NEOBUILD Quality Homes

Building and Construction
QBCC: 1276293

PROJECT QUOTE: Lot 16 Dell St, Rochedale, QLD

5/01/2018

Dear Sherry She,

It is with pleasure to provide you with the amended proposal for the construction of your home as per the initial drawings we have provided.

We deeply believe our experience in the construction industry will exceed your expectations and look forward to building your new home.

PRICING:

HOUSE:

ITEM	PRICE
House Price	$400,000
Landscaping Allowance (provisional sum)	$14,500
Master Bedroom Wardrobe upgrade to timber grade	$5,500
Addition of corner stacker	$2,750
Addition of extra size from original plans	$3,300
Addition of 4 lights ($50 supply allowance and $150 install each)	$800
Addition of 2x mirrors in the WIR (600mm x 1800mm)	$330
Removal of Landscaping Allowance (provisional sum)	-$14,500
Removal of Upper Floor Bamboo Flooring	-$7,800
Removal of Tiling to lower level living, alfresco, porch (both supply and install removed)	-$9,500
Removal of Master Bedroom Wardrobe upgrade to timber grade	$5,500
Removal of 2x mirrors in the WIR (600mm x 1800mm)	$330

TOTAL HOUSE PRICE INCLUDING GST: **$389,550**

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Inclusion List with Prime costs and Provisional Sums: Annexure A

PRE – CONSTRUCTION

- HIA fixed price contract
- Full engineering design including Footings, Slab, Frame and steel beams
- Plumbing and drainage approval
- Power usage paid by builder; Energex metre installation paid by Owner
- Q leave environmental levy
- Gas connection to house
- Energy Efficiency Report
- QBCC insurance
- Building Certification approvals (excluding Relaxation approval if required)
- Construction in accordance to building covenant requirements

SITE WORKS & FOUNDATIONS

- Slab & footings to 'H1' classification. Waffle Pod System
- External footing beams and internal slab stiffening beams. Concrete slab reinforced as specified by the engineer.
- Part A & B physical termite barrier to both the slab penetrations and perimeter to AS3660
- Sewer & Stormwater connections to existing services
- Water connections to 6 meters setback, power and telephone connections to 8 meters.
- House construction to W33 wind rating (N2)

ANNEXURE A: SALES FINISHES SCHEDULE

Client Name: Miss Sherry She

Street Address: Lot 16 Dell Street, Rochedale, QLD, 4123

Internal Finishes:

GENERAL		
Ceiling Heights	To all levels	2700mm to lower, 2700 upper
Window Heights	To all levels	As per plans and elevations
Door Heights (internal)	To all levels	2400mm high
Insulation	External walls	R1.5
Roof Insulation	Under Colorbond	R3.0
Cornice	To whole house	Square Set to living areas only 90mm Round to balance of house
Services		

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Air-conditioning	Samsung	14.5kw ducted unit
Intercom	Dorani or Equivalent	1x 7 inch monitor in Kitchen with Camera to Entry
Security	Honeywell	5 Sensors with back to base feature
Hot water units	Rheem or equivalent	Gas Continuous flow 26L
Plumbing Fixtures		
Toilet	Highgrove Bathrooms or equivalent	Back to Wall Square **Allowance: $300**
Kitchen Sink	Highgrove Bathrooms or equivalent	Square top mount – double **Allowance: $350**
Kitchen Mixer	Highgrove Bathrooms or equivalent	Pulldown Sink Mixer **Allowance: $120**
Scullery Sink	Highgrove Bathrooms or equivalent	Square top mount – single **Allowance: $300**
Scullery Mixer	Highgrove Bathrooms or equivalent	Pulldown Sink Mixer **Allowance: $120**
Basins	Highgrove Bathrooms or equivalent	Bassini Wall Basin Mixer **Allowance: $80**
Basin Mixers	Highgrove Bathrooms or equivalent	Square tall mixers **Allowance: $90**
Bath Spout	Highgrove Bathrooms or equivalent	From Wall square **Allowance: $90**
Shower	Highgrove Bathrooms or equivalent	Integrated Shower Rail **Allowance: $240**
Shower mixers	Highgrove Bathrooms or equivalent	Standard Shower Mixer **Allowance: $90**
Laundry Tub	Highgrove Bathrooms or equivalent	45 L Square **Allowance: $150**
Freestanding Tub	Highgrove Bathrooms or equivalent	1500 long Ceramic **Allowance: $1000**
Electrical Fixtures		
Electrical Fittings	All as per plans – cetnaj lighting	10W LED downlights Builders switches and plugs As per electrical plan
Chandelier	Cetnaj Lighting	1 allowed to $500 value
Appliances		

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Oven	Euromaid	600mm standard oven **Prime cost: $800**
Dishwasher	Euromaid	Freestanding Dishwasher **Prime cost: $800**
Stove	Euromaid	900mm Gas **Prime cost: $1,000**
Range-hood	Euromaid	900mm Built in **Prime cost: $800**
Fitouts		
Doors	Corinthian Doors	White 2400mm high – HA4 or equivalent.
Handles	Gainsborough	Square lever with privacy set to master and wet rooms (lockable)
Architrave	Splayed	66mm
Skirting	Splayed	92mm
Joinery: Total Allowance $12,000		
Kitchen Underbench	Polytech or 2pac	Colour – to owners choice Soft closing
Kitchen Overheads	Polytech or 2pac	Colour – to owners choice Soft closing
Kitchen Splashbacks	Mirror Glass	As per plans
Island Bench front	Polytech or 2pac	Colour – to owners choice Soft closing
Scullery Shelving	Melamine	White
Laundry	Polytech or 2pac	Colour – to owners choice
Wet areas	Polytech or 2pac	Colour – to owners choice
Benchtops		
Kitchen	Quartz stone Standard Range	40mm From Builders selection
Kitchen Island – 1 side waterfall included	Quartz stone Standard Range	40mm From Builders selection
Laundry	Quartz stone Standard Range	20mm From Builders selection
Wet areas a	Quartz stone Standard Range	20mm From Builders selection
Paint		
Walls	Dulux or Equivalent	3 Coats – Lexicon or as per owners choice

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Ceilings	Dulux or Equivalent	3 coats – Lexicon quarter or as per owners choice
Woodworks	Dulux or Equivalent	3 coats – Lexicon or as per owners choice
Feature Walls – 3 walls allowed	Dulux or Equivalent	3 coats – Namadji or as per owners choice
Stairs and Balustrades		
Timber Staircases	Durian Timber	Open Tread – 3 Coats Gloss
Staircase balustrades	Glass	Frameless pinned
Balcony balustrades	Glass	Framed
Underside of stairs	Painted	As per owners choice
Flooring		
Garage	--	Plain concrete finish
Balcony	Porcelain Tile	TBA Matt finish – 600*600 **Allowance: $25sqm supply only**
Bathroom Floors	Porcelain Tile	TBA – 600*600 **Allowance: $30sqm supply only**
Bathroom Walls	Porcelain Tile	TBA – 600*600 **Allowance: $25sqm supply only**
OWNER to Supply and Install	**Upstairs living and bedroom floors.** **All lower level, porch and alfresco floors.**	
Robe Doors		
Bedrooms	Bradnams or Equivalent	Framed – Mirror
Linen	Bradnams or Equivalent	Framed – Vinyl
Robes Internals		
Master Bedroom	Upgraded to Custom Timber Grade as per upgrade allowance.	Double Hanging, 2 shelving and drawings sets.
Bedrooms	Bradnams or Equivalent	Single Hanging and 1 shelving and drawing set
Linen (Laundry)	Bradnams or Equivalent	4 Shelf Storage
Pantry	Bradnams or Equivalent	4 Shelf Storage

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Wet Areas		
Shower Screens	Bradnams or Equivalent	Semi Frameless Glass
Mirrors	Bradnams or Equivalent	Frameless 900mm
Bathroom and Powder Floor-wastes	Smart tile	
Laundry Floor wastes	Standard chrome	
Fixtures to Wet areas	- Towel rails - door stops - roll holders	Included in Chrome fittings

External Finishes:

Roofing		
Roof (sarking included)	Colorbond	Colour to owners selection
Gutters	Colorbond	Colour to owners selection
Fascia	Colorbond	Colour to owners selection
Downpipes	PVC Round	Colour to owners selection
Structure, External Walls, Windows and Doors		
Windows	Dowel or equivalent	Lockable Colour to owners selection
Front Door	Corinthian Doors or equivalent	1200*2400 entrance door
Laundry Door	Standard External Door	2400*820 door with glass door
Garage Doors	Standard External Door	Steel Line doors 2x Remotes 1x main switch to garage
Render	As per elevations	See Working Drawings
Posts	Galv Steel	Painted
Structural	As per framing design	Timber frame – **Non-treated**
External Bricks	As per elevations	See Working Drawings
Ezy lap Cladding	As per elevations	See Working Drawings
External Paint		
Feature Columns	Dulux or equivalent	Namadji – or as per buyers choice
External Walls	Dulux or equivalent	Surfmist – or as per buyers choice

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No Landscaping, driveways, fencing or paths are included in this contract.

The home purchased by the buyers will endeavour to have the above inclusions, however note, that from time to time it may be necessary for us to replace some finishes with a similar product. If this situation occurs notice will be provided and changes agreed upon via writing.

SIGNATURES:

BUILDER: (on behalf of NEOBUILD QUALITY HOMES PTY LTD) 6/1/18	**WITNESS:** YAN ZHONG ZHU 6/1/18
CLIENT: Ying SHE 6/1/18	**WITNESS:** YAN ZHONG ZHU 6/1/18

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