into this property, or will it be rented through a real estate? Just so we know who to organise the handover with. 😊

We look forward to hearing from you, thank you for getting back to me so quickly! 😊

Thank you,

Kind regards,

Shannon Green | Customer Service Officer

FRESH HOMES Unit 1 19 Tavern St, KIRWAN QLD 4817

Ph: 07 4773 5865 E: shannon.green@freshhomes.com.au www.freshhomes.com.au



Good afternoon,

Please find attached Final Inspection Certificate for (HPW22/0726).

Kind regards,

Emma Purdie

Hydraulics Support Team

Planning & Development

P 4417 5064 E Emma.Purdie@townsville.qld.gov.au

143 Walker Street, Townsville QLD 4810

PO Box 1268, Townsville QLD 4810

www.townsville.qld.gov.au



Hi Lucy,

I apologise for the late response I have been away. I am glad to see that everything at the walk through went well we hope you are very happy with your new home!

At this stage we are just waiting for the final account to be done up and sent to you, once that payment has been received, we can arrange the handover. This can sometimes take up to 5 business days as the bank will have to do a valuation on the property before they release the payment.

The final claim should be sent to you today, so at this stage we are probably looking at the end of next week for handover but like I said this is completely reliant on your bank with the valuation and releasing payment.

If you require anything else, please don't hesitate to contact us 😊 Have a great day!

Thank you,

Kind regards,

Shannon Green | Customer Service Officer

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