

V . 0.2

Version 2 updated 15/01/2019



## Terms & Conditions

1. Only items specifically listed in this quotation document, specification document & upgrade inclusions documents are included in the quotation price. If a product, item or service is not listed, it is not included in the quotation price
2. \$1000 deposit represents an authorisation for Parkvue Homes Pty Ltd to proceed with the preparation of preliminary plans, specifications, soil tests, a fixed price contract and other matters relating to the potential construction
3. Due to custom nature of the build, the builder reserves the right to change or make alterations to the specifications, products structural design due to stock availability or building requirements.
4. The deposit amount of \$1,000 payable upon acceptance of this quotation is non-refundable however upon the signing of the contract, the deposit will form part of the 5% initial payment
5. All prices contained within this quotation are valid for a period of 30 days from the date of quotation. The client must finalise all required documentation within this time frame. Should the documentation required not be finalised within this time frame, Parkvue Homes Pty Ltd reserves the right to review and amend quoted prices where required. This includes, but is not limited to, the eligibility of the client for any promotions.
6. This home is subject to Developer's Approval, Land Titling, Site Investigations and Estate Covenants. This Quotation attempts to comply and include all these requirements. The client will be advised of any additional costs associated and/or changes required to comply with the above and additional costs will be passed onto client. (unknown/undetermined at time of quotation)
7. Customer to expose all boundary title pegs on site. Should the pegs not be made visible, it is the customers responsibility to provide a re-establishment survey conducted by a licensed surveyor. Should the customer wish for Parkvue Homes (Pty) Ltd to provide such re-establishment survey a minimum fee of \$1500 will be charged.
8. Community Infrastructure levy may apply in certain Estates (client to confirm with Council). If a Community Infrastructure Levy is required, then client is required to provide a copy of payment receipt to Parkvue Homes prior to building permit application.
9. The owner acknowledges the builder may in its absolute discretion and without reference to the owner, substitute, vary or change the size, dimension, colour or design, features, details, appliances, fixtures, fittings and finishes described in the building plans and specifications provided that all substitutions, variations or changes shall be in all respects of a like or similar quality, article or finish. Where practical the owner may be permitted to re select product.
10. Concrete, Timber and other natural products' colour and/or natural finishes are subject to decolourisation over time and prolonged exposure to natural elements. As such, these products surfaces are not covered under the builder 's warranty. Any associated costs involved with the maintenance and/or refinishing/recolouring of these products will be the client 's responsibility.
11. Images of façades OR 3D renders are indicative only.
12. No further changes or alterations will be accepted by Parkvue Homes Pty Ltd once the quotation is accepted & the initial deposit is paid. Fees of \$1800 may apply for any changes once the file is submitted to office. (Does not include items/upgrades done at colours for standard changes)
13. Parkvue Homes will ensure 6 star energy efficiency on all orientations when built on a concrete slab. Additional costs may be incurred by the purchaser in the event that the purchaser requests design alterations/modifications or the developer dictates design control over the home.
14. Parkvue Homes Pty Ltd remain the owner of all copyrights on designs based on Parkvue standard plans and specifications. Any breach of copyright or intellectual property may result in legal proceedings.
15. The pricing in the Contract Quotation will be held by Parkvue Homes for nine months from the date of the initial deposit until confirmed land title registration date (Initial deposit date is the date \$1000 received and land title date is the date titles get registered and confirmation provided in writing from client or client legal representative).

16. *Parkvue homes will follow the stamped plans approved by the building surveyor and ensure works are carried out in accordance with relevant standards , local requirements and the BCA*
17. *Fixing stage may not include installation of sinks, baths and troughs to prevent damage to these items.*
18. *Benchtops, glass / tiled splashback shelving to robes do not form part of the fit-off stage and will be installed after painting is completed*

## **General Specifications (Where Applicable)**

- Allowance to provide Engineered "H2" / "P" Class waffle pod Slab including:
  - Overall slab height to between 385mm and 400mm
  - SL82 (Homes up to 20m in length) and SL92 (homes between 20m and 30m in length) fabric mesh
  - 2 No. 3L11 trench mesh to external ribs.
  - 1 No. N16 bar to all internal ribs.
  - Client to provide Lot specific Level 1 compaction report (if any fill on land).
  - Excludes Alfresco and Porch areas. Excludes rock removal, bored piers, retaining walls and AG Pipes & Drains (if required this will be charged accordingly)

**\*\*Estate Recycled Water In Lieu Of Solar Hot Water - Includes Connection to up to 2no. WC 's, 2no. Garden Taps & Laundry Washing Machine Tap (Provide 135lt Hot Water Storage Tank) To Single Storey Homes Only. In Lieu Option NOT AVAILABLE to Double Storey Homes.**

- Provide Fibre Optic Provision Only Option including the following:
  - 2 No phone/data point as noted on electrical plan
  - Underground conduit (with drawstring) from communications pit to meter box.
  - Internal conduit from meter box to inside of garage.
  - Double Power point (garage)
- Provide Fibre Optic Home HUB Option as per Developer Requirements including the following:
  - Underground conduit (with drawstring) from communications pit to meter box.
  - Hub to Garage including double power point
  - 2 No phone/data point as noted on electrical plan
  - Internal conduit from meter box to inside of garage.
  - Double Power point inside hub
- Note: This item does not include antenna or satellite. A TV Antenna may be required to enable the TV outlets to receive reception for Freeview stations and is available for selection as a separate item (this is dependant on Estate Requirement). This item does not include optical fibre lead-in cable connections and associated fees will be the owners responsibility.
- Standard Evaporative Cooling
  - Homes up to and including 21sq - 6 outlets provided
  - Homes above 21sq and up to and including 24sq - 7 outlets provided
  - Homes above 24sq and up to and including 29.2sq - 8 outlets provided
  - Homes above 29.2sq - 9 outlets provided.
  - Double Storey Homes up to 7 outlets to first floor areas ONLY.
  - Outlets to Ground Floor Areas of Double Storey Homes NOT Permitted.

**Note: Outlets shown on plans are indicative Only. Location of outlets will be provided as per manufacturer's specifications and recommendations. Sq's stated above includes garage, porch**

and alfresco areas. Additional costs apply if low profile unit is required.

## **Maintenance**

- Any defect or fault which may appear in the dwelling shall be emailed to the Builder within 3 months from the date of the owner taking possession of the said works and if such defect or fault is specified hereunder to the obligation of the Builder then the Builder will make good the defect or fault at its own cost within reasonable time thereafter.
- Maintenance where necessary shall consist of:
  - a. Easing of doors, windows and frames, adjusting of locks, latches and fasteners and making by touching up where and adjustments have been made
  - b. Re-grout wall tiling where necessary
  - c. Check waste traps for leakage and generally ensure all plumbing is in satisfactory working condition
  - d. Replace any defective light switch or power points, confirm that all circuits are operating correctly
- The Builder will not accept responsibility for the following after the owners take possession
  - Damage or breakage to windows, mirrors, baths, basins, troughs, shower bases and stoves, Doors
  - Natural shrinkage of the frame which may cause peaks or loosen nail popping in plaster to walls or ceiling and cornices.
  - Shrinkage of all finishing timbers & flooring
- Provided that nothing contained in this clause shall derogate from the indemnity in force by virtue of Clause as below
- There is in force in respect of the dwelling to be erected on the property an approved indemnity in the form of a guarantee given by the Housing Builders Association under the terms of Building Act 1995 No. 91/1995