

INCLUSIONS

- 4.1 Owner acknowledges that if a product (whether it be a standard inclusion or upgrade item) is discontinued by the manufacturer, Builder will supply the replacement model offered by the manufacturer that is as close as possible to the original product. Note

Signed: _____
Dated: _____

BUILD ZONE DISCOUNT

- 5.1 Popular Build Zone Discount. -\$10,000

FUTURE PRICE GUARANTEE

- 6.1 I understand and acknowledge that in return for leaving my Initial Deposit, Henley will hold the base price of the house and inclusions, and promotional offer if applicable, as set out in this Quotation/Authorised Tender, as well as any fixed site costs regardless of when they are priced, provided that:
- Site Start occurs within 15 months from the date of our Initial Deposit
 - I sign the Building Contract within 9 months from the date of the Initial Deposit (unless delay due solely to Henley)
- Where site start does not take place within 15 months from the date of the Initial Deposit, (due to but not limited to Title delays, Town Planning/Council delays or Client delays) additional costs will be applied in my Quotation, or via contract variation, depending on the number of months post the date of the Initial Deposit that Site Start takes place. (Extra costs will not be applied where any delay is caused by Henley)
- For Site Start within 15 months: NO CHARGE
 - For Site Start after 15 months but within 18 months: additional \$2,000 (single storey) and \$3,000 (double storey)
 - Henley reserves the right to withdraw the pricing set out in this Sales Quotation if Site Start does not commence within 18 months of my/our Initial Deposit
 - If Henley releases a new Price Structure (price list, inclusions and associated promotional offer if applicable) that I choose to take advantage of, Henley will transfer my deposit to the new offer. Upon taking the new offer, the time period in which Site Start must take place will commence again from the date on which I transfer to the new offer. Note: Fixed Site Costs and Retail Pricing will be recalculated on the new deposit date and there will be no entitlement to any elements of the original promotional offer if the choice is made to transfer to a new offer.

Initial Deposit paid 30/08/21.

CONNECTIONS (DEMO)

- 7.1 **Provide connection to existing clay pipe.** **\$734**

Note: This may include manual excavation of area around the sewer tie, removal of any part of the system that might have deteriorated and/or cracked due to age and ground movement. The pipe would then need to be cut back to a position where the pipe is in a satisfactory condition from the main reticulated system to allow connection of the UPVC sewer line from the proposed dwelling. Credit will be provided for this is not required.

- 7.2 Delete standard water tapping as existing. -\$75
Note:- If the existing water meter/tapping requires upgrading or replacement, this will be at the Owner/s expense. Additional costs incurred by the Owner/s could include extra for wet tapping, long tapping and/or an underground road bore.

- 7.3 Sewer drains to connection point within allotment are included. When existing house is demolished, Owner/s are required to ensure existing sewer connection point is to be plugged and sealed by the Demolition company if existing houses sewer mains are being discharged to an existing sewer main within the allotment. Owner/s would also be required to provide confirmation in writing, prior to any works commencing on site, confirming that the sewer is capped at the legal point of discharge. If this does not occur then an additional charge will be at the Owner/s expense for the Drainer to convert the houses sewer pipes to existing sewer mains, assuming there are sewer mains within the allotment. This would be charged and advised to Owner/s by variation. Note that if there are no sewer mains available within the allotment, an alternative sewer discharge method will be required. This will be clarified by variation when known and all applicable additional costs will be charged and advised to Owner/s by variation. Allowance has been made for the spreading of excess excavated materials that may result from drainage excavation. Note

CONNECTIONS (DEMO)

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| 7.4 | Stormwater drains to connection point within allotment are included. If Drainer is required to connect stormwater discharge to Council stormwater drain without a suitable connection point, this will incur an additional charge to convert the houses stormwater drains to the Council stormwater drain. Allowance has been made for the spreading of excess excavated materials that may result from drainage excavation. | Note |
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CONNECTIONS

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| 8.1 | Water tapping connection to town supply from existing main. Siting up to 6 metre setback included - same side 'dry' tapping (excludes under road boring). | Included |
| 8.2 | Additional water line run due to increased house set back. | \$75 |
| 8.3 | Gas Connection to town supply from existing main. Siting up to 10 metres setback included from front of house to main (same side tapping) excludes under road boring. Note: Should the location or opposite side connection to main be required, this will be charged to the Owner/s by way of variation. | Included |
| 8.4 | Additional Surcharge due to medium pressure gas area (single storey). | \$624 |
| 8.5 | Sewer drains to connection point within allotment of up to 650 square metres. Stormwater drains to connection point within allotment of up to 650 square metres. Allowance has been made for the spreading of excess excavated materials that may result from drainage excavation. | Included |
| 8.6 | Provide additional costs for site drainage due to block being over 650m2. Additional costs may also be applicable if there isn't a standard sewer connection point within the allotment or a standard stormwater connection point within the allotment. | \$327 |
| 8.7 | Provide single phase underground power connection up to a maximum of 12 metres from location of supply pit provided to meter box located on the Dressing side wall. | Included |
| 8.8 | Provide additional single phase underground power mains due to location of meter box and underground pit, assumed to be on the left hand side of the property. | \$56 |

EARTHWORKS

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| 9.1 | Cut and fill a level building platform to a AHD of 101.250 approx.. | |
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Group Total

FOUNDATION AND FOOTINGS

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| 10.1 | Provide Class "H1" Waffle Pod slab (single storey) in lieu of Class "M" Waffle Pod slab as per Soil Report No. 21.3306 | No Charge |
| 10.2 | Provide additional cost for AHD levels required, as per Preliminaries/Vendor's Statement/Planning Certificate. Should results of AHD testing indicate additional building costs are to be incurred, including additional costs to increase the slab freeboard height, this is to be charged and advised to Owner/s by variation, where applicable. | \$327 |
| 10.3 | Provide 1 No. capped riser pipe to front of garage for future connection to grated drain by Owner/s, as shown on site plan | \$41 |
| 10.4 | Provisional allowance for associated rock costs incurred by the Builder during construction for the removal of 6 Cubic Meters including (but not limited to):- * The extraction and removal of rock from site as required during construction. * Rock breaking or rock blasting charges in the extraction of rock during construction. * Additional site cleaning costs required due to rock being encountered during construction. * Additional Rock encountered will be charged at \$200 per cubic meter | \$1,200 Provisional |

| FOUNDATION AND FOOTINGS | | |
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| 10.5 | Builder's Margin for provisional allowance for associated rock costs incurred by the Builder during construction for the removal of 6 Cubic Meters. * Builder margin on additional Rock encountered will be charged at \$50 per cubic meter | \$300 Provisional |
| 10.6 | Results from borehole testing, as shown on Engineer's soil report, have not indicated the presence of rock. Due to the area house is being built in being a known rock area a provisional rock removal allowance has been included. | Note |
| 10.7 | In accordance with AS 4055 - 2012 the base House price includes all N1/N2 wind speed rating requirements. This site has been assessed as having N1 wind classification. | Included |
| 10.8 | Provide flexible drain system to suit H or P Class Slab types as specified by the engineer. | \$605 |
| 10.9 | Provide re-establishment survey for a job in an urban re-developed area to identify site boundaries (especially where any part of the garage is sited on the boundary), including installation of new pegs. Note: Re-establishment survey cost will be refunded via variation, if Owner/s supply documentation that a licensed surveyor has installed all boundary pegs on the allotment. Please note that fences do not constitute an acceptable definition of a property boundary. Please Note: The Builder takes no responsibility for re-instating pegs after construction. | \$1,210 |
| OUTSTANDING ITEMS | | |
| 11.1 | Provide Preliminary allowance for Parking Permit costs as required by relevant council. Note – Cost to be confirmed after contract signing & in receipt of application to council. | \$12,000 |
| 11.2 | Provide Preliminary Allowance for part deepened edge beam/ part bored pier footing system supporting concrete slab to satisfy founding depth/ tree related foundation issues. If screw piles or alternate method of bored piers are to be used in lieu of Bored Piers due to site conditions, any additional costs will be charged to the client/s by way of Variation if applicable. Note:- Cost to be confirmed after receipt of Engineer's slab design. Should this reveal the requirement for additional works or costs, then any resulting costs will be charged and advised to the Owner/s by variation. | \$20,260 |
| 11.3 | Additional foundation/footing support may be required to overcome angle of repose due to sewer/stormwater/service pipe in the easement/s. Any additional costs resulting from this will be charged to the Owner/s by Variation, when known. | Note |
| 11.4 | Provide additional cost for on-site consultation and reporting for potential tree related foundation issues to be undertaken by Engineer. Additional slab support/bored piers to protect the slab from existing tree roots or existing/planned trees may be required subject to tree report recommendations and/or Engineer recommendations. All further costs associated with tree root barriers and/or foundation modification based upon on-site consultation and reporting are to be charged and advised to the Owner/s by variation, when known. | \$330 |
| 11.5 | Provide additional cost for an on-site Arborist consultation and reporting for potential tree related protection issues for 1 No. tree on the property/neighbouring property. Additional slab support/bored piers to protect the slab from existing tree roots subject to tree report recommendations and/or Engineer recommendations. All further costs associated with tree root barriers and/or foundation modification based upon on-site consultation and reporting are to be charged and advised to the Owner/s by variation, when known. Note: Monies are to be paid at time of Tender Acceptance & are non refundable. Note: If trees are removed during Demolition process, Arborist report requirement will need to be re-assessed based on 2nd Soil & Survey. | \$860 |

OUTSTANDING ITEMS

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| 11.6 | <p>Provide additional cost for an on-site Arborist consultation and reporting for potential tree related protection issues for additional 15 No. tree/s on the property/neighbouring property.</p> <p>Additional slab support/bored piers to protect the slab from existing tree roots may be required subject to tree report recommendations and/or Engineer recommendations. All further costs associated with tree root barriers and/or foundation modification based upon on-site consultation and reporting are to be charged and advised to the Owner/s by variation, when known.</p> <p>Note: Monies are to be paid at time of Tender Acceptance & are non refundable.</p> <p>Note: If trees are removed during Demolition process, Arborist report requirement will need to be re-assessed based on 2nd Soil & Survey.</p> | \$990 |
| 11.7 | <p>Owner/s are to organise installation of underground power pit with the relevant power supply authority and any associated costs will be borne by Owner/s.</p> <p>The Builder has made an allowance that this proposed new pit will be located at the preferred location on the LEFT of the front of the site, within 12 metres of the meter box.</p> <p>NOTE: Should Electrical pit be installed within Tree Protection Zone of Existing Tree/s, Further costs may apply subject to Arborist Recommendations.</p> <p>Note - Single Phase power connection required.</p> | Note |
| 11.8 | <p>This tender has been prepared using information from the relevant Local Council and/or other Authorities that is not complete or has not been finalised. Once this information is confirmed it will be examined. Should it reveal the requirement for additional works, or there be any change or difference in regulations or site conditions, then any resulting costs will be borne by the Owner/s.</p> | Note |
| 11.9 | <p>House may be subject to compliance with revised bushfire related building regulations introduced on the 02/08/2013. At time of tender preparation, clarification of bushfire assessment and rating (if house is subject to revised bushfire related building regulations) was unknown. When bushfire rating is known (if applicable), any associated additional costs to comply with bushfire requirements are to be charged and advised to Owner/s, where applicable.</p> <p>Note: If house is not subject to compliance with revised bushfire related building regulations introduced on the 30/08/2011, it may still be subject to previous bushfire related building regulations that were applicable prior to 30/08/2011 and therefore may still be subject to additional costs to comply with bushfire related building regulations.</p> | Note |
| 11.10 | <p>At completion of demolition of existing residence the Builder will undertake a second soil test and survey and any change to site conditions/classification or service positions will be charged to the Owner/s by variation.</p> | \$1,262 |
| 11.11 | <p>Preliminary allowance for Site Inspection by Licensed Drainer to determine Sewer Depth offsets and/or Legal point Of Discharge Inspection if Council is unable to provide required information.</p> <p>Note: Additional Costs may apply. Cost will be refunded via variation, if not required.</p> | \$1,000 |
| 11.12 | <p>LPOD location is currently assumed and will need to be confirmed with site inspection by a licensed drainer. PSI states that stormwater must connect to the 225mm diameter pipe within the rear easement via the construction of a pit to Council's Standards. Should no suitable connection point be available, then client will be charged by way of variation for pit construction. Should stormwater pipe not provide sufficient gradient, then an alternative discharge method may be required.</p> <p>This may include additional costs to provide a Hydraulic Engineer designed stormwater discharge system in order to conform to AS/NZS 3500:2003.</p> <p>Note: - Cost to be confirmed on receipt of Engineer's Final Hydraulic design. Any resulting changes and costs will be advised to the Owner/s by variation.</p> | Note |
| 11.13 | <p>Future Price Guarantee for Site Start after 15 months from deposit date, to be confirmed prior to site start. Any applicable costs to be charged to the Owner/s by variation.</p> | Note |

DISPENSATION/TOWN PLANNING REQUIREMENTS

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| 12.1 | <p>The Owner/s acknowledges that Should it be shown that an on-site Arborist Consultation & Town Planning be required, monies are to be paid in full prior to lodgement of application & are non-refundable.</p> <p>Signed: _____</p> <p>Dated: _____</p> | Note |
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DISPENSATION/TOWN PLANNING REQUIREMENTS

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| 12.2 | Town Planning/Dispensation/Consent Report may be required. This tender has been prepared using information from the relevant Local Council and/or other Authorities that is not complete or has not been finalised. Once this information is confirmed it will be examined. Should it reveal the requirement for additional works, or there be any change or difference in regulations or site conditions, then any resulting costs will be borne by the Owner/s. | Note |
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COUNCIL REQUIREMENTS

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| 13.1 | Provide Sediment control as required by Council. | Included |
| 13.2 | Provide temporary fencing for the duration of the works in accordance with relevant Council/OH&S requirements. | \$540 |
| 13.3 | Mud on roads prevention as per Council/Henley requirements. Driveway over 9.0m long to 11.0m long x 4.2m wide. | \$283 |
| 13.4 | Provide reticulated termite treatment system - Part B - to concrete slab. | \$991 |
| 13.5 | Maroondah - Asset Protection Permit Fee | \$450 |

ENERGY REQUIREMENTS

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| 14.1 | Solar panel for the provision of solar hot water is located on the north facing roof (where possible) to achieve optimal performance, in order to comply with 6-Star regulatory requirements. If it is not possible for the solar panel to be located on the north facing roof, the solar panel may have to be relocated to the east or west facing roof. This will be clarified on the drawings. If relocation of solar panel, made at the Owner/s request (or the Developer's request if applicable) will result in a loss of efficiency that will therefore require an additional solar panel to be installed, costs resulting from relocating the solar panel, where requested by the Owner/s or the Developer, will be borne by the Owner/s. | Note |
| 14.2 | 6-star energy rating costs will be included across all ranges for standard house plans and base façade on any orientation but only where a waffle pod slab is required. Note - Additions and deletions of structural items (e.g. picture windows, window alterations, upgraded facades, slab other than waffle pod etc.) may affect the energy rating of your home and any additional costs to achieve a 6-star energy rating incurred by the changes will be charged. Any additional costs will be confirmed once final energy assessment has been completed. | Note |
| 14.3 | Owner/s are aware that any changes requested after the Final Energy assessment has been completed will incur a reassessment fee of \$100.00. This fee does not include the cost of any upgrades that may be needed to meet 6 Star requirements as a result of the change. | Note |
| 14.4 | The Owner/s acknowledges that the solar water heater installed qualifies for Environmental credits and the householder assigns the right to create these credits to Henley. The Owner has received the product at a reduced rate in lieu of receiving the rebate. | Note |
| 14.5 | Please note, the pricing in this tender is based on Henley owning all STCs, RECS, VEECs and other rebates associated with products included within this tender. All products being included are priced nett of or after these discounts/rebates have been applied. | Note |

RESCODE REQUIREMENTS

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| 15.1 | Rescode regulations may require some windows to be glazed with obscure glass to comply with overlooking requirements and some windows to be modified in size and configuration. Any such adjustments will be clarified by way of variation. Dispensation may also be required by Council for Rescode and/or Council requirements and/or Council application fee and Building Surveyor fee. | Note |
| 15.2 | An updated survey may be required to confirm the adjoining vacant property (or properties) status prior to issue of building permit. The rescode requirements may need to be re-evaluated and any further surveys or requirements will be charged and/or advised to Owner/s by variation, where applicable. | Note |

OH&S REQUIREMENTS

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| 16.1 | Provide guardrail to single storey house or single storey section of house, due to Occupational Health and Safety requirements (insufficient obstruction free zone). | Included |
| 16.2 | Provide Provisional amount for additional costs for traffic management, material handling, crane hire & concrete line pump, if required during construction. Item includes an allowance for Work Zone Permit, a Memorandum of Consent, Plan of Traffic and Management Control, fee for a Traffic Management staff member to be present on site and appropriate signage for Road Users and Pedestrians if required. Traffic Management could be required during, but not limited to, concreting by Builder, drainage connection/s by Builder (if drainage connection/s are outside the front of the allotment) and truss construction by Builder. If traffic management costs are not incurred during construction, monies will be refunded to the Owner/s by Variation. | \$8,303 Provisional |

OH&S REQUIREMENTS

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| 16.3 | Builder's Margin for provisional allowance for Traffic management, material handling, crane hire and concrete line pump costs incurred by the Builder during construction. | \$2,076 | Provisional |
| 16.4 | Note - Construction Parking Permits are required in accordance with Occupation Health & Safety Requirements. The builder will apply for all permits through relevant Authorities. | | Note |
| 16.5 | Note - Tiger Tails are required due to Overhead powerlines in accordance with Occupation Health & Safety Requirements. The builder will apply for all permits through relevant Authorities. | | Note |
| 16.6 | Where sites have been found to be contaminated with asbestos works will cease or not commence with the site being returned to the client for removal of the asbestos materials and any contaminated soils by a suitably qualified asbestos removalist. Upon completion of the removal works an asbestos clearance certificate will be required by Henley prior to works re-commencing. The certificate can be issued by a person competent in asbestos removal. It is Henley's recommendation that clients whose demolished house may have contained asbestos that they obtain such a certificate at the completion of the demolition works to ensure that the site is free of asbestos hazards. | | Note |

ESTATE GUIDELINES/COVENANT REQUIREMENTS

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| 17.1 | Provide provisions for future NBN Co. Fibre optic requirements. | | \$672 |
| | Price Includes: - 2 No. Phone/Data points. Locations to be confirmed, as noted on the electrical plan. - Underground conduit connected to a network provided starter pipe located within the property boundary (if available at time of construction) to meter box (maximum 20m from starter pipe to dwelling). - Internal Conduit from meterbox to inside of garage. - Double Power Point (Garage) Note - Where no starter pipe is provided, conduit will be terminated at front boundary within the property. Owner/s are responsible to organize connection to the network with relevant Authorities after settlement. | | |
| 17.2 | Additional change/s may be required to meet Developer's/Estate Guidelines/Covenant Requirements/Bushfire Requirements (Planning Permits), Water Authority (recycled water connections). Any additional change/s or submission fees will be at the Owner/s' expense (change/s are subject to Builder's approval). | | Note |

STRUCTURAL

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| 18.1 | Increase ceiling height for Single Storey, from: 2570mm to 2720mm. | | \$5,107 |
| | Note - Excludes Increase window head height | | |
| 18.2 | Structural - Increase window head height to whole house when ceiling height has been increased to 2720mm: - When Timber Alfresco doors have been increased to 2400mm high, window head height to be 2400mm to 2420mm - When Aluminium Alfresco Doors have been increased to 2370mm high, window head height to be 2322mm | | No Charge |