

## Quotation Schedule

**Schedule No:** 2  
**Date:** 26/2/2025  
**Consultant:** Adrian Laidler  
 Mobile: 0432 272 605 Office: 8415 7000

**1. Client Name:** Desiree Durrant  
**Home Address:**  
**SUBURB:**

Mobile: 0451 345 768  
 Email: desiree.durrant@news.com.au  
**POSTCODE:** #N/A

**SITE ADDRESS:** Lot Smugglers Drive  
**SITE SUBURB:** SEAFORD RISE  
**LAND TYPE:** New  
**TITLE:** Community  
**HOUSE TYPE:** Single Storey  
**COUNCIL:** City of Onkaparinga

**POSTCODE:** 5169

**CUSTOM DESIGN PLAN DATED:-** 24/06/2024

Lower Living Area	62.52	m2	\$	<b>Included</b>
Upper Living Area	67.73	m2	\$	<b>Included</b>
Carpport Area	36.06	m2	\$	<b>Included</b>
Porch Area	2.09	m2	\$	<b>Included</b>
Balcony Area	9.58	m2	\$	<b>Included</b>
	177.98	m2	\$	<b>Included</b>

### ALFRESCO:-

1 Alfresco with Steel Posts & Concrete Slab Only	9.58	m2	\$	<b>Included</b>
2 Standard Floor Tiles from Builder's Standard Range			\$	<b>Included</b>

### SPECIFICATION:-

3 Building Specification - refer separate sheet for details			\$	<b>Included</b>
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### FINISHES:-

4 Premium - refer separate sheet for details			\$	<b>Included</b>
5 \$15,000 House Warming Gift			\$	<b>PROMOTION</b>

### FLOOR CONSTRUCTION:-

6 200mm Wide x 450mm Deep Reinforced Concrete Beams			\$	<b>Included</b>
7 Termite Entry Prevention in Accordance with AS 3660.1 (Slab Penetrations only)			\$	<b>Included</b>
8 100mm Concrete Slab with 1 x Layer SL72 Mesh			\$	<b>Included</b>
9 Particleboard Flooring on Timber Joists to Upper Floor			\$	<b>Included</b>

### SITWORKS & SOIL TYPE COSTS:-

10 Allowance to Assist with Budgeting Towards Siteworks & Underfloor Fill			\$	<b>6,400</b>
11 Allowance to Assist with Budgeting Towards Footings Upgrades			\$	<b>17,100</b>
12 Allowance to Assist with Budgeting Towards Spoil Removal from Standard Siteworks & Service/Trench Excavations			\$	<b>2,300</b>
13 Allowance to Assist with Budgeting Towards Vegetation & Unclean Soil Dumping from Site Scrape			\$	<b>1,400</b>
14 Allowance for Slab and Mesh Upgrades			\$	<b>5,500</b>
15 Allowance for Concrete Upstands and Edge Rebates			\$	<b>5,500</b>

### AREA & LOCATION COSTS:-

16 Up to 33 m/s (N2) Wind Speed			\$	<b>Included</b>
17 Boundary Identification Survey			\$	<b>By Owner</b>
18 Energy Efficiency Assessment			\$	<b>Included</b>
19 Allowance for (25) LM to Allowance for Extended Service Connections			\$	<b>3,000</b>
20 Allowance for Corrosion Zone Upgrades (Not Including Sarking)			\$	<b>6,000</b>
21 Allowance for Sarking Required for Corrosion Zone, N3 Windspeed, & Bushfire Zone			\$	<b>Included</b>
22 Flexible Connections to Sewer Drain			\$	<b>Included</b>

### EXTERNAL WALL & ROOF:-

23 2700mm Ceiling Heights to Living Areas			\$	<b>Included</b>
24 Windows to Eaves Height or 2400mm High (unless noted otherwise as per Plan)			\$	<b>Included</b>
25 External Door Openings to 2100mm High (unless noted otherwise)			\$	<b>Included</b>
26 Brickwork (incl Lintels) over Front Elevation Garage Opening (as per Plan)			\$	<b>Included</b>
27 Brickwork (incl Lintels) over Selected Front Elevation Window & External Door Openings (as per Plan)			\$	<b>Included</b>
28 Brickwork (incl Lintels) over Selected Side & Rear Window & External Door Openings (as per Plan)			\$	<b>Included</b>
29 Timber Frame Wall & Roof Construction			\$	<b>Included</b>
30 Clay Face Brickwork from Builders Range with Natural Grey Mortar Joints			\$	<b>Included</b>
31 Upper Level Lightweight Clad Texture Coat Paint Finish			\$	<b>Included</b>
32 22.5 Degree Roof Pitch with 450mm Boxed Eaves / Colorbond Fascias & Gutters			\$	<b>Included</b>
33 Colorbond Roof - Standard Range			\$	<b>Included</b>

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34 Skillion Roof (Flat Ceilings) Including FRC Sheet Eaves & Custom Orb Gable/Walling Infills in lieu of Standard \$ **Included**

**FACADE:-**

35 Front Elevation as per Building Specifications \$ **Included**  
 36 1 x 375mm x 375mm Square Texture Coated AAC Pier/s to Porch in lieu of 90mm Steel Post to Porch \$ **Included**  
 37 1 x Gable End as per Plans \$ **Included**  
 38 30 LM to Parapet Walls - Up to 800mm Above Ceiling Height \$ **Included**  
 39 18 LM to Box Gutter \$ **Included**  
 40 3 x Painted Zincolume Rainheads to Parapet Walls \$ **Included**

**WINDOWS & DOORS :-**

41 Aluminium Powder coated Sliding Windows and Sliding Doors as per Plan \$ **Included**  
 42 Timber (MDF) Internal Window Reveals with Bevelled Edge Architraves \$ **Included**  
 43 7 x 2340H x up to 870W Flush Panel Internal Hinged Door in lieu of Standard \$ **Included**  
 44 1 x 2340H x up to 870W Flush Panel **Cavity Sliding Door** Unit in lieu of Standard 2040H Hinged Door \$ **Included**  
 45 1 x Allowance to Assist with Budgeting Towards 550 x 700 Manual Opening Roof Window \$ **Included**  
 46 1 x up to 2340H x 1020W Entry Door in lieu of Standard 2340H x 920W \$ **Included**

**GARAGE DOORS:-**

47 1 x 2400H x 4800W Sectional Overhead Door to Front of Garage \$ **Included**  
 48 1 x Auto Controller to Front Garage Door/s Including a Single Power Point & Handset/s (as applicable) \$ **Included**

**INSULATION:-**

49 R 2.5 Internal House Walls \$ **Included**  
 50 R 2.5 External House Walls Including Garage \$ **Included**  
 51 R 5.0 Ceiling to House Including Garage \$ **Included**  
 52 R 4.0 Midfloor \$ **Included**

**INTERNAL FEATURES:-**

53 90mm Timber Frame with 10mm Plasterboard Linings \$ **Included**  
 54 75mm Gypcove Cornice to all Ceilings \$ **Included**  
 55 70mm Single Bevel MDF Painted Architraves \$ **Included**  
 56 70mm Single Bevel MDF Painted Skirtings \$ **Included**  
 57 x Standard Door & Lined Store Area Under Stairs in lieu of Standard \$ **Included**

**ELECTRICAL:-**

58 Single Phase Underground Power Supply as per Building Specifications \$ **Included**  
 59 Communications Underground Conduit Laid In Underground Power Services Trench \$ **Included**  
 60 19 x Light Points 7 x Sgl Power Points 12 x Dbl Power Point 3 x 2-Way Switches \$ **Included**  
 61 2 x Ext. Sgl Power Points 2 x Digital TV Points (Does Not Include Aerial) \$ **Included**

**PLUMBING:-**

62 Water Connect as per Building Specifications \$ **Included**  
 63 Sewer Connect as per Building Specifications \$ **Included**  
 64 Front & Rear External Taps (2) Fixed to the External Walls \$ **Included**  
 65 Pressure Limiting Valve \$ **Included**  
 66 Gas Service as per Building Specifications \$ **Included**  
 67 Installation and Commissioning of Gas Meter Box \$ **Included**  
 68 Provision for Connection of Rainwater Tank to House as per State Government Requirements (Tank & Pump By Owner) \$ **Included**  
 69 1 x Semi-Recessed Standard Finish Handbasin Including Tapware in lieu of Standard to Ensuite \$ **Included**

**CUPBOARDS:-**

70 2.4 LM of Plain Laminate Kitchen Floor Cupboards with 20mm Thick Stone Benchtop Inclusive of Appliance Allocation \$ **Included**  
 71 2.4 LM of Plain Laminate Kitchen Breakfast Bar Cupboards with 20mm Thick Stone Benchtop \$ **Included**  
 72 2.4 LM of Plain Laminate Overhead Cupboards to Kitchen at 2400mm Above Floor Level Inclusive of Appliance Allocation \$ **Included**  
 73 1 LM of Plain Laminate Fridge Overhead Cupboards to Kitchen at 2400mm Above Floor Level \$ **Included**  
 74 0.9 LM of Plain Laminate Laundry Bench Cupboards Including Clark 45 Litre Inset Trough \$ **Included**  
 75 1.4 LM of Additional Plain Laminate Laundry Bench Cupboards Including Underbench Washing Machine / Dryer \$ **Included**  
 76 1 LM of Additional Plain Laminate Broom Cupboard to Laundry \$ **Included**  
 77 1.9 LM of Plain Laminate Ensuite Vanity Cupboards \$ **Included**  
 78 1.2 LM of Plain Laminate Bathroom Vanity Cupboards \$ **Included**  
 79 1 LM of Plain Laminate Powder Room Vanity Cupboards \$ **Included**  
 80 0.9 LM of Plain Laminate Linen Cupboards \$ **Included**  
 81 2.4 LM of Additional Plain Laminate Linen Cupboards \$ **Included**  
 82 1 x 3 Door Vinyl Finish Sliding Door Robe Including Single Shelf & Hanging Rail (up to 2700 W) to Bed 1 \$ **Included**  
 83 3 x Mirror Door Panels to Bed 1 Robe Robe/s \$ **Included**

**APPLIANCES:-**

84 600mm Wide Stainless Steel Finish Under bench Oven \$ **Included**  
 85 600mm Wide Stainless Steel Finish Hotplate \$ **Included**  
 86 600mm Wide Stainless Steel Finish Rangehood \$ **Included**  
 87 Stainless Steel Dishwasher (Builders Standard Range) \$ **Included**

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**TILING AND PAINTING:-**

88	Ceramic Tiles to Wet Area Wall & Floors from Builders Standard Range	\$	<b>Included</b>
89	1200mm High Tiling to Walls in the Bathroom & Ensuite, up to 2000mm in Shower Alcoves	\$	<b>Included</b>
90	Two Coat Premium Paint System Throughout	\$	<b>Included</b>

**HEATING & COOLING:-**

91	Allowance for Multihead Reverse Cycle Air Conditioning	\$	<b>Included</b>
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**FLOOR COVERINGS:-**

92	Allowance for Approximately 54m2 of Modern Range Carpet Floor Covering to Bedrooms, Robes, Stairs -Including Underlay Upgrade to Carpet Floor Covering	\$	<b>3,200</b>
93	Allowance for Approximately 42m2 of Laminate Range Hard Floor Covering to Entry, Kit, Meals, Living	\$	<b>3,400</b>

**EXTERNAL WORKS:-**

94	Stormwater Drainage	\$	<b>By Owner</b>
95	Paving to the Driveway & Perimeter of House	\$	<b>By Owner</b>
96	Fencing & Landscaping	\$	<b>By Owner</b>

<b>CONTRACT PRICE INC GST - VALID 28/3/2025</b>	<b>\$ 451,330</b>
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**TERMS & CONDITIONS**

- Display Homes.** The Customer(s) acknowledge and agree that they have been made aware that display homes may have options and upgrades that differ from the standard inclusions and they have been provided a copy of the standard inclusions.
- Contract Plan.** The Customer acknowledges and agrees that the plan they will receive after they pay the initial fee will only include the items that are listed on this New Home Proposal. Any items that have been discussed, promised or assumed will not be included unless they are written on this New Home Proposal. Rendition Homes confirms that they will allow the Owner to change the initial plan that they receive after the fee has been paid. During the drafting of the initial plan, Rendition Homes will check that the drafted plans comply with any local government planning requirements.
- Copyright.** The Customer confirms that they own the copyright of any plans that they have supplied to Rendition Homes. Any plans that have been created by other Builders are owned by the Builder. The Owner needs to seek written permission from the Builder for them to use any plans that have been created by the Builder.
- Site & Location Costs.** The Customer confirms that they understand that their Building Consultant has provided allowances for additional site & location costs. Once the actual costs have been established, the Customer confirms they understand they will need to pay any difference.
- Pricing or Offers.** The Customer confirms they understand that the price on this New Home Proposal is subject to change and the final pricing will be confirmed at the Building Contract stage. Rendition Homes cannot therefore be held liable for the information on this New Home Proposal. Any incentives offered by your Building Consultant are subject to approval by Rendition Homes.
- Exclusions.** The Customer acknowledges and agrees that unless expressly stated otherwise this New Home Proposal excludes the following items: - Removal of existing fences, spoil removal as a result of trench excavation, rock digging, moving materials due to restricted site access, stormwater drainage, retaining walls, additional costs due to Local Council / Developers requirements and/or Health and Safety requirements, removal and rectification of paths, kerbs and gutters.
- Contract Preparation Fee.** The Customer acknowledges and agrees that the initial fees they have paid to Rendition Homes will be expended in full on the preparation of the Building Contract plan, Reference Data, HIA Contract, Schedule and Specifications. The Customer therefore agrees that the fees have been expended and as such are non-refundable.

**E. & O.E.**

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