



3/6 (D/BK) Strathnairn



23.11.18

Ross Hincksman
Ginninderry / Riverview Developments
The Link
90 Stockdill Drive, Holt ACT 2615

Dear Ross,

Exhibit Design & Construction has the pleasure to submit a construction price to supply all labour, materials, plant and equipment to construct a new 2 storey residence at block 3 section 6 in accordance with the information provided.

Total Construction Price - Inclusive GST \$449,850.00

Four Hundred and Forty Nine Thousand, Eight Hundred & Fifty Dollars.

Yours sincerely

Petar Ivancevic

EXHIBIT DESIGN + CONSTRUCTION

Schedule of Inclusions

General

| ITEM | DESCRIPTION |
|--------------------------|---|
| General | Prepare DA application and DA lodgement costs |
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| | All costs associated with building certifiers, C of O and CC |
| | Allowance for "M" site classification |
| | Connection to services – Gas, electricity, water, sewage & stormwater |
| | Compliance with all Erosion & Sediment controls as per ACT & Ginninderry Guidelines |
| | Compliance with all Waste management controls as per ACT & Ginninderry Guidelines |
| | WH&S compliance |
| Defect Liability | Defects liability Period of 90 days |
| Insurance | Building Indemnity insurance Contract Works Insurance Home Owners Warranty |
| Energy Efficiency Rating | "EER" Certificate to 6 stars |
| Termite protection | Spray barrier or Perimeter Guard |
| Roof | Concrete Roof Tile with Anti-con blanket |
| Insulation | Walls – R2.0 Ceiling – R4.0 to equal EER |
| Garage door | Double panel-lift with 2 remotes |
| Metal Fascia and Gutter | Colorbond metal fascia and gutter |
| Windows/Sliding Doors | Aluminum frames window and sliding doors. flyscreen's to all opening windows and sliding doors |
| External Walls | Face Brick – PGH Alfresco, cladding to comply with noise attenuation requirements |
| Paint | 3 coat system, washable paint to walls, architraves and doors |
| Ceiling height | Ground Floor - 2550mm Upper Floor – 2400mm |
| Skirting and architraves | 67mm x 18mm bevel skirting 67mm x 18mm bevel architraves |
| Internal Walls | 10mm plasterboard, 70mm Cornice |
| Internal Doors | Flush Panel 2040 high |
| Internal Door Furniture | Gainsborough Amelia levers |
| Downpipes | Rectangle, Colorbond finish |
| Floors | Ground Floor - Concrete slab Upper Floor - Timber Floor |
| Heating & Cooling | Minimum 4 Star Reverse cycle A/C unit to Kitchen, Family, Meals area only |
| Light and Power | Refer to below |
| Cleaning | House and site cleaned upon completion suitable for building final |
| Hot water | Stiebel Eltron Heat Pump |
| External Taps | 2 in total (Front, Rear) |
| Fencing & Gates | As per architectural drawings |
| Driveway | Up to additional 1.5m of coloured concrete / asphalt to match the laneway |
| Concrete footpath | Plain Concrete – from laundry to clothes line |
| Clothesline | Wall or Fence mounted Fold-up style – 2.2m x 1.2m approx. |
| Water Tank | 4000ltr Connected to Laundry & Toilet |
| Solar PV | 4kw System to comply with Ginninderry Guidelines includes DMS |
| Noise attenuation | -Dwellings to be constructed to comply with AS/NZS 2107:2000 and AS/NZS 3671 & R67 of the MUHC -Double Glazed windows to front façade with acoustic seals external doors to solid core door fitting with acoustic seals |
| Landscaping | Provided By Ginninderry |
| Retaining Walls | Stone – where required – TBC |
| Fence | 1.8m lapped paling fence to side (1/2 share) and rear fence (full share) and 1.8m brick pier and merbau slat fencing with 10-15mm gaps along corners and adjacent to open spaces and pedestrian walkway |

External

| ITEM | DESCRIPTION |
|----------------|--|
| Eaves | 600mm wide - Painted Fibre Cement |
| Door furniture | Gainsborough Trilock Series |
| Walls | Brick – PGH Alfresco Cladding – James Hardies Stria |

Entry

| ITEM | DESCRIPTION |
|----------------|--|
| Door | 2040 x 820 External Grade Corinthian Studio PSTD 5V4 or Hume Linear XLR120 |
| Door furniture | Gainsborough Trilock Series |
| Flooring | Limestone White – 600x600mm |

Porch

| ITEM | DESCRIPTION |
|-----------------------------|--|
| Flooring | Plain Concrete |
| Ceiling Lining | Painted Villaboard |
| Timber Articulation Element | Design Pine or equiv. – painted finish |

Kitchen

| ITEM | DESCRIPTION |
|-----------------|--|
| Kitchen joinery | Base cabinets– PolyTec Foam White Matt Overhead cabinets – Poly Soft Walnut Pantry - Poly Soft Walnut 20mm Qauntum Qartz Stone – Turino |
| Splash back | Tiled Splashback - \$75m ² allowance |
| Tap ware | Phoenix Vezz Sqr Flexible Hose – 10373100X |
| Sink | Clark Prism – 870mm Double Bowl |
| Cooktop / Oven | Omega 750mm Oven - 00757X Omega 780mm Induction Cooktop – 0178Z |
| Range hood | Omega ORU70X |

Family/Meals

| ITEM | DESCRIPTION |
|----------|-----------------------------|
| Flooring | Limestone White – 600x600mm |

Laundry

| ITEM | DESCRIPTION |
|------------------------|---|
| Floor tiling | Limestone White – 600x600mm |
| Skirting | 150mm(h) to match floor |
| Splashback tiling | 600x300mm white rectified edge |
| Laundry tub | Clark Radiant 45ltr Tub |
| Laundry Joinery | Base cabinets– PolyTec Foam White Matt 20mm Qauntum Qartz Stone – Turino |
| Tapware | Phoenix Ivy mixer |
| Hot/cold machine cocks | \$30 allowance - Washing machine cocks |

Ensuite

| ITEM | DESCRIPTION |
|--------------------------------|--|
| Floor tiling | Limestone White – 600x600mm |
| Wall tiling | 600x300mm White Rectified Tile – 2100mm(h) to shower 1200mm to remainder |
| Tapware | Phoenix Rush Range - 4 Star |
| Shower rose | Phoenix Vivid Hand shower on Rail - 3 Star |
| Towel rail, toilet roll holder | Phoenix Radian Single Towel Rail – width to be confirmed on site |
| Mirror | 1500x900 Polished Square Edge |
| Vanity Basin | Forme Mont Albert – 1500mm Double Bowl - VMBLC1500WM |
| Toilet Suite | Valsir Vivo Back to Wall Suite – 4 Star |
| Shower screen | Semi Frameless Screen |
| Lighting | Tastic fan/light/heater (4 globe) |
| Toilet Roll | Phoenix Radian Range |

Bedroom 1

| ITEM | DESCRIPTION |
|----------|--|
| Robes | Top Shelf, single and double hanging rails, bank of adjustable shelves |
| Flooring | Carpet to EDC range |

Bedroom 2,3 & 4

| ITEM | DESCRIPTION |
|----------|--|
| Robes | Top Shelf, single and double hanging rails, bank of adjustable shelves with Mirror bi pass sliding doors (no vinyl) |
| Flooring | Carpet to EDC range |

Bathroom

| ITEM | DESCRIPTION |
|--------------------------------|--|
| Floor tiling | Limestone White – 600x600mm |
| Wall tiling | 600x300mm White Rectified Tile – 2100mm(h) to shower 1200mm to remainder |
| Tapware | Phoenix Rush Range |
| Shower rose | Phoenix Vivid Hand shower on Rail |
| Towel rail, toilet roll holder | Phoenix Radian Single Towel Rail – width to be confirmed on site |
| Mirror | 900x900 Polished Square Edge |
| Vanity Basin | FORME Mont Albert 900mm Wall Hung Vanity - VMBLC900WMLH |
| Toilet Suite | Valsir Vivo Back to Wall Suite |
| Bathtub | Decina Uno 1530mm oval bath |
| Shower screen | Semi Frameless Screen |
| Lighting | Tastic fan/light/heater (4 globe) |
| Toilet Roll | Phoenix Radian Range |

M.P.R.

| ITEM | DESCRIPTION |
|----------|---|
| Flooring | Carpet to EDC range |
| Linen | 4 Shelves - Largest Possible Swing Door |

Electrical Items

| ITEM | DESCRIPTION |
|------------|---|
| Electrical | <p>Underground power connected LED downlights to all living, bedrooms & laundry areas. Clipsal standard range or equiv. Video intercom. 1x NBN Connection box/conduit from box to garage wall/ NBN prewired + power point ready for provider to connect customer 2 x Data Point – points located in family area & Bed 1 2 x Telephone points – points located in family area & Bed 1 2 x TV point, terminated in roof space with splitter box- points located in family area & Bed 1 LED Light to living areas and hallways 2 x 4 globe tastic to bathroom & ensuite 2 x LED downlights to bedrooms 2 x LED downlights to entry 2 x LED downlight to Porch 2 x Twin batten Florescent light to garage 8 x LED downlights to Kitchen, family & meals 2 x LED downlight to laundry 2 x external spot lights 2 x external gpos 3 x double gpos to Bed 1 2 x double gpos to Bed 2, 3 & 4 2 x double gpos to MPR 1 x double gpos to entry 2 x double gpos to laundry 1 x double gpos to bathroom 1 x double gpos to ensuite 4 x double gpos to family & meals area 3 x double gpos to kitchen 2 x double gpos to garage 1 x double gpos to dishwasher space 1 x single gpos to fridge space 1 x single gpos to rangehood space 1 x single gpos to oven space All power requirements for A/C, HWS, Solar & FTTH have been allowed for</p> |

