



Feels like home

128 Melrose Place, NEW BEITH, QLD 4124

t. 07 5540 3949

QBCC License No. 15010388

QUOTE

Number AAAQ18867

Date 17/02/2021

Prepared For

Timothy and Cheryl Early

Build AddressLot 33 Verdon Cl
Woodhill, QLD 4285**Your Sales Consultant****Bryan Canavan**

07 5540 3949

0477 600 088

bryan.canavan@stroudhomes.com.au

**HIA Contracts****CHANGE OUR PLANS
TO SUIT YOU!**

Line	Qty	Description	Unit Price (Inc. GST)	Unit	Price (Inc. GST)
------	-----	-------------	--------------------------	------	---------------------

1	1	Kentucky 260 Classic Facade (Essentials Inclusions)	\$278,385.02	ea	\$278,385.02
---	---	---	--------------	----	--------------

This quote must be accepted before 13/2/21. After this date, the quote will become subject to a price review.

The original date this home was quoted was 15/1/21.

Your quote is considered "accepted" when the full preliminary deposit has been paid, allowing Stroud Homes to proceed to contract with you.

If a Covenant/Design Approval is applicable please review your covenant to ensure the design you have chosen meets your covenant requirements.

Please ensure you deliver a copy of the covenant to us at Stroud Homes.

Please be aware that the covenant is between the land seller and the land buyer - Stroud Homes will take all care to ensure your home complies with whatever information is provided to us.

N3 - This quote allows to design your frame to an N3 wind rating.

The wind rating of your home is on our soil tests as determined by the engineer.

Bitumen road site access: This quote is based on bitumen road site access. Stroud Homes will install a rubble strip to minimize mud tracking onto the road (usually in front of the garage)

SITE ALLOWANCES

9 260.34	Upgrade From "M" Class Slab To "E" Class Slab (Up to 90 y's) Includes expansion fittings to downpipes. These fittings are not supplied by all builders - we supply them to make your home	\$56.76	\$14,776.89
----------	--	---------	-------------

If you have any queries about this quote please contact your salesperson or just call our friendly staff on 07 5540 3949. This quote is subject to the final approval of the Manager and Director. This quote is valid for a limited time period (maximum 28 days) and pricing will be subject to change after expiry of this time period. *Build time to be confirmed at contract, 16 weeks is for no change, single storey home (under 300m2) on a level block.

Line	Qty	Description	Unit Price (Inc. GST)	Unit	Price (Inc. GST)
		better. These fittings allow the downpipes to move with the soil expansion and contraction around your home. Includes a hydrostatic test completed around handover, to provide peace of mind about the soundness of your in-ground plumbing and drainage system.		ea	
10	1	Provisional Sum Allowance: Provide Cut & Fill 4250mm-4500mm in lieu of 0mm-500mm	\$5,500.00	ea	\$5,500.00
11	1	Provisional Sum Allowance: Rock Excavation Allowance	\$6,600.00	ea	\$6,600.00
		Site inspection reveals no trees on the building site - No allowance has been made to remove trees.			
		No retaining walls have been allowed for your site.			
		No spoil removal allowance has been allocated to your site.			
		Q What is spoil removal? When and why is it required?			
		A Spoil removal is often required on sites under 600m2 and more frequently on sites under 450m2 or anytime when there is not enough room to spread out excess soil or rubble. Soil or rubble disturbed in various installations (plumbing and drainage, driveway excavations, retaining installs, pools - just to name a few examples) cannot be spread on site and therefore must be removed from site and dumped elsewhere.			
		This quote includes 40m2 of grey, broom finished driveway concrete.			
		This concrete can also be used to provide a footpath.			
16	170.1	Prepare & Pour Broom Finish Paving Total estimated driveway: 210.1m2 (Site Plan Option 2)	\$80.95	ea	\$13,768.95

PLUMBING

This quote allows to connect to a full pressure water mains connection point within 10m of the house.

We understand that your home is not located in a dual-reticulation area and costs associated with dual-reticulation are not applicable.

Note: Homes built in dual reticulation areas require extra plumbing including:

A) a second line into the home feeding the toilets and at least on outside tap

B) extra backflow valve

C) may require a second water meter

21	10	Provide Water Main Line	\$20.63	ea	\$206.25
----	----	-------------------------	---------	----	----------

Estimated services setback: 20m

An allowance of 10lm from the house to the stormwater connection point is included with this quote.

Stormwater connection point may be one of the following:

A: curb adapter: spilling onto street

B: seepage pit: a pit, usually in the rear yard. Designed to absorb some of the stormwater into the ground.

C: a water tank.

23	10	Supply & Install 100mm Stormwater Pipe Estimated services setback: 20m	\$48.13	ea	\$481.25
----	----	---	---------	----	----------

There is no town sewage disposal for this site, a HSTP has been allowed for within 10m of the house. Flat sites may require riser rings to gain sufficient fall from service points to the tank. Sites under 4000m2 may require sub-surface irrigation. The HSTP should be installed downhill from the home as sewage flows that way.

HSTP (Household Sewage Treatment Plant)

If you have any queries about this quote please contact your salesperson or just call our friendly staff on 07 5540 3949. This quote is subject to the final approval of the Manager and Director. This quote is valid for a limited time period (maximum 28 days) and pricing will be subject to change after expiry of this time period. *Build time to be confirmed at contract, 16 weeks is for no change, single storey home (under 300m2) on a level block.

Line	Qty	Description	Unit Price (Inc. GST)	Unit	Price (Inc. GST)
25	1	Supply HSTP	\$7,187.50	ea	\$7,187.50
26	1	Install HSTP (Includes Perc Test, Design, Council Fees, Earthworks, Plumbing and Electrical Work) Standard riser rings to 600mm have been provided to bring the HSTP/CED tank's lid up to ground level. No Sub-Surface Irrigation required: This quote allows to install your HSTP with the standard effluent sprinkler system. Note: Subsurface irrigation is generally required by Councils when A: the land size is under 4000m2 B: the soil does not soak up water very well (as determined by the percolation test) C: the treated water could possibly run into a natural watercourse) BOTTLED GAS: We understand that you have bottled gas service to your land. Please correct us if this is incorrect.	\$3,905.00	ea	\$3,905.00

ELECTRICAL

Your quote includes connecting to a single phase underground power supply within 10lm of the house.

33	10	Supply & Install 16mm Single Phs Max 50m Estimated services setback: 20m	\$27.50	ea	\$275.00
34	1	Provide NBN pre-wire, power & data points to garage, conduit to street, wire to all internal phone points	\$605.00	ea	\$605.00

CLIENT VARIATIONS**CLIENT REQUESTED CHANGE 1**

38	1	Provisional Allowance: Provide 6m x 6m shed Shed to have 2 x 2.5m roller doors	\$16,834.63	ea	\$16,834.63
39	1	Provide Double 1200mm Strip Fluro	\$151.25	ea	\$151.25
40	2	Provide Double Power Point	\$56.38	ea	\$112.75
41	1	Provide electrical lead-in to shed	\$1,250.00	ea	\$1,250.00

CLIENT REQUESTED CHANGE 2

44	1	Provide 6m x 3m pre-fab concrete pool with Poolwerx equipment	\$31,641.49	ea	\$31,641.49
45	30	Provide standard black aluminium pool fencing around pool area. Add 30lm	\$175.00	ea	\$5,249.97
46	56	Prepare & Pour Broom Finish Paving Add broom finished paving around pool, 2m each direction.	\$80.95	ea	\$4,533.14
47	1	Additional Engineering for E Class Slab Required	\$5,809.65	ea	\$5,809.65

CLIENT REQUESTED CHANGE 3

50	1	Provide 6KW Solar PV electric system in lieu of standard 3KW system	\$2,733.99	ea	\$2,733.99
----	---	---	------------	----	------------

CLIENT REQUESTED CHANGE 4

53	1	Provide Daikin Ducted Air FDQN140LV1/RQ140LV1A, 14kw, 185 - 220m2 Living Area, 4 zones, 9 outlets Provide 14KW Daikin ducted A/C system	\$13,071.07	ea	\$13,071.07
----	---	--	-------------	----	-------------

CLIENT REQUESTED CHANGE 5

56	10	Provide and Install White 4 Blade Brilliant Ceiling Fan Provide 10 x ceiling fans throughout, client to confirm locations	\$233.75	ea	\$2,337.50
----	----	--	----------	----	------------

CLIENT REQUESTED CHANGE 6

59	1	Premium Upgrades - Kitchen - Undermount Double Bowl Sink (no	\$457.88		\$457.88
----	---	--	----------	--	----------

If you have any queries about this quote please contact your salesperson or just call our friendly staff on 07 5540 3949. This quote is subject to the final approval of the Manager and Director. This quote is valid for a limited time period (maximum 28 days) and pricing will be subject to change after expiry of this time period. *Build time to be confirmed at contract, 16 weeks is for no change, single storey home (under 300m2) on a level block.

Line	Qty	Description	Unit Price (Inc. GST)	Unit	Price (Inc. GST)
		drainer included) Provide undermount sink to kitchen in lieu of standard		ea	
CLIENT REQUESTED CHANGE 7					
62	1	Provide Westinghouse Dishwasher Provide Westinghouse dishwasher to kitchen	\$732.50	ea	\$732.50
CLIENT REQUESTED CHANGE 8					
65	1	Move microwave space into walk in pantry, extend lower 2 shelves on return ends to 600mm deep	\$117.37	ea	\$117.37
CLIENT REQUESTED CHANGE 9					
68	1	Provide cupboard space in place of existing microwave space, delete under space drawer	-\$218.35	ea	-\$218.35
CLIENT REQUESTED CHANGE 10					
71	4.3	Delete Internal Plaster Wall Delete plaster wall from ensuite WC. Credit 4.3m2	-\$22.00	ea	-\$94.60
72	1	Delete Flush Panel Swing Door and Provide Plaster Wall	-\$77.81	ea	-\$77.81
Move ensuite towel rail to bedroom wall next to shower					
CLIENT REQUESTED CHANGE 11					
76	1	Provide A Cavity Sliding Door In Lieu Of Plaster Wall Or Square Set Opening. (Includes Locks)	\$275.01	ea	\$275.01
Provide cavity sliding door between bedroom & ensuite					
CLIENT REQUESTED CHANGE 12					
79	1.7	Delete Internal Plaster Wall Delete dining / games room half wall. Credit 1.7m2	-\$247.50	ea	-\$420.75
CLIENT REQUESTED CHANGE 13					
Rearrange driveway layout to run more with contours, include turning bay. Refer to site plan					
CLIENT REQUESTED CHANGE 14					
85	1	Upgrade bath to 1760mm Base Freestanding Bath	\$803.00		\$803.00
CLIENT REQUESTED CHANGE 15					
88	3	Provide Pinto Double Glass Pendant (Each)	\$165.00	ea	\$495.00
CLIENT REQUESTED CHANGE 16					
91	1	Provide Shower Shelf (Niche #1) (70mm D, 400mm W, 400mm H) Add to ensuite	\$330.00	ea	\$330.00
CLIENT REQUESTED CHANGE 17					
94	4	Premium Upgrades - Bathroom - Square Tile Smart Waste (Credit of Standard Waste Applied)	\$88.00	ea	\$352.00
CLIENT REQUESTED CHANGE 18					
97	21.97	Supply & Lay Floor Tiles Add to alfresco	\$76.73	ea	\$1,685.65
CLIENT REQUESTED CHANGE 19					
100	1	Upgrade Kitchen Splashback to Glass Splasback in lieu of tiles Note: Bronzed mirror splashback would be approx \$2,600.	\$1,829.41	ea	\$1,829.41
102		ESSENTIALS INCLUSIONS. This home includes Stroud Homes "Essentials" Inclusion package. Your quote will address any additions or deletions to the "Essentials" inclusions (if required). Enjoy!	\$0.00		\$0.00
PERFORMANCE					

If you have any queries about this quote please contact your salesperson or just call our friendly staff on 07 5540 3949. This quote is subject to the final approval of the Manager and Director. This quote is valid for a limited time period (maximum 28 days) and pricing will be subject to change after expiry of this time period. *Build time to be confirmed at contract, 16 weeks is for no change, single storey home (under 300m2) on a level block.

Line	Qty	Description	Unit Price (Inc. GST)	Unit	Price (Inc. GST)
------	-----	-------------	--------------------------	------	---------------------

Guaranteed Start Date (on site within 7 days of Council approval)
 Guaranteed Build Time (16 Weeks approval to handover*)
 Up to 5 guided tours during your homes construction
 6 Star Energy Rating
 Independent handover inspection by handovers.com

GENERAL INCLUSIONS

Sit-down Colour Consultation
 Building Fees, Levies and Insurance directly related to the building approval. Any site specific Council fees are excluded.
 Internal House Clean / External Site Clean

SITE PREPARATION AND FOUNDATIONS

Engineer's Soil test and Slab Design to suite M Type Soil
 Piering included ("P" sites excluded)
 Site works included (500mm fall)

STRUCTURAL AND EXTERNAL

T2 Treated Timber Frames
 Wind Rating (N3)
 Verandah/Alfresco/Patio/Porch concrete (included/poured with house slab)
 Termite Treatment (As Per Australian Standards 3660.1),
 Termi-glass to perimeter
 Roof always Colourbond (Even if shown as tiles on artist impression)
 Fascia and Gutter - Colorbond (150mm)
 Eave Width - As per plan
 Face brick or render and paint. Included only if and where shown on selected facade
 Cladding, included only if and where shown on selected facade
 Non-slip tiles to porch
 External Garden taps (2)
 TV Antenna
 Driveway - 40m2 of Grey Broom Finished Concrete

PLUMBING AND DRAINAGE

Sewer line allowance (10 meters from house to connection point)
 Storm water line allowance (10 meters from house to connection point)
 Mains water line allowance (10 meters from house to connection point)
 Poly Butylene water lines for internal plumbing
 Hot Water System (Gas 26lt/m C/Flow)

ELECTRICAL

Underground 16mm2 single phase power 10 meters from house to connection point
 Telephone cable allowance (10 meters from house to connection point)
 Internal power points (as per plan)
 Light points (as per plan)
 Light Fittings - Fuzion Downlights
 T.V. points (2 or as per plan)
 Telephone points (2 or as per plan)
 Earth leakage circuit breakers (2 included, power and lighting circuits))
 Smoke detectors - wired to mains supply (quantity as per QLD requirements)

WINDOWS, DOORS AND LOCKS

Front door - (Timber Veneer Clear Glazed Panels)
 Front Entrance Lock and Handle - Gainsborough Tri-lock Lever
 Windows as per plan
 Internal Doors - Flush Panel Doors
 Garage Door - 4.8m pinch-free sectional door with two remotes
 Flyscreens to all windows

If you have any queries about this quote please contact your salesperson or just call our friendly staff on 07 5540 3949. This quote is subject to the final approval of the Manager and Director. This quote is valid for a limited time period (maximum 28 days) and pricing will be subject to change after expiry of this time period. *Build time to be confirmed at contract, 16 weeks is for no change, single storey home (under 300m2) on a level block.

Line	Qty	Description	Unit Price (Inc. GST)	Unit	Price (Inc. GST)
------	-----	-------------	--------------------------	------	---------------------

Flyscreens to sliding doors

ea

INTERNAL

Skirting - Painted MDF selection of 5 styles (68mm x 11mm)
 Architraves - Painted MDF (42mm x 11mm)
 Cornice - 90mm Cove
 Plaster lined garage
 Wet areas walls - 6mm Villaboard
 Ceiling Heights - As per plan
 Vinyl Sheet Flooring to Main Floors
 Carpet to Bedrooms (10mm Underlay)
 Built-in Robes - White Melamine Shelf with hanging rail
 Pantry and Linen - 4 shelves (if applicable to plan)
 Broom Cupboard - Top Shelf (if applicable to plan)

PAINTING

Paint - Wattyl ID
 Coats - 3 Coat System
 Skirting, Architraves, and Doors - Gloss Enamel
 Walls - Low Sheen
 1 x Feature Wall

KITCHEN

900mm Free Standing Stove WFE914SA (gas cooktop/electric oven)
 900mm Canopy Range hood WRF900CS
 20mm Stone Benchtops
 Kitchen Mixer - gooseneck mixer (chrome)
 Kitchen Sink - Franke Double Bowl Stainless Steel
 Tiled splashback full height to bulkheads
 Cupboards and Doors - Laminated with 2mm PVC Edge
 Drawers - See our detailed Kitchen Plans!
 Overhead Cupboards - See our detailed Kitchen Plans!
 Bulkheads as per plan

BATHROOM, ENSUITE AND W.C.

Tapware - Chrome Flick Mixers
 Toilet - Back to Wall
 Vanity basins - Architectural Square Semi-recessed
 Above-counter Ceramic
 20mm Stone Benchtops
 Frameless Vanity mirror - 900mm high x full length vanity
 Shower - Recessed - Tiled - includes soap holder
 Ceiling mounted Shower rose or 3 function arm on rail
 Shower and Bath - Mizu Soothe Shower Mixer
 Shower Screens - Clear Glass shower screens up to 1.9m fully framed
 Double Towel Rail & WC Holder in Chrome
 Bathtub - White Acrylic, size as per plan
 Bathtub Spout - Swivel Outlet 225mm

LAUNDRY

Tapware Porcher Flick Mixer
 Laundry tub - 45litre Stainless Steel Tub/metal cabinet unless otherwise detailed on plan
 Up to 600mm Tiled splash back

EXCLUSIONS:

Tiling to Alfresco, fencing, retaining walls, landscaping, watering systems, paving, pergolas, optional patios and security alarms unless specified by way of a variation.

IMPORTANT NOTES:

The Company reserves the right to alter its plans, specifications and prices without notice.

If you have any queries about this quote please contact your salesperson or just call our friendly staff on 07 5540 3949. This quote is subject to the final approval of the Manager and Director. This quote is valid for a limited time period (maximum 28 days) and pricing will be subject to change after expiry of this time period. *Build time to be confirmed at contract, 16 weeks is for no change, single storey home (under 300m2) on a level block.

Line	Qty	Description	Unit Price (Inc. GST)	Unit	Price (Inc. GST)
------	-----	-------------	--------------------------	------	---------------------

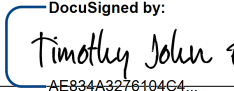
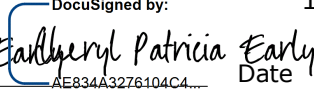
Let us know what you think of our service at enquiries@stroudhomes.com.au

Visit us on www.stroudhomes.com.au

See us on facebook at www.facebook.com/StroudHomes

Total (Inc. GST): \$421,682.61

Please contact me if I can be of further assistance.

Signature   Date 18/02/2021

If you have any queries about this quote please contact your salesperson or just call our friendly staff on 07 5540 3949. This quote is subject to the final approval of the Manager and Director. This quote is valid for a limited time period (maximum 28 days) and pricing will be subject to change after expiry of this time period. *Build time to be confirmed at contract, 16 weeks is for no change, single storey home (under 300m2) on a level block.