



Costing No: **RM181**

Job No: **24119**

Costing Date: **1/07/2024**

Client: **Arnold & Peggy Horshack**

Client Address: **135 Kotter Street
Bateau Bay NSW 2261**

Client Contact: **m: +61 789 456 123
e: horshack@welcomeback.com.au**

Site Address: **Greenacres Estate
Lot 468 Sweathog Drive
Glennig Valley NSW 2261**

RE: The Construction of your New Home

Thank you for the opportunity to present to you this costing to construct your new home.

This costing is inclusive of known site costs, known council and statutory authority requirements, known covenants and/or restrictions, selected inclusions, upgrade options and any other client requested upgrades to date. This quotation may also include prime cost items* along with provisional sums* which will be detailed within this document.

The following costing will be valid for a period of 30 days from the date of this document.

Once you are satisfied with your estimated cost to construct you will need to sign this document and pay a non-refundable **Acceptance Fee of \$2,500.00**. Upon receipt of the acceptance fee we will proceed to the next step of preparing your **Preliminary Agreement**.

Please note that the **Acceptance Fee** will be credited towards your **Building Contract** deposit.

Once again, thank you for providing us with the opportunity of presenting you with this costing and we look forward to working with you to deliver your new home.

Yours faithfully,

Ralph Monroe
New Home Consultant

* Please Note: every effort will be made to finalise all Prime Cost and Provisional Sum amounts prior to signing the Building Contract.

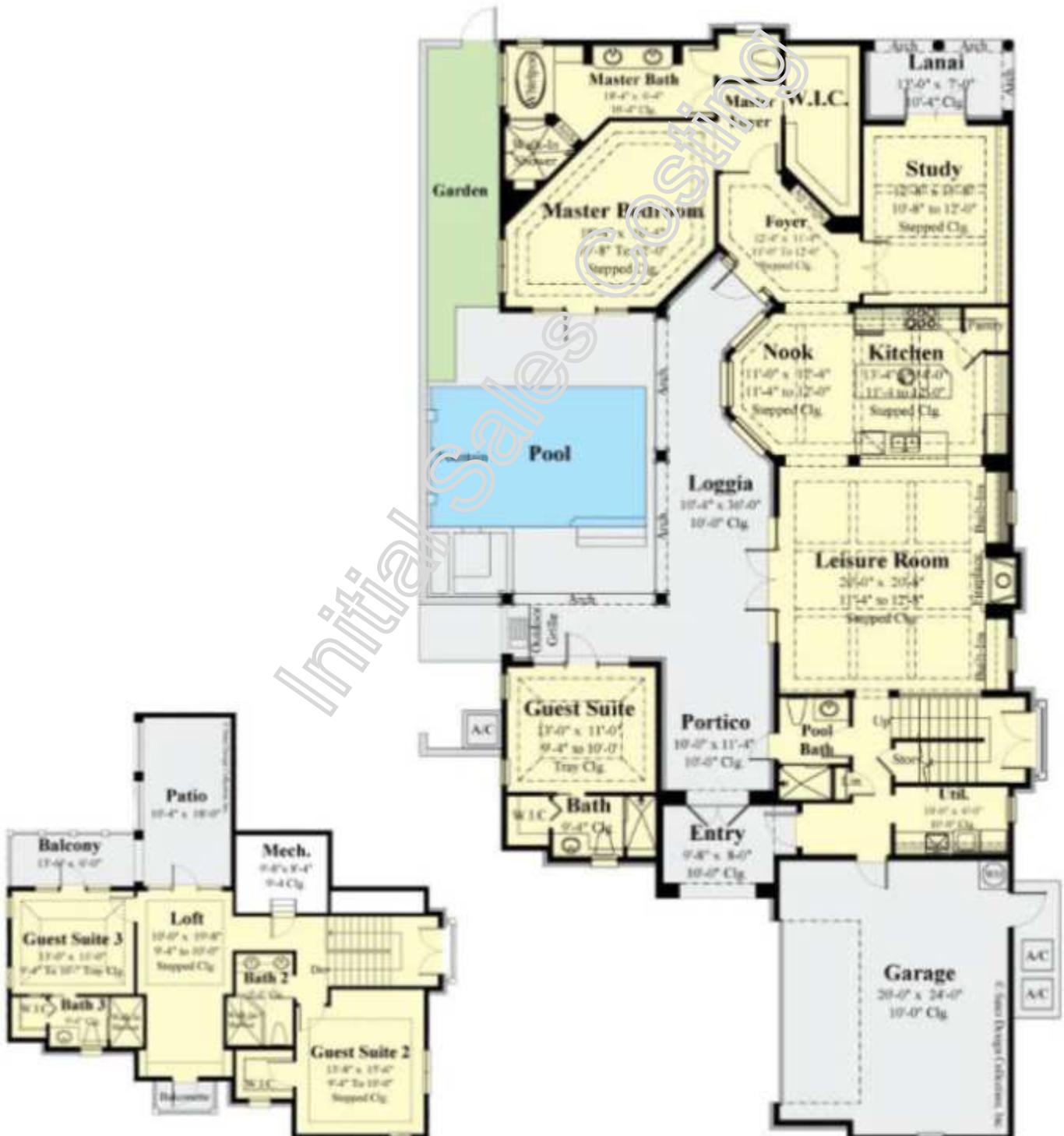
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The Manhattan Contemporary Pace

for illustration purposes only



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Site Address: **Greenacres Estate
Lot 468 Sweathog Drive
Glenn Valley NSW 2261**

Sales Representative: **Ralph Monroe**

House Type: **The Manhattan**

Specification: **Platinum+ Specification**

At Keystone Custom Homes, we design your home to suit your individual needs.



However! When it comes to Keystone Custom Homes, we offer a unique KeyChoices system that allows you to build your dream home from the ground up. Here are some key features.

- **Craftmanship:**

- ◊ Architecturally designed with richly textured elevations.
- ◊ 2.74m high ceilings to the ground floor with 2.57m ceiling height upstairs.
- ◊ Decorative garage doors in a choice of styles, complete with door openers.
- ◊ 1200 x 2340mm pivot door to the front entry with keyless operation.

- **Roofing:**

- ◊ Choice of colorbond roofing, concrete or clay roof tiles.
- ◊ Anticon or sisalation, depending on your roof cover selection, to the entire roof area.
- ◊ Colorbond fascia and gutters, including valley gutters and roof vents.

- **Energy-Saving Features:**

- ◊ BASIX certification.
- ◊ R3.5 insulation to exposed ceiling spaces and R2.0 wall insulation where applicable.
- ◊ Double glazed windows, as applicable, to meet the residential energy efficiency requirements.
- ◊ LED lighting throughout.

- **Smart Home Automation:**

- ◊ Comprehensive home automation system that controls lighting, climate, security, and entertainment.
- ◊ Voice-controlled assistants, motorized blinds, and integrated audio/video systems for added convenience and sophistication.

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Specification: **Platinum+ Specification**

continued from previous page...

- **High-End Kitchen & Appliances:**

- ◊ Professionally designed cabinetry in a choice of styles and colours.
- ◊ Quartz, granite or exotic counter tops.
- ◊ Pendant lighting over island bench with strip lighting to the kickboards.
- ◊ Your choice of top-of-the-line kitchen appliances from brands like **Sub-Zero, Wolf, or Miele**.
- ◊ Including features like built-in coffee maker, steam oven, and wine cooler to elevate the kitchen experience.

- **Spa-Like Bathrooms:**

- ◊ Full height tiling to bathrooms unless noted otherwise.
- ◊ Frameless glass shower screen to the ensuite, semi-framed screens to the other bathrooms.
- ◊ Designer bathrooms with spa-inspired features such as rainfall showers, heated floors, and free-standing tubs.
- ◊ High-quality fixtures, marble countertops, and custom cabinetry for an enhanced luxury feel.

- **Designer Tapware and Accessories:**

- ◊ Milli brand, or similar, tapware used throughout.
- ◊ Mizu Drift, or similar, bathroom accessories used throughout.

- **Custom Millwork and Built-Ins:**

- ◊ Incorporated custom-designed millwork, including coffered ceilings, wainscoting, and built-in bookshelves.
- ◊ Elegant crown moulding and baseboards for that refined touch.

- **Home Theatre or Media Room:**

- ◊ A dedicated home theatre with acoustic panels and a provision for a large projection screen.



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Lot 468 Sweathog Drive
Glenn Valley NSW 2261**

Client Notes

The following items are included in this formal quote/tender proposal.

Item	Description
1	HIA lump sum (fixed price) Building Contract
2	Home Indemnity, Public Liability and Workers Compensation Insurance
3	Soil classification test & report
4	Contour feature survey of your site
5	6 Star Energy Efficiency assessment / report
6	Six months defects liability period after handover
7	Six year structural warranty period after handover
8	Single phase underground electrical service cables from the supply authority dome to the meter box (up to 10 metres from proposed dwelling)
9	Telephone and/or NBN lead in conduit, ready for connection by others (up to 10 metres from proposed dwelling)
10	Sewer drainage connection to authority's main (up to 10.0 metres from proposed dwelling)
11	Water connection (up to 10.0 metres from proposed dwelling)
12	This quotation is subject to any additional Statutory Authority Requirements
13	This quotation is subject to Final Design and Structural Engineering Requirements



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Glennig Valley NSW 2261**

Site Allowances

The following items are provided as fixed priced site allowances and include all labour, materials and builder's margin unless noted otherwise.

Accept	Item	Description	Qty	Total inc GST
	1	Earthworks (F.F.L. TBA) Approx Balanced Cut & Fill - No Sand In or Out Extent of Earthworks as Indicated on Site Plan	1	\$8,148
	2	Retaining Walls by Owner if Required		Note
	3	No Allowance for Hard Digging		Note
	4	Boundary Re-Peg by Licensed Surveyor		Included
	5	Exposed Aggregate Concrete to Driveway, Crossover, Portico and Path - 100mm Including SL62 Mesh & Sealer to Driveway and Crossover - 75mm Including Sealer to Portico and Path	1	\$7,735
	6	Crossover to comply with local council building code.		Included
Total Site Allowances inc GST				\$15,883

Statutory Requirements

The following items are provided as fixed priced statutory requirements and include all labour, materials and builder's margin unless noted otherwise.

Accept	Item	Description	Qty	Total inc GST
	1	Provide a site sign & danger sign to Workcover requirements.		Included
	2	Temporary Site Safety fence with Construction gates to restrict un-authorized site access.	1	\$7,700
	3	Temporary Site Toilet including servicing every week to Workcover requirements.		Included
	4	Approved waste receptacle/compounds for the storage, collection & disposal of waste to comply with the requirements of the Site Waste Management Plan.		Included
	5	Temporary roof edge safety rail to the perimeter of the roof to comply with Workcover Authority requirements.		Included
Total Statutory Requirements inc GST				\$7,700



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Provisional Sums

The following items are provided as provisional allowances and include all labour, materials and delivery costs. The allowance stated does not include the builder's margin, the margin is included in the base price. Provisional sums shall be adjusted once the final scope of work has been determined.

Accept	Item	Description	Qty	Total inc GST
	1	WHITEGOODS		
	2	Oven - Provisional Sum	1	\$5,500
	3	Hotplate - Provisional Sum	1	\$2,200
	4	Rangehood - Provisional Sum	1	\$1,650
	5	Dishwasher - Provisional Sum	1	\$2,200
		Total Provisional Sums inc GST		\$11,550

Client Requests

Please tick the 'Accept' checkbox on the items you wish to proceed with.
Alternatively you may rule a line through the items you wish to decline.

Accept	Item	Description	Qty	Total inc GST
<input type="checkbox"/>	1	Internal		
<input type="checkbox"/>	2	Upgrade Kitchen Cabinets including Stone Bench Tops and Glass Splash Back as per Sketch Plan	1	\$41,986
<input type="checkbox"/>	3	Provide a double shower recess to the ensuite bathroom in lieu of standard single shower recess, as per plans Note: Amend fully framed pivot door and screen to suit Note: No allowance for additional shower rose and tapware	1	\$595
<input type="checkbox"/>	4	High Ceilings - Recreation Room Provide 31 course high ceilings to the recreation room in lieu of standard 28 course high ceilings, as per plans	1	\$1,175
<input type="checkbox"/>	5	Provide double 820mm Corinthian Stanford doors and frame to the recreation room in lieu of a full height opening, as per plans	1	\$720
<input type="checkbox"/>	6	External		
<input type="checkbox"/>	7	Amend the area of the Garage as per sales sketch - JS101	1	\$7,691
<input type="checkbox"/>	8	Add Manual Roller Door to rear of Garage - up to 2.4m Opening Includes 200mm Matching Pelmet	1	\$120
		Total Client Requests inc GST		\$52,287



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Site Address: **Greenacres Estate
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Glennig Valley NSW 2261**

Promotions

Please tick the 'Accept' checkbox on the listed packages you wish to include in your sales costing.
On allowance based promotions, should the total 'Retail Value' exceed the 'Allowance', then the difference will be shown in the amount column.

Accept	Item	Description	Retail	Total inc GST
<input checked="" type="checkbox"/>	1	Solar Power Promotion Supply and Install 5kw Solar Power Unit (Extra charges may apply to shaded areas or non standard install)	\$10,428	Included
<input checked="" type="checkbox"/>	2	Solar Hot Water Promotion Supply and Install Solahart 302L Series Roof Mounted Heater (Extra charges may apply to shaded areas or non standard install)	\$3,460	Included
Total Included Promotions inc GST				\$0

Exclusions

The following items are excluded from this quote/tender proposal.

Item	Description
1	No allowance has been made for demolition, clearing and removal of existing rubbish unless otherwise specified in this quotation document
2	No allowance has been made for the following local authority conditions: - Parking Permits - Traffic Control Note: Additional charges will apply if required
3	No allowance has been made for building over or adjacent to sewer mains and junctions unless otherwise specified in this quotation document



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Site Address: **Greenacres Estate
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Glennig Valley NSW 2261**

Summary of Quotation Costs

The following summary of construction costs are based on known industry conditions at the time of providing this quotation/tender. We reserve the right to amend our costings based on industry changes and/or government or local authority legislation changes.

	Item Description	Amount inc GST
	The Manhattan	\$981,800
	Platinum+ Specification	\$30,390
	Client Requests	\$52,287
	Site Allowances	\$15,883
	Statutory Requirements	\$7,700
	Provisional Sums	\$11,550
	Promotions	\$0
	Total Costing inc GST	\$1,099,610
	GST Amount	\$99,964.55

Terms & Conditions

This quotation supersedes all previous quotes and offers.

This quotation is subject to any additional Government and/or Statutory Authority Requirements.

This quotation is subject to final design and structural engineering requirements.

This quotation has been prepared under the assumption the building will be approved with a Council Development Consent and Construction Certificate and that no additional items or requirements are being imposed.

We have used our best endeavors to determine and allow for full compliance of BASIX but until such time as your plans and selections have been completed, this quotation will be subject to a BASIX assessment.

If your land is not yet registered, we have used our best endeavors to account for all known requirements, however, this quotation is subject to any requirements under the Local Planning Act, Restrictions to User, Water Authority requirements, Geo-Technical investigations, Dial Before You Dig investigations, Developer Requirements and to a Final and Registered Survey. Should additional Site Costs, Council or Authority requirements be required, these will be charged accordingly to the Owner.

Signed Owner: _____

Signed Owner: _____

Date: _____

Date: _____

Signed for & on behalf of Builder: _____

Date: _____



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Additional Options

The following costings are provided as available options only and do not form part of the overall proposed contract value.

Item	Description	Qty	Amount
1	Landscaping Package	1	\$12,375
2	Window Treatment Package	1	\$30,250
3	Floor Coverings Package	1	\$22,690
4	Ducted Reverse Cycle Air Conditioning	1	\$34,375

Initial Sales Costing



Design Agreement No: **RM181**

Job No: **24119**

Quote Date: **1/07/2024**

Client: **Arnold & Peggy Horshack**

Site Address: **Greenacres Estate
Lot 468 Sweathog Drive
Glennig Valley NSW 2261**

This agreement is made between:

Owner: **Arnold & Peggy Horshack**
Builder: **Keystone Building Company**

Upon receipt of the non-refundable **Initial Deposit of \$10,000.00** we will commence the following:

- a) Arrange for a contour survey of the property by a licensed Surveyor.
- b) Conduct a site inspection of the property by a licensed Engineer.
- c) Arrange for the preparation of Engineer's details (where necessary).
- d) The Client understands that the price for the construction of the proposed Building is subject to Engineer's approval and further costs per the Engineer's requirements may be applicable.
- e) Prepare drawings, specifications and estimates for the construction of a proposed Building as detailed within this signed Agreement and any other information which may be attached to support an application for finance, approval by Local Authorities or any agency from which approval is required prior to construction of a proposed building, and to assist with preparation of a proposed Lump Sum Building Contract.

House Type: **The Manhattan**
Specification: **Platinum+ Specification**

Please note that the **Initial Deposit**, and any previous **Acceptance Fee**, will be credited towards your **Building Contract** deposit.

Terms & Conditions

This agreement is subject to any additional Government and/or Statutory Authority Requirements.

This agreement is subject to final design and structural engineering requirements.

If your land is not yet registered, we will use our best endeavors to account for all known requirements, however, this agreement will be subject to any requirements under the Local Planning Act, Restrictions to User, Water Authority requirements, Geo-Technical investigations, Dial Before You Dig investigations, Developer Requirements and to a Final and Registered Survey. Should additional Site Costs, Council or Authority requirements be required, these will be charged accordingly to the Owner.

Signed Owner: _____

Signed Owner: _____

Date: _____

Date: _____

Signed for & on behalf of Builder: _____

Date: _____



Preliminary Agreement No: **RM181**

Job No: **24119**

Date: **1/07/2024**

Client: **Arnold & Peggy Horshack**

Client Address: **135 Kotter Street
Bateau Bay NSW 2261**

Client Contact: **m: +61 789 456 123
e: horshack@welcomeback.com.au**

Site Address: **Greenacres Estate
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Glenn Valley NSW 2261**

RE: The Construction of your New Home

Thank you for the opportunity to present to you this Preliminary Agreement to construct your new home.

Upon receipt of the non-refundable **Initial Deposit of \$10,000.00** we will commence the following:

- a) Arrange for a contour survey of the property by a licensed Surveyor.
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This quotation may also include prime cost items* along with provisional sums* which will be detailed within this document.

The following quotation will be valid for a period of 30 days from the date of this document.

Please note that the **Initial Deposit** will be credited towards your Building Contract deposit.

We will also make arrangements for you to meet with our **Interior Designer** who can help you create the home of your dreams by assisting with the selection of a wide range of options, inclusions and colour schemes that are best suited to your tastes, your budget and your desires.

Once you have finalised your home plans and selections we will then proceed to prepare your **Building Contract**. From the moment you sign your Building Contract and the relevant statutory authorities have approved the construction of your home, your price will be locked in and final, guaranteed.

Once again, thank you for providing us with the opportunity of presenting you with this quotation and we look forward to working with you to deliver your new home.

Yours faithfully,

Ralph Monroe
New Home Consultant

* Please Note: every effort will be made to finalise all Prime Cost and Provisional Sum amounts prior to signing the Building Contract.

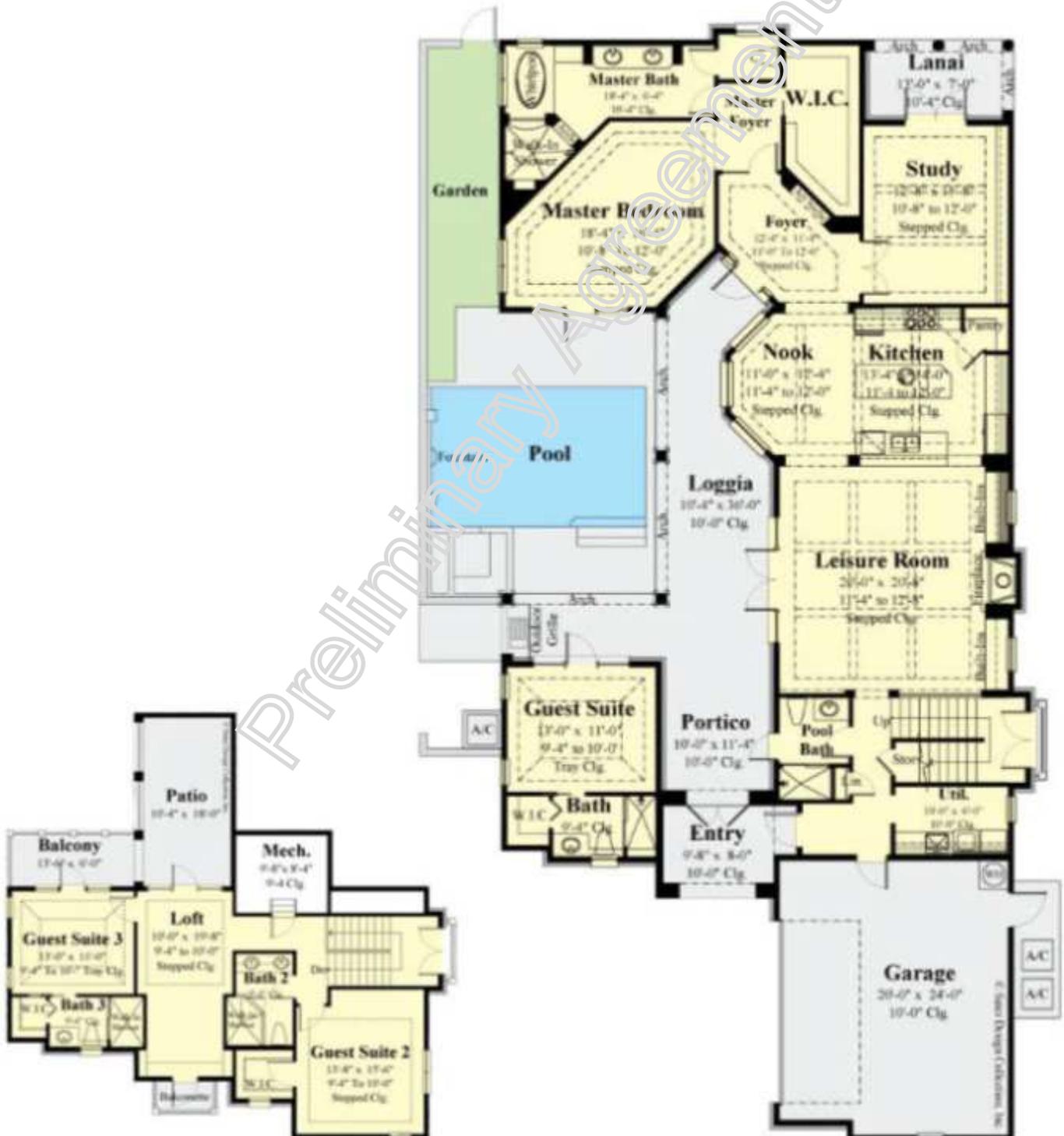
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The Manhattan Contemporary Home for illustration purposes only



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Sales Representative: **Ralph Monroe**

House Type: **The Manhattan**

Specification: **Platinum+ Specification**

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However! When it comes to Keystone Custom Homes, we offer a unique KeyChoices system that allows you to build your dream home from the ground up. Here are some key features.

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- ◊ Architecturally designed with richly textured elevations.
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- ◊ Decorative garage doors in a choice of styles, complete with door openers.
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- **Roofing:**

- ◊ Choice of colorbond roofing, concrete or clay roof tiles.
- ◊ Anticon or sisalatick, depending on your roof cover selection, to the entire roof area.
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- **Energy-Saving Features:**

- ◊ BASIX certification.
- ◊ R3.5 insulation to exposed ceiling spaces and R2.0 wall insulation where applicable.
- ◊ Double glazed windows, as applicable, to meet the residential energy efficiency requirements.
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Specification: **Platinum+ Specification**

continued from previous page...

- **High-End Kitchen & Appliances:**

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- **Spa-Like Bathrooms:**

- ◊ Full height tiling to bathrooms unless noted otherwise.
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- ◊ Designer bathrooms with spa-inspired features such as rainfall showers, heated floors, and free-standing tubs.
- ◊ High-quality fixtures, marble countertops, and custom cabinetry for an enhanced luxury feel.

- **Designer Tapware and Accessories:**

- ◊ Milli brand, or similar, tapware used throughout.
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- ◊ Incorporated custom-designed millwork, including coffered ceilings, wainscoting, and built-in bookshelves.
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Site Allowances

The following items are provided as fixed priced site allowances and include all labour, materials and builder's margin unless noted otherwise.

Item	Description	Qty	Total inc GST
1	Earthworks (F.F.L. TBA) Approx Balanced Cut & Fill - No Sand In or Out Extent of Earthworks as Indicated on Site Plan	1	\$8,148
2	Retaining Walls by Owner if Required		Note
3	No Allowance for Hard Digging		Note
4	Boundary Re-Peg by Licensed Surveyor		Included
5	Exposed Aggregate Concrete to Driveway, Crossover, Portico and Path - 100mm Including SL62 Mesh & Sealer to Driveway and Crossover - 75mm Including Sealer to Portico and Path	1	\$7,735
6	Crossover to comply with local council building code.		Included
Total Site Allowances inc GST			\$15,883

Statutory Requirements

The following items are provided as fixed priced statutory requirements and include all labour, materials and builder's margin unless noted otherwise.

Item	Description	Qty	Total inc GST
1	Provide a site sign & danger sign to Workcover requirements.		Included
2	Temporary Site Safety fence with Construction gates to restrict un-authorized site access.	1	\$7,700
3	Temporary Site Toilet including servicing every week to Workcover requirements.		Included
4	Approved waste receptacle/compounds for the storage, collection & disposal of waste to comply with the requirements of the Site Waste Management Plan.		Included
5	Temporary roof edge safety rail to the perimeter of the roof to comply with Workcover Authority requirements.		Included
Total Statutory Requirements inc GST			\$7,700



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Item	Description	Qty	Total inc GST
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3	Hotplate - Provisional Sum	1	\$2,200
4	Rangehood - Provisional Sum	1	\$1,650
5	Dishwasher - Provisional Sum	1	\$2,200
Total Provisional Sums inc GST			\$11,550

Client Requests

Item	Description	Qty	Total inc GST
1	Internal		
2	Upgrade Kitchen Cabinets including Stone Bench Tops and Glass Splash Back as per Sketch Plan	1	\$41,986
3	Provide a double shower recess to the ensuite bathroom in lieu of standard single shower recess, as per plans Note: Amend fully framed pivot door and screen to suit Note: No allowance for additional shower rose and tapware	1	Declined
4	High-Ceilings - Recreation Room Provide 31-course high ceilings to the recreation room in lieu of standard 28-course high ceilings, as per plans	1	Declined
5	Provide double 820mm Corinthian Stanford doors and frame to the recreation room in lieu of a full height opening, as per plans	1	\$720
6	External		
7	Amend the area of the Garage as per sales sketch - JS101	1	\$7,691
8	Add Manual Roller Door to rear of Garage - up to 2.4m Opening Includes 200mm Matching Pelmet	1	\$120
Total Client Requests inc GST			\$50,517



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Promotions

Item	Description	Retail	Total inc GST
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2	Solar Hot Water Promotion Supply and Install Solahart 302L Series Roof Mounted Heater (Extra charges may apply to shaded areas or non standard install)	\$3,460	Included
Total Included Promotions inc GST			\$0

Exclusions

The following items are excluded from this quote/tender proposal.

Item	Description
1	No allowance has been made for demolition, clearing and removal of existing rubbish unless otherwise specified in this quotation document
2	No allowance has been made for the following local authority conditions: - Parking Permits - Traffic Control Note: Additional charges will apply if required
3	No allowance has been made for building over or adjacent to sewer mains and junctions unless otherwise specified in this quotation document



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Site Address: **Greenacres Estate
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Summary of Quotation Costs

The following summary of construction costs are based on known industry conditions at the time of providing this quotation/tender. We reserve the right to amend our costings based on industry changes and/or government or local authority legislation changes.

Item Description	Amount inc GST
The Manhattan	\$981,800
Platinum+ Specification	\$30,390
Client Requests	\$50,517
Site Allowances	\$15,883
Statutory Requirements	\$7,700
Provisional Sums	\$11,550
Promotions	\$0
Total Preliminary Agreement inc GST	\$1,097,840
GST Amount	\$99,803.64

Terms & Conditions

This quotation supersedes all previous quotes and offers

This quotation is subject to any additional Government and/or Statutory Authority Requirements.

This quotation is subject to final design and structural engineering requirements.

This quotation has been prepared under the assumption the building will be approved with a Council Development Consent and Construction Certificate and that no additional items or requirements are being imposed.

We have used our best endeavors to determine and allow for full compliance of BASIX but until such time as your plans and selections have been completed, this quotation will be subject to a BASIX assessment.

If your land is not yet registered, we have used our best endeavors to account for all known requirements, however, this quotation is subject to any requirements under the Local Planning Act, Restrictions to User, Water Authority requirements, Geo-Technical investigations, Dial Before You Dig investigations, Developer Requirements and to a Final and Registered Survey. Should additional Site Costs, Council or Authority requirements be required, these will be charged accordingly to the Owner.

Signed Owner: _____

Signed Owner: _____

Date: _____

Date: _____

Signed for & on behalf of Builder: _____

Date: _____



Sales Costing No: **SV-1**

Job No: **24119**

Costing Date: **17/07/2024**

Client: **Arnold & Peggy Horshack**

Site Address: **Greenacres Estate
Lot 468 Sweathog Drive
Glennig Valley NSW 2261**

Client Liaison: **Oliver Douglas**

Costing Type: **Plumbing Upgrades**

Please tick the 'Accept' checkbox on the items you wish to proceed with.
Alternatively you may rule a line through the items you wish to decline.

Accept	Item	Description	Qty	Total inc GST
<input type="checkbox"/>	1	*** PLUMBING UPGRADES ***		
<input type="checkbox"/>	2	Upgrade Standard Bath to Nexus 1700 White Freestanding Bath inc Chrome Pop-Up Waste	1	\$2,320
<input type="checkbox"/>	3	Upgrade Bath Tapware to Caroma Contura Freestanding Bath Mixer	1	\$1,760
			Total Costing inc GST	\$4,080
			GST Amount	\$370.91

NOTE:

- A) Please return marked up copy within five (5) working days of receipt of this costing.
- B) Variations after the receipt of planning approval and/or the building license may incur an administration fee of \$440 inc GST.
- C) E&OE.

Sales Costing No: SV-2

Job No: **24119**

Costing Date: **17/07/2024**

Client: **Arnold & Peggy Horshack**
Site Address: **Greenacres Estate**
Lot 468 Sweathog Drive
Glennig Valley NSW 2261

Client Liaison: **Oliver Douglas**

Costing Type: **Allowance Adjustment**

Please tick the 'Accept' checkbox on the items you wish to proceed with.
Alternatively you may rule a line through the items you wish to decline.

Accept	Item	Description	Qty	Total inc GST
<input checked="" type="checkbox"/>	1	Adjustment of the following Provisional Sum items totalling \$9,350.00 Item 2: \$5,500 Item 3: \$2,200 Item 4: \$1,650 The quoted line item amounts have been deducted from the proposed contract, listed below are the actual costs.		Note
<input type="checkbox"/>	2	Supply and Install 110cm Falcon Classic Deluxe Dual Fuel Oven 	1	\$11,690
<input type="checkbox"/>	3	Supply and Install 86cm AEG Integrated Rangehood	1	\$1,550
Total Costing inc GST				\$13,240
GST Amount				\$1,203.64

NOTE:

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- B) Variations after the receipt of planning approval and/or the building license may incur an administration fee of \$440 inc GST.
- C) E&OE.



Pre-Contract Costing No: **RM181**

Job No: **24119**

Client: **Arnold & Peggy Horshack**

Client Address: **135 Kotter Street
Bateau Bay NSW 2261**

Client Contact: **m: +61 789 456 123
e: horshack@welcomeback.com.au**

Site Address: **Greenacres Estate
Lot 468 Sweathog Drive
Glennig Valley NSW 2261**

Initial Quote: **1/07/2024**

Latest Variation: **17/07/2024**

RE: The Construction of your New Home

Thank you for the opportunity to present to you our consolidated costing to construct your new home.

Having now conducted a thorough inspection of your site and completed our enquiries we are satisfied that this costing accurately outlines the complete cost of constructing your new home. It is inclusive of known site costs, known council and statutory authority requirements, known covenants and/or restrictions, selected inclusions, upgrade options and all other client requested upgrades to date.

Once you have finalised your home plans and selections we will then proceed to prepare your **Building Contract**. From the moment you sign your **Building Contract** and the relevant statutory authorities have approved the construction of your home, your price will be locked in and final.

This quotation may also include prime cost items* along with provisional sums* which will be detailed within this document.

This costing will be valid for a period of 30 days from the date of this document.

Once again, thank you for providing us with the opportunity of presenting you with this costing and we look forward to working with you to deliver your new home.

Yours faithfully,

Ralph Monroe
New Home Consultant

* Please Note: all remaining Prime Cost amounts must be finalised prior to the commencement of work on site. Additionally, every effort will be made to finalise all remaining Provisional Sum amounts prior to the commencement of that activity on site.

Pre-Contract Costing No: RM181

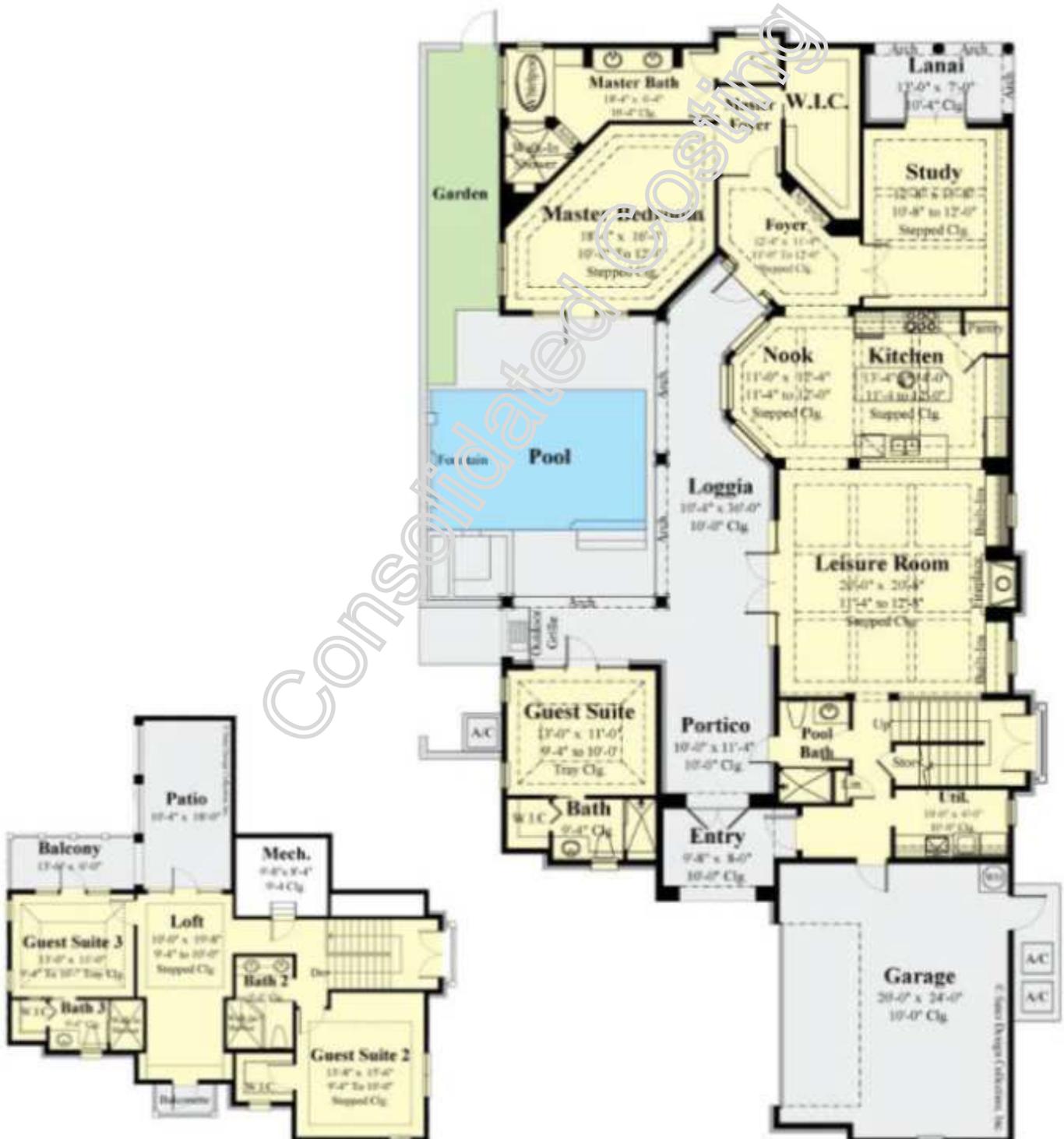
Initial Quote: **1/07/2024**

Latest Variation: **17/07/2024**

Job No: **24119**

Client: **Arnold & Peggy Horshack**

Site Address: **Greenacres Estate
Lot 468 Sweathog Drive
Glennig Valley NSW 2261**



Pre-Contract Costing No: **RM181**

Job No: **24119**

Client: **Arnold & Peggy Horshack**

Site Address: **Greenacres Estate
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Initial Quote: **1/07/2024**

Latest Variation: **17/07/2024**

The Manhattan Contemporary Face

for illustration purposes only



Pre-Contract Costing No: **RM181**

Job No: **24119**

Client: **Arnold & Peggy Horshack**

Site Address: **Greenacres Estate
Lot 468 Sweathog Drive
Glennig Valley NSW 2261**

Initial Quote: **1/07/2024**
Latest Variation: **17/07/2024**

Sales Representative: **Ralph Monroe**

House Type: **The Manhattan**

Specification: **Platinum+ Specification**

At Keystone Custom Homes, we design your home to suit your individual needs.



However! When it comes to Keystone Custom Homes, we offer a unique KeyChoices system that allows you to build your dream home from the ground up. Here are some key features.

- **Craftmanship:**

- ◊ Architecturally designed with richly textured elevations.
- ◊ 2.74m high ceilings to the ground floor with 2.57m ceiling height upstairs.
- ◊ Decorative garage doors in a choice of styles, complete with door openers.
- ◊ 1200 x 2340mm pivot door to the front entry with keyless operation.

- **Roofing:**

- ◊ Choice of colorbond roofing, concrete or clay roof tiles.
- ◊ Anticon or sisalation, depending on your roof cover selection, to the entire roof area.
- ◊ Colorbond fascia and gutters, including valley gutters and roof vents.

- **Energy-Saving Features:**

- ◊ BASIX certification.
- ◊ R3.5 insulation to exposed ceiling spaces and R2.0 wall insulation where applicable.
- ◊ Double glazed windows, as applicable, to meet the residential energy efficiency requirements.
- ◊ LED lighting throughout.

- **Smart Home Automation:**

- ◊ Comprehensive home automation system that controls lighting, climate, security, and entertainment.
- ◊ Voice-controlled assistants, motorized blinds, and integrated audio/video systems for added convenience and sophistication.



Pre-Contract Costing No: **RM181**

Job No: **24119**

Client: **Arnold & Peggy Horshack**

Site Address: **Greenacres Estate
Lot 468 Sweathog Drive
Glenn Valley NSW 2261**

Initial Quote: **1/07/2024**
Latest Variation: **17/07/2024**

Specification: **Platinum+ Specification**

continued from previous page...

- **High-End Kitchen & Appliances:**
 - ◊ Professionally designed cabinetry in a choice of styles and colours.
 - ◊ Quartz, granite or exotic counter tops.
 - ◊ Pendant lighting over island bench with strip lighting to the kickboards.
 - ◊ Your choice of top-of-the-line kitchen appliances from brands like **Sub-Zero, Wolf, or Miele**.
 - ◊ Including features like built-in coffee maker, steam oven, and wine cooler to elevate the kitchen experience.
- **Spa-Like Bathrooms:**
 - ◊ Full height tiling to bathrooms unless noted otherwise.
 - ◊ Frameless glass shower screen to the ensuite, semi-framed screens to the other bathrooms.
 - ◊ Designer bathrooms with spa-inspired features such as rainfall showers, heated floors, and free-standing tubs.
 - ◊ High-quality fixtures, marble counter tops, and custom cabinetry for an enhanced luxury feel.
- **Designer Tapware and Accessories:**
 - ◊ Milli brand, or similar, tapware used throughout.
 - ◊ Mizu Drift, or similar, bathroom accessories used throughout.
- **Custom Millwork and Built-Ins:**
 - ◊ Incorporated custom-designed millwork, including coffered ceilings, wainscoting, and built-in bookshelves.
 - ◊ Elegant crown moulding and baseboards for that refined touch.
- **Home Theatre or Media Room:**
 - ◊ A dedicated home theatre with acoustic panels and a provision for a large projection screen.



Pre-Contract Costing No: **RM181**

Job No: **24119**

Client: **Arnold & Peggy Horshack**

Site Address: **Greenacres Estate
Lot 468 Sweathog Drive
Glenn Valley NSW 2261**

Initial Quote: **1/07/2024**

Latest Variation: **17/07/2024**

Client Notes

The following items are included in this formal quote/tender proposal.

Item	Description
1	HIA lump sum (fixed price) Building Contract
2	Home Indemnity, Public Liability and Workers Compensation Insurance
3	Soil classification test & report
4	Contour feature survey of your site
5	6 Star Energy Efficiency assessment / report
6	Six months defects liability period after handover
7	Six year structural warranty period after handover
8	Single phase underground electrical service cables from the supply authority dome to the meter box (up to 10 metres from proposed dwelling)
9	Telephone and/or NBN lead in conduit, ready for connection by others (up to 10 metres from proposed dwelling)
10	Sewer drainage connection to authority's main (up to 10.0 metres from proposed dwelling)
11	Water connection (up to 10.0 metres from proposed dwelling)
12	This quotation is subject to any additional Statutory Authority Requirements
13	This quotation is subject to Final Design and Structural Engineering Requirements



Pre-Contract Costing No: **RM181**

Job No: **24119**

Client: **Arnold & Peggy Horshack**

Site Address: **Greenacres Estate
Lot 468 Sweathog Drive
Glennig Valley NSW 2261**

Initial Quote: **1/07/2024**
Latest Variation: **17/07/2024**

Site Allowances

The following items are provided as fixed priced site allowances and include all labour, materials and builder's margin unless noted otherwise.

Accept	Item	Description	Qty	Total inc GST
	1	Earthworks (F.F.L. TBA) Approx Balanced Cut & Fill - No Sand In or Out Extent of Earthworks as Indicated on Site Plan	1	\$8,148
	2	Retaining Walls by Owner if Required		Note
	3	No Allowance for Hard Digging		Note
	4	Boundary Re-Peg by Licensed Surveyor		Included
	5	Exposed Aggregate Concrete to Driveway, Crossover, Portico and Path - 100mm Including SL62 Mesh & Sealer to Driveway and Crossover - 75mm Including Sealer to Portico and Path	1	\$7,735
	6	Crossover to comply with local council building code.		Included
Total Site Allowances inc GST				\$15,883

Statutory Requirements

The following items are provided as fixed priced statutory requirements and include all labour, materials and builder's margin unless noted otherwise.

Accept	Item	Description	Qty	Total inc GST
	1	Provide a site sign & danger sign to Workcover requirements.		Included
	2	Temporary Site Safety fence with Construction gates to restrict un-authorized site access.	1	\$7,700
	3	Temporary Site Toilet including servicing every week to Workcover requirements.		Included
	4	Approved waste receptacle/compounds for the storage, collection & disposal of waste to comply with the requirements of the Site Waste Management Plan.		Included
	5	Temporary roof edge safety rail to the perimeter of the roof to comply with Workcover Authority requirements.		Included
Total Statutory Requirements inc GST				\$7,700



Pre-Contract Costing No: RM181

Initial Quote: **1/07/2024**
Latest Variation: **17/07/2024**

Job No: **24119**

Client: **Arnold & Peggy Horshack**

Site Address: **Greenacres Estate
Lot 468 Sweathog Drive
Glennig Valley NSW 2261**

Provisional Sums

The following items are provided as provisional allowances and include all labour, materials and delivery costs. The allowance stated does not include the builder's margin, the margin is included in the base price. Provisional sums shall be adjusted once the final scope of work has been determined.

Accept	Item	Description	Qty	Total inc GST
	1	WHITEGOODS		
	2	Oven - Provisional Sum <i>Provisional Sum amount adjusted on Sales Variation: SV-2</i>	1	Adjusted
	3	Hotplate - Provisional Sum <i>Provisional Sum amount adjusted on Sales Variation: SV-2</i>	1	Adjusted
	4	Rangehood - Provisional Sum <i>Provisional Sum amount adjusted on Sales Variation: SV-2</i>	1	Adjusted
	5	Dishwasher - Provisional Sum	1	\$2,200
		Total Provisional Sums inc GST		\$2,200

Initial - Client Requests

Costing Date: **1/07/2024**

Accept	Item	Description	Qty	Total inc GST
	1	Internal		
	2	Upgrade Kitchen Cabinets including Stone Bench Tops and Glass Splash Back as per Sketch Plan	1	\$41,986
	3	Provide a double shower recess to the ensuite bathroom in lieu of standard single shower recess, as per plans Note: Amend fully framed pivot door and screen to suit Note: No allowance for additional shower rose and tapware	4	Declined
	4	High Ceilings - Recreation Room Provide 31 course high ceilings to the recreation room in lieu of standard 28 course high ceilings, as per plans	4	Declined
	5	Provide double 820mm Corinthian Stanford doors and frame to the recreation room in lieu of a full height opening, as per plans	1	\$720
	6	External		
	7	Amend the area of the Garage as per sales sketch - JS101	1	\$7,691
	8	Add Manual Roller Door to rear of Garage - up to 2.4m Opening Includes 200mm Matching Pelmet	1	\$120
		Total Initial - Client Requests inc GST		\$50,517



Pre-Contract Costing No: RM181

Job No: 24119

Client: Arnold & Peggy Horshack

Site Address: Greenacres Estate
Lot 468 Sweathog Drive
Glennig Valley NSW 2261

Initial Quote: 1/07/2024

Latest Variation: 17/07/2024

Sales Variation 1 - Client Requests (Plumbing Upgrades)

Please tick the 'Accept' checkbox on the items you wish to proceed with.
Alternatively you may rule a line through the items you wish to decline.

Costing Date: 17/07/2024

Accept	Item	Description	Qty	Total inc GST
<input type="checkbox"/>	1	*** PLUMBING UPGRADES ***		
<input type="checkbox"/>	2	Upgrade Standard Bath to Nexus 1700 White Freestanding Bath inc Chrome Pop-Up Waste	1	\$2,320
<input type="checkbox"/>	3	Upgrade Bath Tapware to Caroma Contura Freestanding Bath Mixer	1	\$1,760
Total Sales Variation 1 - Client Requests inc GST				\$4,080

Sales Variation 2 - Client Requests (Allowance Adjustment)

Please tick the 'Accept' checkbox on the items you wish to proceed with.
Alternatively you may rule a line through the items you wish to decline.

Costing Date: 17/07/2024

Accept	Item	Description	Qty	Total inc GST
<input checked="" type="checkbox"/>	1	Adjustment of the following Provisional Sum items totalling \$9,350.00 Item 2: \$5,500 Item 3: \$2,200 Item 4: \$1,650 The quoted line item amounts have been deducted from the proposed contract, listed below are the actual costs.		Note
<input type="checkbox"/>	2	Supply and Install 110cm Falcon Classic Deluxe Dual Fuel Oven	1	\$11,690
<input type="checkbox"/>	3	Supply and Install 86cm AEG Integrated Rangehood	1	\$1,550
Total Sales Variation 2 - Client Requests inc GST				\$13,240



Pre-Contract Costing No: RM181

Job No: 24119

Client: Arnold & Peggy Horshack

Site Address: Greenacres Estate
Lot 468 Sweathog Drive
Glennig Valley NSW 2261

Initial Quote: 1/07/2024
Latest Variation: 17/07/2024

Promotions

Please tick the 'Accept' checkbox on the listed packages you wish to include in your sales costing. On allowance based promotions, should the total 'Retail Value' exceed the 'Allowance', then the difference will be shown in the amount column.

Accept	Item	Description	Retail	Total inc GST
<input checked="" type="checkbox"/>	1	Solar Power Promotion Supply and Install 5kw Solar Power Unit (Extra charges may apply to shaded areas or non standard install)	\$10,428	Included
<input checked="" type="checkbox"/>	2	Solar Hot Water Promotion Supply and Install Solahart 302L Series Roof Mounted Heater (Extra charges may apply to shaded areas or non standard install)	\$3,460	Included
Total Included Promotions inc GST				\$0

Exclusions

The following items are excluded from this quote/tender proposal.

Item	Description
1	No allowance has been made for demolition, clearing and removal of existing rubbish unless otherwise specified in this quotation document
2	No allowance has been made for the following local authority conditions: - Parking Permits - Traffic Control Note: Additional charges will apply if required
3	No allowance has been made for building over or adjacent to sewer mains and junctions unless otherwise specified in this quotation document



Pre-Contract Costing No: RM181

Job No: 24119

Client: Arnold & Peggy Horshack

Site Address: Greenacres Estate
Lot 468 Sweathog Drive
Glennig Valley NSW 2261

Initial Quote: 1/07/2024

Latest Variation: 17/07/2024

Summary of Quotation Costs

The following summary of construction costs are based on known industry conditions at the time of providing this quotation/tender. We reserve the right to amend our costings based on industry changes and/or government or local authority legislation changes.

Item Description	Amount inc GST
The Manhattan	\$981,800
Platinum+ Specification	\$30,390
Client Requests	\$50,517
Sales Variations	\$17,320
Site Allowances	\$15,883
Statutory Requirements	\$7,700
Provisional Sums	\$2,200
Promotions	\$0
Total Pre-Contract Costing inc GST	\$1,105,810
GST Amount	\$100,528.18

Terms & Conditions

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We have used our best endeavors to determine and allow for full compliance of BASIX but until such time as your plans and selections have been completed, this quotation will be subject to a BASIX assessment.

If your land is not yet registered, we have used our best endeavors to account for all known requirements, however, this quotation is subject to any requirements under the Local Planning Act, Restrictions to User, Water Authority requirements, Geo-Technical investigations, Dial Before You Dig investigations, Developer Requirements and to a Final and Registered Survey. Should additional Site Costs, Council or Authority requirements be required, these will be charged accordingly to the Owner.

Signed Owner: _____

Signed Owner: _____

Date: _____

Date: _____

Signed for & on behalf of Builder: _____

Date: _____



Costing No: **RM181**

Job No: **24119**

Client: **Arnold & Peggy Horshack**

Site Address: **Greenacres Estate
Lot 468 Sweathog Drive
Glennig Valley NSW 2261**

Initial Quote: **1/07/2024**

Latest Variation: **17/07/2024**

Additional Options

The following costings are provided as available options only and do not form part of the overall proposed contract value.

Item	Description	Qty	Amount
1	Landscaping Package	1	\$12,375
2	Window Treatment Package	1	\$30,250
3	Floor Coverings Package	1	\$22,690
4	Ducted Reverse Cycle Air Conditioning	1	\$34,375

Consolidated Costing



Sales Variation No: **SV-1**

Job No: **24119**

Variation Date: **17/07/2024**

Client: **Arnold & Peggy Horshack**

Site Address: **Greenacres Estate
Lot 468 Sweathog Drive
Glennig Valley NSW 2261**

Client Liaison: **Oliver Douglas**

Variation Type: **Plumbing Upgrades**

Item	Description	Qty	Total inc GST
1	*** PLUMBING UPGRADES ***		
2	Upgrade Standard Bath to Nexus 1700 White Freestanding Bath inc Chrome Pop-Up Waste	1	\$2,320
3	Upgrade Bath Tapware to Caroma Contura Freestanding Bath Mixer	1	\$1,760
Total Variation inc GST			\$4,080
GST Amount			\$370.91

NOTE:

- A) Please return signed copy within five (5) working days of receipt of this variation.
- B) Variations after the receipt of planning approval and/or the building license may incur an administration fee of \$440 inc GST.
- C) E&OE.

Signed Owner: _____

Signed Owner: _____

Date: _____

Date: _____

Signed for & on behalf of Builder: _____

Date: _____



Sales Variation No: SV-2

Job No: 24119

Variation Date: 17/07/2024

Client: Arnold & Peggy Horshack

Site Address: Greenacres Estate
Lot 468 Sweathog Drive
Glennig Valley NSW 2261

Client Liaison: Oliver Douglas

Variation Type: Allowance Adjustment

Item	Description	Qty	Total inc GST
1	Adjustment of the following Provisional Sum items totalling \$9,350.00 Item 2: \$5,500 Item 3: \$2,200 Item 4: \$1,650 The quoted line item amounts have been deducted from the proposed contract, listed below are the actual costs.		Note
2	Supply and Install 110cm Falcon Classic Deluxe Dual Fuel Oven	1	\$11,690
3	Supply and Install 86cm AEG Integrated Rangehood	1	\$1,550
Total Variation inc GST			\$13,240
GST Amount			\$1,203.64

NOTE:

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- C) E&OE.

Signed Owner: _____

Signed Owner: _____

Date: _____

Date: _____

Signed for & on behalf of Builder: _____

Date: _____



Proposed Contract No: **RM181**

Job No: **24119**

Client: **Arnold & Peggy Horshack**

Client Address: **135 Kotter Street
Bateau Bay NSW 2261**

Client Contact: **m: +61 789 456 123
e: horshack@welcomeback.com.au**

Site Address: **Greenacres Estate
Lot 468 Sweathog Drive
Glennig Valley NSW 2261**

Initial Quote: **1/07/2024**

Latest Variation: **17/07/2024**

RE: The Construction of your New Home

Thank you for the opportunity to present to you our **Final Contract Proposal** to construct your new home.

We have now conducted a thorough inspection of your site and have completed our initial enquiries. As such, we are satisfied that this quotation accurately outlines the complete cost of constructing your new home. It is inclusive of known site costs, known council and statutory authority requirements, known covenants and/or restrictions, selected inclusions, upgrade options and any other client requests that you have nominated to date. This quotation may also include prime cost items* along with provisional sums* which will be detailed within this document.

This Contract Proposal will be valid for a period of 30 days from the date of this document.

Once again, thank you for providing us with the opportunity of presenting you with this quotation and we look forward to working with you to deliver your new home.

Yours faithfully,

Ralph Monroe
New Home Consultant

* Please Note: every effort will be made to finalise all Prime Cost and Provisional Sum amounts prior to signing the Building Contract.

Proposed Contract No: RM181

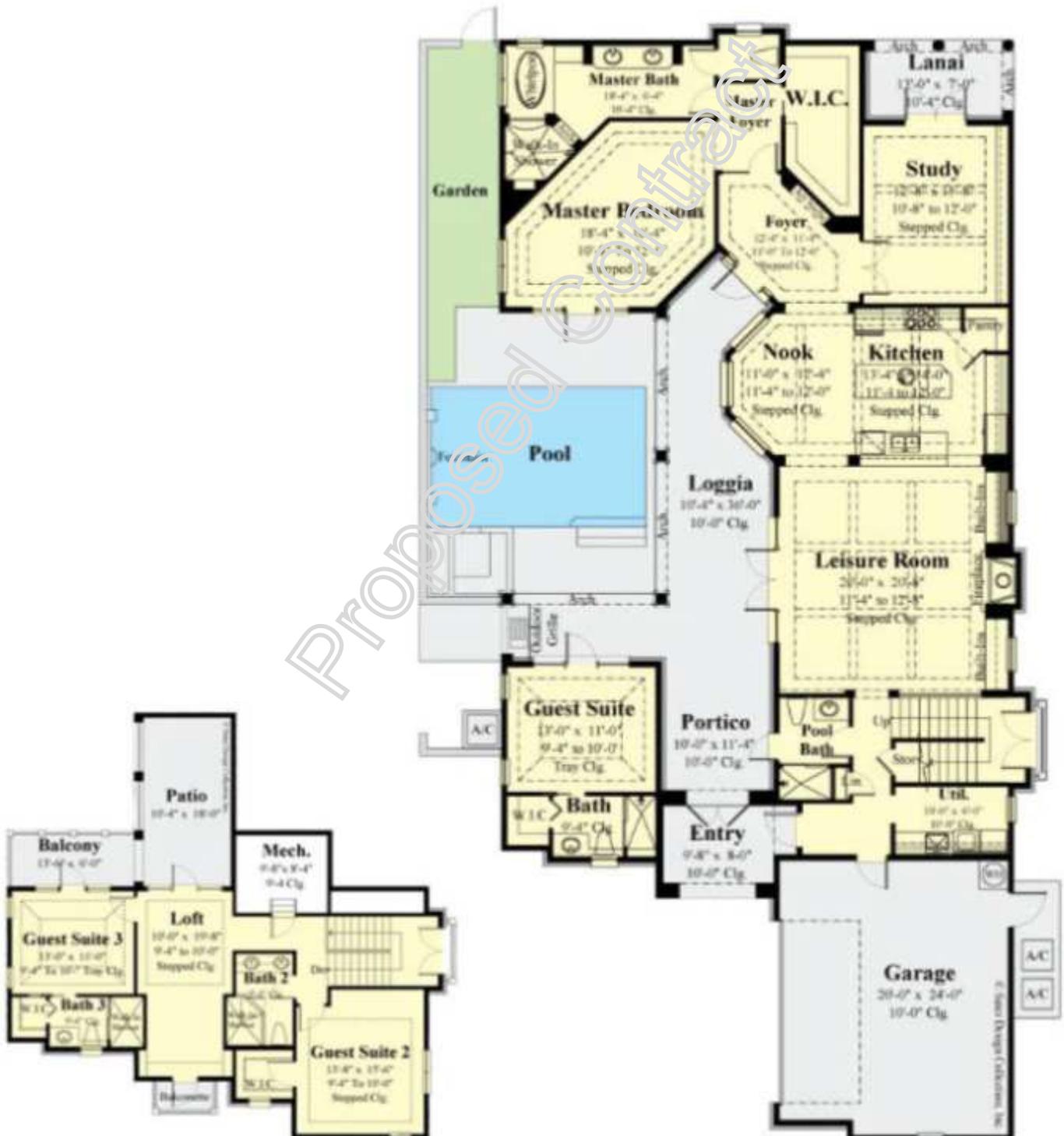
Initial Quote: **1/07/2024**

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Job No: **24119**

Client: **Arnold & Peggy Horshack**

Site Address: **Greenacres Estate
Lot 468 Sweathog Drive
Glennig Valley NSW 2261**



Proposed Contract No: **RM181**

Job No: **24119**

Client: **Arnold & Peggy Horshack**

Site Address: **Greenacres Estate
Lot 468 Sweathog Drive
Glenn Valley NSW 2261**

Initial Quote: **1/07/2024**

Latest Variation: **17/07/2024**

The Manhattan Contemporary Face

for illustration purposes only



Proposed Contract No: **RM181**

Job No: **24119**

Client: **Arnold & Peggy Horshack**

Site Address: **Greenacres Estate
Lot 468 Sweathog Drive
Glennig Valley NSW 2261**

Initial Quote: **1/07/2024**
Latest Variation: **17/07/2024**

Sales Representative: **Ralph Monroe**

House Type: **The Manhattan**

Specification: **Platinum+ Specification**

At Keystone Custom Homes, we design your home to suit your individual needs.



However! When it comes to Keystone Custom Homes, we offer a unique KeyChoices system that allows you to build your dream home from the ground up. Here are some key features.

- **Craftmanship:**
 - ◊ Architecturally designed with richly textured elevations.
 - ◊ 2.74m high ceilings to the ground floor with 2.57m ceiling height upstairs.
 - ◊ Decorative garage doors in a choice of styles, complete with door openers.
 - ◊ 1200 x 2340mm pivot door to the front entry with keyless operation.
- **Roofing:**
 - ◊ Choice of colorbond roofing, concrete or clay roof tiles.
 - ◊ Anticon or sisalation, depending on your roof cover selection, to the entire roof area.
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- **Energy-Saving Features:**
 - ◊ BASIX certification.
 - ◊ R3.5 insulation to exposed ceiling spaces and R2.0 wall insulation where applicable.
 - ◊ Double glazed windows, as applicable, to meet the residential energy efficiency requirements.
 - ◊ LED lighting throughout.
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 - ◊ Comprehensive home automation system that controls lighting, climate, security, and entertainment.
 - ◊ Voice-controlled assistants, motorized blinds, and integrated audio/video systems for added convenience and sophistication.

Proposed Contract No: **RM181**

Job No: **24119**

Client: **Arnold & Peggy Horshack**

Site Address: **Greenacres Estate
Lot 468 Sweathog Drive
Glenn Valley NSW 2261**

Initial Quote: **1/07/2024**
Latest Variation: **17/07/2024**

Specification: **Platinum+ Specification**

continued from previous page...

- **High-End Kitchen & Appliances:**
 - ◊ Professionally designed cabinetry in a choice of styles and colours.
 - ◊ Quartz, granite or exotic counter tops.
 - ◊ Pendant lighting over island bench with strip lighting to the kickboards.
 - ◊ Your choice of top-of-the-line kitchen appliances from brands like **Sub-Zero, Wolf, or Miele**.
 - ◊ Including features like built-in coffee maker, steam oven, and wine cooler to elevate the kitchen experience.
- **Spa-Like Bathrooms:**
 - ◊ Full height tiling to bathrooms unless noted otherwise.
 - ◊ Frameless glass shower screen to the ensuite, semi-framed screens to the other bathrooms.
 - ◊ Designer bathrooms with spa-inspired features such as rainfall showers, heated floors, and free-standing tubs.
 - ◊ High-quality fixtures, marble countertops, and custom cabinetry for an enhanced luxury feel.
- **Designer Tapware and Accessories:**
 - ◊ Milli brand, or similar, tapware used throughout.
 - ◊ Mizu Drift, or similar, bathroom accessories used throughout.
- **Custom Millwork and Built-Ins:**
 - ◊ Incorporated custom-designed millwork, including coffered ceilings, wainscoting, and built-in bookshelves.
 - ◊ Elegant crown moulding and baseboards for that refined touch.
- **Home Theatre or Media Room:**
 - ◊ A dedicated home theatre with acoustic panels and a provision for a large projection screen.



Proposed Contract No: **RM181**

Job No: **24119**

Client: **Arnold & Peggy Horshack**

Site Address: **Greenacres Estate
Lot 468 Sweathog Drive
Glenn Valley NSW 2261**

Initial Quote: **1/07/2024**

Latest Variation: **17/07/2024**

Client Notes

The following items are included in this formal quote/tender proposal.

Item	Description
1	HIA lump sum (fixed price) Building Contract
2	Home Indemnity, Public Liability and Workers Compensation Insurance
3	Soil classification test & report
4	Contour feature survey of your site
5	6 Star Energy Efficiency assessment / report
6	Six months defects liability period after handover
7	Six year structural warranty period after handover
8	Single phase underground electrical service cables from the supply authority dome to the meter box (up to 10 metres from proposed dwelling)
9	Telephone and/or NBN lead in conduit, ready for connection by others (up to 10 metres from proposed dwelling)
10	Sewer drainage connection to authority's main (up to 10.0 metres from proposed dwelling)
11	Water connection (up to 10.0 metres from proposed dwelling)
12	This quotation is subject to any additional Statutory Authority Requirements
13	This quotation is subject to Final Design and Structural Engineering Requirements



Proposed Contract No: RM181

Job No: **24119**Client: **Arnold & Peggy Horshack**Site Address: **Greenacres Estate
Lot 468 Sweathog Drive
Glennig Valley NSW 2261**Initial Quote: **1/07/2024**Latest Variation: **17/07/2024**

Site Allowances

The following items are provided as fixed priced site allowances and include all labour, materials and builder's margin unless noted otherwise.

Item	Description	Qty	Total inc GST
1	Earthworks (F.F.L. TBA) Approx Balanced Cut & Fill - No Sand In or Out Extent of Earthworks as Indicated on Site Plan	1	\$8,148
2	Retaining Walls by Owner if Required		Note
3	No Allowance for Hard Digging		Note
4	Boundary Re-Peg by Licensed Surveyor		Included
5	Exposed Aggregate Concrete to Driveway, Crossover, Portico and Path - 100mm Including SL62 Mesh & Sealer to Driveway and Crossover - 75mm Including Sealer to Portico and Path	1	\$7,735
6	Crossover to comply with local council building code.		Included
Total Site Allowances inc GST			\$15,883

Statutory Requirements

The following items are provided as fixed priced statutory requirements and include all labour, materials and builder's margin unless noted otherwise.

Item	Description	Qty	Total inc GST
1	Provide a site sign & danger sign to Workcover requirements.		Included
2	Temporary Site Safety fence with Construction gates to restrict un-authorized site access.	1	\$7,700
3	Temporary Site Toilet including servicing every week to Workcover requirements.		Included
4	Approved waste receptacle/compounds for the storage, collection & disposal of waste to comply with the requirements of the Site Waste Management Plan.		Included
5	Temporary roof edge safety rail to the perimeter of the roof to comply with Workcover Authority requirements.		Included
Total Statutory Requirements inc GST			\$7,700



Proposed Contract No: RM181

Job No: **24119**Client: **Arnold & Peggy Horshack**Site Address: **Greenacres Estate
Lot 468 Sweathog Drive
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Latest Variation: **17/07/2024**

Provisional Sums

The following items are provided as provisional allowances and include all labour, materials and delivery costs. The allowance stated does not include the builder's margin, the margin is included in the base price. Provisional sums shall be adjusted once the final scope of work has been determined.

Item	Description	Qty	Total inc GST
1	WHITEGOODS		
2	Oven - Provisional Sum <i>Provisional Sum amount adjusted on Sales Variation: SV-2</i>	1	Adjusted
3	Hotplate - Provisional Sum <i>Provisional Sum amount adjusted on Sales Variation: SV-2</i>	1	Adjusted
4	Rangehood - Provisional Sum <i>Provisional Sum amount adjusted on Sales Variation: SV-2</i>	1	Adjusted
5	Dishwasher - Provisional Sum	1	\$2,200
Total Provisional Sums inc GST			\$2,200

Initial - Client Requests

Costing Date: **1/07/2024**

Item	Description	Qty	Total inc GST
1	Internal		
2	Upgrade Kitchen Cabinets including Stone Bench Tops and Glass Splash Back as per Sketch Plan	1	\$41,986
3	Provide a double shower recess to the ensuite bathroom in lieu of standard single shower recess, as per plans Note: Amend fully framed pivot door and screen to suit Note: No allowance for additional shower rose and tapware	4	Declined
4	High Ceilings - Recreation Room Provide 31 course high ceilings to the recreation room in lieu of standard 28 course high ceilings, as per plans	4	Declined
5	Provide double 820mm Corinthian Stanford doors and frame to the recreation room in lieu of a full height opening, as per plans	1	\$720
6	External		
7	Amend the area of the Garage as per sales sketch - JS101	1	\$7,691
8	Add Manual Roller Door to rear of Garage - up to 2.4m Opening Includes 200mm Matching Pelmet	1	\$120
Total Initial - Client Requests inc GST			\$50,517



Proposed Contract No: **RM181**

Job No: **24119**

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Site Address: **Greenacres Estate
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Initial Quote: **1/07/2024**

Latest Variation: **17/07/2024**

Sales Variation 1 - Client Requests (Plumbing Upgrades)

Costing Date: **17/07/2024**

Item	Description	Qty	Total inc GST
1	*** PLUMBING UPGRADES ***		
2	Upgrade Standard Bath to Nexus 1700 White Freestanding Bath inc Chrome Pop-Up Waste	1	\$2,320
3	Upgrade Bath Tapware to Caroma Contura Freestanding Bath Mixer	1	\$1,760
Total Sales Variation 1 - Client Requests inc GST			\$4,080

Sales Variation 2 - Client Requests (Allowance Adjustment)

Costing Date: **17/07/2024**

Item	Description	Qty	Total inc GST
1	Adjustment of the following Provisional Sum items totalling \$9,350.00 Item 2: \$5,500 Item 3: \$2,200 Item 4: \$1,650 The quoted line item amounts have been deducted from the proposed contract, listed below are the actual costs.		Note
2	Supply and Install 110cm Falcon Classic Deluxe Dual Fuel Oven	1	\$11,690
3	Supply and Install 86cm AEG Integrated Rangehood	1	\$1,550
Total Sales Variation 2 - Client Requests inc GST			\$13,240



Proposed Contract No: **RM181**

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Initial Quote: **1/07/2024**

Latest Variation: **17/07/2024**

Promotions

Item	Description	Retail	Total inc GST
1	Solar Power Promotion Supply and Install 5kw Solar Power Unit (Extra charges may apply to shaded areas or non standard install)	\$10,428	Included
2	Solar Hot Water Promotion Supply and Install Solahart 302L Series Roof Mounted Heater (Extra charges may apply to shaded areas or non standard install)	\$3,460	Included
Total Included Promotions inc GST			\$0

Exclusions

The following items are excluded from this quote/tender proposal.

Item	Description
1	No allowance has been made for demolition, clearing and removal of existing rubbish unless otherwise specified in this quotation document
2	No allowance has been made for the following local authority conditions: - Parking Permits - Traffic Control Note: Additional charges will apply if required
3	No allowance has been made for building over or adjacent to sewer mains and junctions unless otherwise specified in this quotation document



Proposed Contract No: **RM181**

Job No: **24119**

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Site Address: **Greenacres Estate
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Initial Quote: **1/07/2024**

Latest Variation: **17/07/2024**

Summary of Quotation Costs

The following summary of construction costs are based on known industry conditions at the time of providing this quotation/tender. We reserve the right to amend our costings based on industry changes and/or government or local authority legislation changes.

Item Description	Amount inc GST
The Manhattan	\$981,800
Platinum+ Specification	\$30,390
Client Requests	\$50,517
Sales Variations	\$17,320
Site Allowances	\$15,883
Statutory Requirements	\$7,700
Provisional Sums	\$2,200
Promotions	\$0
Total Proposed Contract inc GST	\$1,105,810
GST Amount	\$100,528.18

Terms & Conditions

This quotation supersedes all previous quotes and offers.

This quotation is subject to any additional Government and/or Statutory Authority Requirements.

This quotation is subject to final design and structural engineering requirements.

This quotation has been prepared under the assumption the building will be approved with a Council Development Consent and Construction Certificate and that no additional items or requirements are being imposed.

We have used our best endeavors to determine and allow for full compliance of BASIX but until such time as your plans and selections have been completed, this quotation will be subject to a BASIX assessment.

If your land is not yet registered, we have used our best endeavors to account for all known requirements, however, this quotation is subject to any requirements under the Local Planning Act, Restrictions to User, Water Authority requirements, Geo-Technical investigations, Dial Before You Dig investigations, Developer Requirements and to a Final and Registered Survey. Should additional Site Costs, Council or Authority requirements be required, these will be charged accordingly to the Owner.



Acceptance of Proposed Contract

Version: **Version 1**

Job No: **24119**

Client: **Arnold & Peggy Horshack**

Client Address: **135 Kotter Street
Bateau Bay NSW 2261**

Site Address: **Greenacres Estate
Lot 468 Sweathog Drive
Glenn Valley NSW 2261**

Initial Quote: **1/07/2024**

Latest Variation: **17/07/2024**

I/We hereby acknowledge receipt of the following Contract Tender document:

Tender Number: RM181
Original Tender Date: 1/07/2024

I/We further acknowledge our previous acceptance of our Final Tender and Pre-Contract Variations used for the preparation of this Contract Tender and I/We Acknowledge:

- I/We have had an opportunity to review and understand the content and information presented within the Contract Tender.
- Acceptance of our Contract Plans and have had an opportunity to review and understand the content and information presented within the Contract Plans.

Acknowledge the Contract Tender, Contract Plans and Selections will now be used for the preparation of a **fixed-price HIA Building Contract** for my/our execution and, at which time the balance of our initial Contract Deposit will be due and payable.

Signed Owner: _____

Signed Owner: _____

Date: _____

Date: _____

Signed for & on behalf of Builder: _____

Date: _____



Proposed Contract Summary

Client: **Arnold & Peggy Horshack**

Client Address: **135 Kotter Street
Bateau Bay NSW 2261**

Site Address: **Greenacres Estate
Lot 468 Sweathog Drive
Glenn Valley NSW 2261**

Job No: **24119**

Thank you for the opportunity to provide you with this proposed contract summary. Please consider the following detail and contact the undersigned if you require any further information or additional pricing. This contract proposal will be valid for a period of 30 days from the latest revision.

Sales Consultant: **Ralph Monroe**

Base Model: **The Manhattan**
Specification: **Platinum+ Specification**

Sales Costings

Date	Description	Sketch	Amount
1/07/2024	Initial Client Requests		\$50,517
17/07/2024	Sales Variation 1 Client Requests - Accepted		\$4,080
17/07/2024	Sales Variation 2 Client Requests - Accepted		\$13,240

Summary of Quotation Costs

The Manhattan	\$981,800
Platinum+ Specification	\$30,390
Client Requests	\$67,837
Site Allowances	\$15,883
Statutory Requirements	\$7,700
Provisional Sums	\$2,200
Total Proposed Contract inc GST	\$1,105,810
GST Amount	\$100,528

Terms & Conditions

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This quotation has been prepared under the assumption the building will be approved with a Council Development Consent and Construction Certificate and that no additional items or requirements are being imposed.

We have used our best endeavors to determine and allow for full compliance of BASIX but until such time as your plans and selections have been completed, this quotation will be subject to a BASIX assessment.

If your land is not yet registered, we have used our best endeavors to account for all known requirements, however, this quotation is subject to any requirements under the Local Planning Act, Restrictions to User, Water Authority requirements, Geo-Technical investigations, Dial Before You Dig investigations, Developer Requirements and to a Final and Registered Survey. Should additional Site Costs, Council or Authority requirements be required, these will be charged accordingly to the Owner.



Initial Quote: **1/07/2024**
Latest Variation: **17/07/2024**

Job No: **24119**

Client: **Arnold & Peggy Horshack**

Client Address: **135 Kotter Street
Bateau Bay NSW 2261**

Site Address: **Greenacres Estate
Lot 468 Sweathog Drive
Glenn Valley NSW 2261**

Provisional Sums

The following items are provided as provisional allowances and include all labour, materials and delivery costs. The allowance stated does not include the builder's margin, the margin is included in the base price. Provisional sums shall be adjusted once the final scope of work has been determined.

Item	Description	Qty	Quoted Amount
2	Oven - Provisional Sum <i>Provisional Sum amount adjusted on Sales Variation: SV-2</i>	1	\$5,500
3	Hotplate - Provisional Sum <i>Provisional Sum amount adjusted on Sales Variation: SV-2</i>	1	\$2,200
4	Rangehood - Provisional Sum <i>Provisional Sum amount adjusted on Sales Variation: SV-2</i>	1	\$1,650

Adjusted Provisional Sums



Proposed Contract No: RM181

Client: **Arnold & Peggy Horsback**
 Site Address: **Greenacres Estate**
Lot 468 Sweathog Drive
Glenning Valley NSW 2261

Quote Date: **1/07/2024**
 Job No: **RM181**

Client Liaison: **Oliver Douglas**
 Estimator: **Eb Dawson**

Proposed Contract - Summary

	Projected Cost		Quote Totals		Projected Profit			Markup / Margin			
	*** on Live	as Quoted	Net	Gross	*** on Live	Net	Gross	on Live	on Cost	on Live	on Sales
Base Model	\$704,198.00	\$678,078.00	\$892,545.45	\$981,800.00	\$188,347.45	\$214,467.45	\$235,914.20	26.7%	31.6%	21.1%	24.0%
Model Option		\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	0.0%		0.0%	
Specification		\$20,435.94	\$27,627.27	\$30,390.00		\$7,191.33	\$7,910.47	35.2%		26.0%	
Client Requests		\$47,073.79	\$61,670.00	\$67,837.00		\$14,596.21	\$16,055.83	31.0%		23.7% *	
Site Allowances		\$9,740.00	\$14,439.09	\$15,883.00		\$4,699.09	\$5,169.00	48.2%		32.5%	
Statutory Requirements		\$5,600.00	\$7,000.00	\$7,700.00		\$1,400.00	\$1,540.00	25.0%		20.0%	
Provisional Sums		\$2,000.00	\$2,000.00	\$2,200.00		\$0.00	\$0.00	0.0%		0.0%	
Promotions		\$10,522.98	\$0.00	\$0.00		-\$10,522.98	-\$11,575.28	-100.0%			0.0%
Projected Total	\$799,570.71	\$773,450.71	\$1,005,281.82	\$1,105,810.00		\$231,831.11	\$255,014.22	30.0%		23.1%	
Discount			\$0.00	\$0.00							
Adjusted Total	\$799,570.71	\$773,450.71	\$1,005,281.82	\$1,105,810.00	\$205,711.11	\$231,831.11	\$255,014.22	25.7%	30.0%	20.5%	23.1%

*** NOTE: This quotation/tender has a projected profit erosion of \$26,120

* Denotes 1 item has a manual price. Manual prices have an assumed markup applied. The system will calculate the actual overall markup (net profit / builders cost) on line items with a current buildup for the assumed markup, otherwise the system default is applied.

The projected erosion is based on the comparison between the "as Quoted" cost and the current draft pricelist "*** on live", including any erosion allowance.