

OASIS HOMES

Preliminary Estimate and Specification

Proposed Residence

For:

Site Address:

Dated:

Interpretation and use of this Document

- ❖ This Document is a brief out line of Items which have been allowed for in this Preliminary Schedule.
- ❖ This Document will not form any part of the Building Contract when one is signed.
- ❖ The Builder reserves the right to change suppliers at any time.

Signed on behalf of Oasis Homes :

Signed on behalf of Client :



SO NICE TO COME HOME TO

Pre - Construction Inclusions

- ❖ Plans and Specifications
- ❖ Engineered slab and footing design
- ❖ Site Contour survey plan
- ❖ Council Applications and fees
- ❖ Building Services Authority Registration fee
- ❖ Construction Insurance and Public Liability Insurance

Site Works

- ❖ Earthworks by – Owner / Builder
- ❖ Trees - Stockpiled / Removed by - Owner / Builder

Footings, Slab and Flooring

- ❖ Termite Protection in accordance with AS 3660.1
- ❖ Engineers footing and slab inspection and certification
- ❖ Slab Set Down to wet areas - 50mm set down to shower recess only.
- ❖ Verandah Finish – Plain / Stamped / Stencilled by - Owner / Builder
- ❖ Driveways / Pathways – Plain / Stamped / Stencilled by - Owner/ Builder
- ❖ Internal Timber Overlay Floors - Spotted Gum
- ❖ Particle Board Flooring
- ❖ Hardwood Decking – Spotted Gum (oil based stain finish)
- ❖ Verandah Posts / Steel

External Walls

- ❖ Boral face brick from the Horizon classics and Nuvo Impressions range.
- ❖ Common brick work Bagged and Painted
- ❖ Common brick work Rendered and Painted
- ❖ Joints Raked / Ironed / Flush
- ❖ Standard Mortar
- ❖ Coloured Mortar Off White / Other
- ❖ Scaffold
- ❖ Fireplace - Slow Combustion / Gas. Insert / Free standing
- ❖ Brick chimney / Flue only from ceiling

Internal Walls

- ❖ 10mm Plaster Board
- ❖ Water resistant linings to wet areas
- ❖ Painted finish
- ❖ Feature walls to
- ❖ Dado / Picture rail to
- ❖ Timber arches to
- ❖ Plaster arches to

Wall Framing

- ❖ Pre-Fabricated Engineered Steel Wall Frames
- ❖ 90mm Steel Framing to External walls
- ❖ 90mm Steel Framing to Internal walls
- ❖ Double sided R1.0 Insulation Foil to External walls
- ❖ Designed to N3 non cyclone wind loading

Roof and Framing

- ❖ Pre - Fabricated Engineered Steel Roof Framing - Roof Pitch
- ❖ R2.5 Batts
- ❖ Colorbond® Custom Orb
- ❖ Zinalume Custom Orb
- ❖ Colorbond® Fascias and 115mm Quad gutters
- ❖ Downpipes 90 diam PVC
- ❖ Unlined / Lined Verandahs

Ceilings

- ❖ 10mm plasterboard
- ❖ 2400mm High
- ❖ 2700mm High
- ❖ 90mm Coved Cornices
- ❖ Paint Finish

Windows & Doors

- ❖ Clear glazed Aluminium windows
- ❖ Colonial / Federation bars
- ❖ French Doors Aluminium / Timber
- ❖ Bi Fold Aluminium / Timber
- ❖ Fly Screens / Security Screens
- ❖ Fly Doors to
- ❖ Door / Window locks
- ❖ Entry Door - Timber frame - Humes XL2
- ❖ Sidelights - Timber frame - Clear glass
- ❖ External hinged doors - Single units to be aluminium frame with aluminium single lite door
- ❖ Other doors

- ❖ Internal doors -
- ❖ Sliding Robe doors -
- ❖ Garage door - Sectional overhead door -
- ❖ Remote Control

Stairs, Balustrade & Special Items

- ❖ Internal Stairs – Carpet grade / stain grade / other
- ❖ Internal Balustrade – Paint grade / stain grade / other
- ❖ External Stairs – Sawn Hardwood / open riser / other
- ❖ External Balustrade – two / three rail timber slat / powder coated aluminium / other
- ❖ External Frieze – timber slat
- ❖ Louvre Shutters / Doors
- ❖ Verandah Bracket
- ❖ Verandah Capitals
- ❖ Gable – treated pine – suspended –
- ❖ Overlay floors – spotted gum -

Door Furniture

- ❖ Entry Door - Gainsborough – Governor with deadlock – Satin Chrome
- ❖ External Door Hinged - S.C Lever Lockset
- ❖ Internal Doors - Gainsborough Governor – Satin Chrome

Mouldings

- ❖ 92x18 Humes Berkley Silktrim Skirtings - Paint finish
- ❖ 67x18 Humes Berkley Silktrim Architraves - Paint finish

Painting

- ❖ Plasterboard Ceilings - 2 Coats
- ❖ Plasterboard Walls - 2 Coats
- ❖ Doors and Mouldings - 3 Coats
- ❖ All to Taubmans Specification Unless noted other wise

Wardrobe Cupboard Interiors

- ❖ Linen - 4 Particleboard Shelves
- ❖ Robe - 1 Particleboard shelf with Hanging Rail under

Tapware

- ❖ Helena / Chloe mixers to kitchen sink, vanity basins, showers, bath, laundry tub – chrome
- ❖ Genoa hand held shower – Chrome
- ❖ Mini - Cistern and Washing machine cocks - Chrome

Bathroom/Ensuite Accessories

- ❖ Hera - 600mm Towel Rails
- ❖ Hera Toilet Roll Holders
- ❖ Soap Holders – Ceramic

Finishes to Wet Areas

❖ TILING –SUPPLY & FIX OF STANDARD CERAMIC TILES

❖ TILE PC \$25/m2. LABOUR \$38/m2. [excl gst]

Supply to Bathroom, Powder, Ensuite, WC & Laundry Floor and walls

- ❖ Extent of Tiling to Walls
 - 2000mm High to Shower Recess approx
 - 1200mm High to Bath & Hob approx
 - 400mm High Splash-back to Vanity Units approx
 - 400mm High Splash-back to Laundry Tub approx
 - 600mm high Splash-back to Kitchen approx
 - 200mm High Skirting to all Wet Areas approx
 - Ceramic soap holders

❖ **Border, Frieze, Capping, Decorator, Diagonal & Non Standard Ceramic Tiles or Tiling has not been allowed.**

❖ **Sealing of Tiles has not been allowed**

❖ Chrome floor wastes

Sanitary Fittings

- | | |
|------------------|---|
| ❖ Sink | - Platinum Double bowl Stainless Steel Sink |
| ❖ Laundry Tub | - Platinum 45L Stainless Steel |
| ❖ Basins | - Platinum White |
| ❖ WC suite | - Cathay – white |
| ❖ Bath | - Bambino 1650 x 770mm - white |
| ❖ Spa Bath | - Englefield Carmello 1.5 x 1.5mm corner / Domani (white) |
| ❖ Shower Screens | <u>Main Bathroom</u>
Stegbar Softline clear laminated Semi Framed / Pivot Door |
| | <u>Ensuite</u>
Stegbar Softline clear laminated Semi Framed / Pivot Door |
| ❖ Mirrors | - Powder Coated Aluminium frame |
| ❖ Shower Recess | - Hobless - |

White Goods

Preliminary Estimate and Schedule

❖ Electric Wall Oven	- Westinghouse Stainless Steel – PON663
❖ Electric Cooktop	- Westinghouse Stainless Steel – PHL255
❖ Rangehood	- Westinghouse Stainless Steel – WRV 600U
❖ Hot Water System	- Bosch 21E Continuous flow - Gas

Cabinet Work

❖ Kitchen

Tops Formaline

Doors Decorline -

❖ Vanities

Tops Formaline

Doors Decorline -

❖ Laundry bench

Tops Formaline

Doors Decorline -

❖ Bar

Tops Formaline

Doors Decorline -

❖ Tiled / Splashbacks to

NOTE:- SEE PAGE

FOR SINKS, BASINS, TUBS

Electrical

❖ Overhead / Underground - Three phase to

Preliminary Estimate and Schedule

- ❖ Combined Meter / Switch Board
- ❖ Security System
- ❖ Intercom System
- ❖ Vacu-Maid
- ❖ Other

Air Conditioning

- ❖ Split system / Ducted system – By Owner / Builder

Plumbing

- ❖ Sewer Drainage to 10m
- ❖ Stormwater drainage to 10m
- ❖ Water Connection to 10m meter to house only
- ❖ Wastewater Management Plant and irrigation area
- ❖ Water tanks concrete / Inground / Aboveground.

Miscellaneous Items

- ❖ Building Envelope / Tree Preservation by Owner
- ❖ Fire Protection Zone by Owner
- ❖ Relaxations by Owner
- ❖ Energy Efficiency Assessment and fee by Builder
- ❖ Town Planning by Owner

By Owner

Preliminary Estimate (from sketch plan)

\$000,000.00 to \$000,000.00

THIS ESTIMATE IS: SUBJECT TO:-

- 1. Construction Supervisors Site Inspection/ Extent of Earthworks, Retaining Walls, Services/ Site allowances/ Engineers Slab, Footing Design/ Statutory Regulations.**
- 2. Completion of final Architectural and Engineering drawings, and selections.**

THIS ESTIMATE IS SUBJECT TO CHANGE WITHOUT NOTICE.

THIS ESTIMATE INCLUDES GOODS AND SERVICES TAX.