



Construction Tender

Mr. Michael & Mrs. Mirjana Putica

4 Corona Avenue Roseville



house shown is for indicative purposes only

Site Address:

44 Wyadra Avenue, Freshwater

Contract Preparation

Friday 13 September 2013



WINNER 2012
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Bathroom Awards

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PO Box 497, Kellyville NSW 2155 - Licence No 111087C - ABN 51 088 867 627



TENDER DETAILS

Date Prepared: Friday 13 September 2013

Preliminary Part A Agreement: 3/05/2013 Please note. Tender expires on 30/10/2013

Preliminary Part B Agreement: 18/07/2013

For: Mr. Michael & Mrs. Mirjana Putica

Site Address: 44 Wyadra Avenue, Freshwater

Home Design:

Sienna 42.2 square layout (including alfresco)

Façade:

Corvina façade, including face brick and tiled roof from standard builders range, stained hardwood cladding, stained hardwood posts, aluminium windows and Colorbond® metal roof to low pitch roof sections only. (**Please note:** painted cement render as shown on brochure is not a standard finish and is available at additional cost)

Location on land :	Front Setback:	6.5m to front patio
	Right Side Setback:	0.905m
	Left Side Setback:	0.9m
	Garage Position:	Right Hand Side

Price List Dated: 1st December, 2012

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SUMMARY OF COSTS

BASIC HOME PRICE including standard inclusions list	\$	338,505 00	FIXED
BUILDING SITE COSTS	\$	53,082 00	
STATUTORY REQUIREMENTS	\$	21,007 00	
BASIX REQUIREMENTS	\$	10,120.00	
REQUESTED VARIATIONS	\$	164,950.30	
NEW GEN INCLUSIONS - No Charge		No Charge	
SPECIAL "INDULGENCE" PACKAGE OFFER	\$	2,999.00	

TOTAL TENDER PRICE including GST	\$	590,663.30
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GST component of tender	\$	53,696 66
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Application Lodgement Summary

Page 1 of 1



Application Lodgement Summary

Sydney
WATER

Reference Number 8545847

Date Requested: Wed September 18 2013

Agent Cooks Windsor, 96 George Street Windsor
Applicant alkira homes, 2979 hoyle ave castle hill 2154
Property/Asset 44 Wyadra Ave, Freshwater 2096 (M Putica M Putica) PNum: 3466243
225 mm VC Sewer Main - (3403765) (WasteWater)
Product Building Plan Approval Application

Charge	Product Cost	GST	Total
Building Plan Approval Application	\$17.01	\$0.00	\$17.01

Property Special Conditions for Plumbers

Boundary Trap Required	Yes
Watercharged/Tidal area	No
Partial Drainage area	No
Aggressive Soil area	No
Cast Iron Pipe area	No
Sewer Surcharge area	No
Minimum Gully Height area	No
Sewer Available	Yes
Connection Type	Gravity

You must contact Sydney Water to clarify the property special conditions where the property special conditions are not shown (yes or no), are shown as "unset", "unknown" or "not available" or if the proposed development is being built over more than one existing property.

Please note that boundary traps must be fitted for all commercial and industrial properties and you must ensure that all plumbing/drainage and building works are carried out in accordance with the relevant codes and standards.

A water meter is required to be fitted to the property during construction. You will need to ensure that your licensed plumber carries out this work in accordance to the relevant codes and standards.

<https://econnect.sydneywater.com.au/rasjct/ras/cgi/RasProxy.dll/Request?>

18/09/2013

16/10/2013

Project Proposal at Lot A (44) Wyadra Avenue, Freshwater

Project Ref # SW13295

STORMWATER DESIGN STATEMENT

Pursuant to the provisions of Clause A2.2 of the Building Code of Australia, I hereby confirm that the design is in accordance with normal engineering practice and meets the requirements of

- The Building Code of Australia
- Australian Standard AS3500.2 and AS3500.3.2
- Warringah Council – On-site Stormwater Detention Policy and Guidelines.
- Consent Condition 6 of DA-2013/0982

If there are any details that the council or principal certifying authority checking engineer requires for approval, ALW Design P/L is more than willing to amend the drawings to their satisfaction

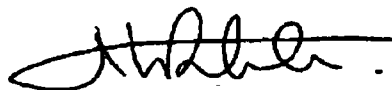
I am an appropriately qualified and competent person in this area and as such can confirm that the design and performance of the design systems comply with the above and which are detailed on the drawings: SW13295-S1 and S2 (Issue B – 16/10/13)

All drawings for the proposal SW13295 were coordinated for Construction Certificate with the respective Architectural, Landscaping and numerous Services proposals.

Accordingly, this is to confirm that the drawings for the above proposal SW13295 were assessed by Andrew Wahbe, an affiliated member of the Institution of Engineers.

I possess indemnity insurance to the satisfaction of the building owner or principal.

Signed,



Andrew Wahbe
Director

Allianz Australia Insurance Limited ABN 15 000 122 850
2 Market Street, Sydney NSW 2000
GPO Box 9814 Sydney, NSW 2000 DX 10149 SSE
Telephone 1300 20 30 81 Fax: 1300 20 30 80 Email engineering@allianz.com.au



Construction & Engineering Division

CERTIFICATE OF CURRENCY

The cover under this policy is provided by Allianz Australia Insurance Limited ABN 15 000 122 850
This is to certify that the undernoted Construction Policy is current for the period specified unless
cancelled in the meantime and is issued in accordance with the terms, conditions, definitions,
limitations and exceptions noted therein

Issue Date: 30 April 2013

Insured: Able 1 Construction Pty Ltd trading as Alkira Homes

Policy Number: 71 0176089 CMD

Type of Policy: Construction Risks (Annual)

Period of Insurance: 30th April 2013 to 30th April 2014

Situation of Risk Limited for Section 1&2 to risks below Carnarvon WA,
below Rockhampton QLD & excl NT

Business Activities: Construction of New Homes, Renovations and Extensions

Public Liability: \$20,000,000

Completed Works Liability: \$20,000,000

Excesses: Per the policy schedule

Signed by the Authorised Representative of Allianz Insurance Limited

A handwritten signature in black ink, followed by a small, rectangular, embossed stamp.

Pryo Ing
Underwriter - Construction & Engineering
Allianz Australia Insurance Limited

CERTIFICATE OF CURRENCY



GPO BOX 3915
SYDNEY NSW 2001

ABLE 1 PTY LIMITED
MICHAEL KING

Dear Sir/Madam,

1. STATEMENT OF COVERAGE

The following policy of insurance covers the full amount of the employer's liability under the *Workers Compensation Act 1987*.

This Certificate is valid from 23/08/2012 to 23/08/2013

The information provided in this Certificate of Currency is correct at: 05/09/2012

2. EMPLOYERS INFORMATION

POLICY NUMBER WC322221157
LEGAL NAME ABLE 1 CONSTRUCTIONS PTY LIMITED
TRADING NAME ABLE 1 PTY LIMITED
ABN/ACN 51088867627

WorkCover Industry Classification Number (WIC)	Industry	Numbers of Workers+	Wages*
411100	House Construction	6	\$500,000

+ Number of workers includes contractors/deemed workers

* Total wages estimated for the current period

3. IMPORTANT INFORMATION

Principals relying on this certificate should ensure it is accompanied by a statement under section 175B of the *Workers Compensation Act 1987*. Principals should also check and satisfy themselves that the information is correct and ensure that the proper workers compensation insurance is in place ie. compare the number of employees on site to the average number of employees estimated; ensure that the wages are reasonable to cover the labour component of the work being performed; and confirm that the description of the industry/industries noted is appropriate.

A principal contractor may become liable for any outstanding premium of the sub-contractor if the principal has failed to obtain a statement or has accepted a statement where there was reason to believe it was false.

Phone: 13 10 10 Fax: 1300 666 346



Builder's Licence

BUILDER

NSW **Fair Trading**

ABLE 1 CONSTRUCTION PTY LTD

**U 29 9 Hoyle Ave
CASTLE HILL NSW 2154**

**NUMBER
111087C**

**EXPIRES
24/05/2014**

**NSW
GOVERNMENT**

members
Best in the business

Michael King
Akira Hanes

10 YEARS
NIA MEMBER FOR OVER 10 YEARS

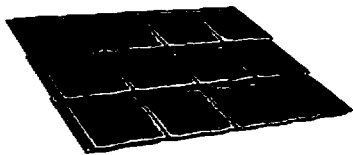
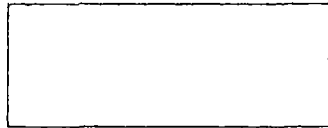


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This External colour concept has been created by the Home Option Gallery

Client Name: Mr. & Mrs. PUTICA

Site Address: Lot 44 Wyadra Ave FRESHWATER

Roof  TRADITIONAL- BARRAMUNDI	Main Render  Foxtail T161-5 FOXTAIL	Window Frames  ANODIC SILVER GREY	Front Door, Fascia, Garage door,  SURFMIST
Gutter,  MONUMENT	Feature Render  CANDLE WOOD	Cladding  SURFMIST	External ceilings & Eaves  SURFMIST

Architecturally designed homes with a difference!

PO Box 497, Kellyville, NSW 2155 Ph: (02) 8850 1667 Fax: (02) 9894 4097 Web: www.alkirahomes.com.au
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