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**Q1153 - WHITTEN**

D & K Whitten  
2 Lurnea Crescent  
Forestville  
NSW 2087  
M: +61400000000

**Quote Number: Q1153**  
Quote Valid for 30 days  
Building Type: Outdoor Area & Landscaping  
Quote Date: 27/08/2020

Dear David & Kathy,

Thank you for giving Exempla Homes the opportunity to provide you with this Building Improvement Proposal for your alterations & additions. We have prepared this proposal based on Preliminary Plans provided by Sanctum Design & upon our recent discussions & site inspection of your property. We have not made any allowance for concrete encasement of Sewer Main if required.

We would welcome a further opportunity to provide you with a fixed price quotation on receipt of more detailed documentation such as Construction Plans, Structural Engineers Details & Local Council & Basix requirements.

Our quoting system allows us to create a very accurate quotation & then tailor it to achieve a FIXED price contract amount with NO hidden extras. In combination with our system & our experience in renovations & extensions you can feel confident with our pricing, service & reliability all the way through to completion of your project.

We take pride in our quality workmanship & down to earth old fashioned service. We ensure our tradesmen are clean, tidy & reliable & we are also very flexible working with you in your family home.

Please feel free to call me if you have any questions or matters you would like to discuss as you review the quote.

Please advise us if you would like to proceed with this Building Improvement Proposal, so we can prepare contractual documents for signing by you.

We look forward to hearing from you soon.

Kind Regards

***Ronnie Hanckel***

## Specifications and Inclusions

### General

- This Specification/Inclusion forms part of the contract when signed by both parties
- Unless otherwise specified, the works shall be constructed in accordance with the Australian Building Code & all other Local, State & Federal Authorities
- Unless otherwise specified, the Project Owner is responsible to provide a Project Site clear of any obstructions
- Unless otherwise specified, the Project Owner is responsible to provide an adequate water supply
- Unless otherwise specified, the Project Owner is responsible to provide an adequate 240 volt single phase electricity supply
- Unless otherwise specified, the Project owner is responsible to pay any Bonds called for or any Development Application fees requested by any Local Authority or Statutory Body
- Unless otherwise specified, the Project owner is responsible to pay any deposit to the Gas &/or Electrical Authority to connect Gas &/or Power. Any delay by the Gas or Electrical Authority in connections shall not on its own delay practical completion
- The Builder accepts no responsibility to contact the owners of the adjoining properties in relation to fencing.

### Preliminaries

- Concept Plans prepared by Sanctum Design REF WHT 0620 dated 23/07/2020
- Preparation of Basix not included
- Private Certifier application & approval not included
- Preparation of Fixed Price Quotation & Contract Documents

### Consultants

- Preparation of Structural Engineer Design not included

### Council Fees

- Council Security Bonds or Permits are not included
- Council Contributions not included
- Development Application fees not included
- CDC/CC Application fees not included
- Long Service Levy included not included

### Site Establishment

- Builders & WHS signage as per Council regulation
- Temporary site fence hire for duration of project

### Site Management

- Dedicated Exempla Homes Construction Manager
- Compliance with Work Health & Safety regulations NSW
- Approved Work Health & Safety Management plan

### Insurance

- Home Building Compensation Fund premium is included 6yrs cover
- Contracts Works Insurance
- Public Liability \$20M
- Defects Liability period 90days

### Onsite Amenities

- Site toilet hire for duration of project

### Scaffold

- Scaffold to WHS regulations

## Specifications and Inclusions

### Hire Plant & Equipment

- All plant & equipment required to complete works

### Demolition

- Demolition as per plans
- Remove existing shade structure
- Remove existing storage compartment
- Take up pavers including concrete base
- Remove pool fencing

### Asbestos Removal

- Asbestos not evident
- All work will comply with Work Health and Safety Act 2011 and Code of Practice 2011 (Safe Work Australia) – How to Safely Remove Asbestos

### Waste Removal

- All demolition & building waste to be removed from site

### Excavation

- Dial Before You Dig
- Detailed excavation into clay
- Excavation in virgin excavated natural material only
- All excavation will be carried out in accordance with Part 3.1.1 of the NCC or in accordance with details provided by a practicing Structural Engineer

### Piling

- Not included

### Concrete Slab on Ground

- Pavement Base
- Subject to Structural Engineers details
- Footings will be designed and installed in accordance with AS 2870 Residential Slabs and Footings Construction or they will be designed by a practising Structural Engineer in accordance with AS2870 Residential Slabs and Footings Construction

### Brickwork

- Common brickwork to Fire Place Structure
- Mud, damp proof course, lintels included
- Unreinforced masonry, reinforced masonry, masonry accessories and weatherproofing of masonry will be designed and installed in accordance with AS 3700 Masonry Structures; or, AS 4773 Masonry for Small Buildings, parts 1 and 2

### Structural Steel

- Not included
- Structural steel members will be designed and constructed subject to details provided by a practising Structural Engineer if required

### Fire Place

- Allowance \$5000 Ex GST subject to final selection
- Installation by Exempla
- Commissioning by others

## Specifications and Inclusions

### Wall Frame

- New timber framed walls as per plans - Storage cabinet
- Includes all timber stud wall fixings + bracing
- Use only H2 treated pine
- Cut & fabricate onsite
- Timber framing will be designed and constructed in accordance with AS 1684.2 Residential Timber Framed Construction Non-Cyclonic areas

### Roof Frame

- New timber roof frame as per plans
- Extend roof - northern side to accomodate new Pergola
- Make good existing roof frame as per plans - Conceal gutter
- Use only H2 treated pine
- Cut & fabricate onsite
- Timber framing will be designed and constructed in accordance with AS 1684.2 Residential Timber Framed Construction Non-Cyclonic areas

### Fix Out

- Door Solid Core External 2040mm x 820mm to new Store
- Primed pine S/R Jamb FJ 138x030x5.2M H3
- Door Hardware

### Posts & Beams

- New Hardwood timber posts PC Allowance \$300 Ex GST
- New Hardwood timber beams to Pergola
- Subject to Structural Engineers details

### Soffits

- Fibre Cement 4.5mm to roof extension
- Fibre Cement 6.0mm plaster set to Loggia including gutter conceal
- Eaves and soffit linings will be designed and installed in accordance with part 3.5.3.5 of the NCC

### Privacy Screens

- Hardwood to match posts - Includes rear of new Storage Cabinet - PC Allowance \$4000 Ex GST

### Carpenter Labour

- All labour included

### Roof Plumber

- Colourbond Custom Metal Facia & 150mm Half Round Gutter
- Colourbond Custom Metal Barge
- Colourbond Box Gutter
- Downpipe Colourbond 100mm x 75mm single storey x 2
- Colourbond Custom Rainwater Head x 2
- Down pipes to be connected into existing Storm Water System
- Gutters and downpipes will be designed and installed in accordance with Parts 3.5.2.1 to 3.5.2.5 of the NCC

### Roof Cladding

- Metal Colorbond 0.48 Kliplok

## Specifications and Inclusions

### Roof Cladding

- Metal sheet roofing will be installed in accordance with AS 1562.1 Design and Installation of sheet roof cladding metal
- Cement Roof Tiles to match - Roof Extension only
- Cement roof tiles will be installed in accordance with AS 2049 Roof Tiles and AS 2050 Installation of Roof Tiles

### Skylights

- Circular - PC Allowance \$4000 Ex GST

### External Stairs & Balustrade

- Glazed balustrade - frameless
- Gate

### Tiling

- Bluestone Crazy Paving - PC Allowance \$120/M2
- Tile Cladding to Fire Place
- Tiler Labour

### Plumbing

- Outdoor Kitchen
- Set up all waste water drainage as per plans
- Set up hot & cold water points as per plans
- Fit off

### Gas Connections

- Connect BBQ Provisional Sum \$1200 Ex GST

### Electrical

- Provisional Sum \$3000 Ex GST subject to electrical diagram
- Make safe prior to demolition works & remove all redundant cabling

### Photovoltaic System

- Not Included

### Audio Visual

- Not included

### Security/Intercom

- Not included

### Mechanical Services

- Not included

### Joinery

- Outdoor Kitchen Provisional Sum \$6000 Ex GST

### Appliances

- Not included

## Specifications and Inclusions

### Wardrobes

- Storage Cabinet Provisional Sum \$2000 ex GST

### Painting

- Clean down prepare & paint all new & affected areas

### Pool

- Not included

### Landscaping

- Soft Landscaping Provisional Sum \$10,000 Ex GST

### Fencing

- Not included

### Handover

- Handover

### Allowances For Prime Cost Items

Prime Cost Items are a reasonable allowance for items which are yet to be selected or determined

	Description of Prime Cost Item	Quantity	UOM	Total Incl. GST
<b>33</b>	<b>Fire Place</b>			
	33.1 Allowance \$5000 Ex GST subject to final selection	1.000	Allowanc	\$5,500.00
<b>41</b>	<b>Posts &amp; Beams</b>			
	41.3 New Hardwood timber posts PC Allowance \$300 Ex GST	17.000	ea	\$5,610.00
	41.4 New Hardwood timber beams to Pergola	17.000	ea	\$2,805.00
<b>44</b>	<b>Privacy Screens</b>			
	44.1 Hardwood to match posts - Includes rear of new Storage Cabinet - PC Allowance \$4000 Ex GST	1.000	Allowanc	\$4,400.00
<b>56</b>	<b>Tiling</b>			
	56.6 Bluestone Crazy Paving - PC Allowance \$120/M2	140.000	m2	\$18,480.00
	56.7 Tile Cladding to Fire Place	20.000	m2	\$2,640.00
				<b>Total Incl. GST: \$39,435.00</b>

### Allowances For Provisional Sums

Provisional Sums are a reasonable estimate or allowance for works where the full scope is not yet known

	Description of Provisional Sum Item	Quantity	UOM	Total Incl. GST
<b>60</b>	<b>Gas Connections</b>			
	60.11 Connect BBQ Provisional Sum \$1200 Ex GST	1.000	ea	\$1,320.00
<b>61</b>	<b>Electrical</b>			
	61.1 Provisional Sum \$3000 Ex GST subject to electrical diagram	1.000	Allowanc	\$3,300.00
<b>69</b>	<b>Joinery</b>			
	69.1 Outdoor Kitchen Provisional Sum \$6000 Ex GST	1.000	Allowanc	\$6,600.00
<b>71</b>	<b>Wardrobes</b>			
	71.1 Storage Cabinet Provisional Sum \$2000 ex GST	1.000	Allowanc	\$2,200.00
<b>74</b>	<b>Landscaping</b>			
	74.1 Soft Landscaping Provisional Sum \$10,000 Ex GST	1.000	Allowanc	\$11,000.00
				<b>Total Incl. GST: \$24,420.00</b>

## Terms and Conditions

**This quotation is valid for 30 days from the date of delivery.**

Professional building service's to include:

**Work on site each day:**

Carpenters and other tradesmen will be on site most days.

We have a dedicated Construction Manager who supervises the trades on site.

The builder and project consultant will also visit the site throughout the course of the project and give weekly updates to inform you of progress.

**Tradesmen working hours and expectations:**

General hours are 7am until 3:30pm Monday to Friday. If required they will work until 5pm or on weekends if suitable to the clients.

Our tradesmen are licensed and highly qualified. We have sourced reliable and qualified tradesmen to provide the best service to our clients.

Smoking is not permitted on site.

At the end of each day the tradesmen are required to tidy up the site and remove any loose rubbish.

We will manage this work to ensure that there is no risk in achieving these improvements. Should you require assistance with finance, our Finance Broker is available to assist with your needs.

All of these benefits will occur as a result of our many years of construction and building expertise in Australia. We are now seen as a supplier of literally 100's of projects just like yours.

The next stage is to confirm this estimate with a fixed price Building Improvement Proposal and then authorisation of agreement so that we can place your project into our building program. Once agreement is received we will proceed with contract documentation.

We look forward to hearing from you soon and if you have any queries about this quotation, please do not hesitate to contact me directly.





**EXEMPLA HOMES**

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ABN: 93 087 909 500

Builders Licence 214695C

Quote Total:	\$325,181.82
Tax (GST):	\$32,518.18
<b>Total:</b>	<b>\$357,700.00</b>