

Contract for Houses and Residential Land

Sixteenth Edition

This document has been approved by The Real Estate Institute of Queensland Limited and the Queensland Law Society Incorporated as being suitable for the sale and purchase of houses and residential land in Queensland except for new residential property in which case the issue of GST liability must be dealt with by special condition.

The Seller and Buyer agree to sell and buy the Property under this contract.

REFERENCE SCHEDULE

Contract Date:

23 December 2019

Seller's Agent:

NAME:	WINNEY GROUP PTY LTD ACN 141 094 260 TRADING AS WIN PROJECTS		
ABN:	53 141 094 260	LICENCE NO:	
ADDRESS:	PO Box 3380		
SUBURB:	HERVEY BAY	STATE:	QLD POSTCODE: 4655
PHONE:	MOBILE:	FAX:	EMAIL:
07 4124 4941		07 4194 2533	admin@winprojects.com.au

Seller:

NAME:	DOUGLAS CECIL PEDERSEN AND MARK WILLIAM PEDERSEN PERSONAL REPRESENTATIVE UNDER INSTRUMENT 715268923 AND WARREN JOHN PEDERSEN PERSONAL REPRESENTATIVE UNDER INSTRUMENT 718030349			ABN:	
ADDRESS:	267 Kinghorn Road				
SUBURB:	MARYBOROUGH	STATE:	QLD	POSTCODE:	4650
PHONE:	MOBILE:	FAX:	EMAIL:		
NAME:				ABN:	
ADDRESS:					
SUBURB:		STATE:		POSTCODE:	
PHONE:	MOBILE:	FAX:	EMAIL:		

■ or any other solicitor notified to the Buyer

Seller's Solicitor: NAME:

NAME:	CSG LAW		
REF:	SS:HM:47212	CONTACT:	Sarah Smith
ADDRESS:	PO Box 3207		
SUBURB:	PIALBA	STATE:	QLD POSTCODE: 4655
PHONE:	MOBILE:	FAX:	EMAIL:
07 4194 4555		07 4128 4388	ssmith@csglaw.com.au

JH Am

INITIALS (Note: Initials not required if signed with Electronic Signature)

Buyer: NAME: JOSHUA IAN HUGHES ABN:
ADDRESS: 305/748-750 Kingsway
SUBURB: GYMEA STATE: NSW POSTCODE: 2227
PHONE: MOBILE: 0437 142 111 FAX: EMAIL: designworksite.com jh
josh@designworkshop.com

NAME: AMY REBEKAH MCNICOL ABN:
ADDRESS: 305/748-750 Kingsway 20 La Boheme Avenue
SUBURB: GYMEA Caringbah STATE: NSW POSTCODE: 2229
PHONE: MOBILE: FAX: EMAIL: jh AM

Buyer's Agent: (if applicable)

NAME:
ABN: LICENCE NO:
ADDRESS:
SUBURB: STATE: POSTCODE:
PHONE: MOBILE: FAX: EMAIL:

■ or any other solicitor notified to the Seller

Buyer's Solicitor: NAME: BY THE RULES CONVEYANCING
REF: CONTACT: Megan Mapes
ADDRESS: PO Box 1211
SUBURB: NOOSA HEADS STATE: QLD POSTCODE: 4567
PHONE: 1300 223 344 MOBILE: 0438 157 954 FAX: EMAIL: megan.mapes@bytherules.com.au

PROPERTY

Land: ADDRESS: Baylinks Estate
74 Martin Street
SUBURB: PIALBA STATE: QLD POSTCODE: 4655
☒ Built on ☐ Vacant

Description: Lot: 15
on: SP304660
Title Reference: 51171816
Area: ■ (more or less) Land sold as: ☒ Freehold ☐ Leasehold ■ if neither is selected, the land is treated as being Freehold

Present Use: Dwelling
Local Government: Fraser Coast Regional Council
Excluded Fixtures:

jh AM

INITIALS (Note: Initials not required if signed with Electronic Signature)

Included Chattels:

PRICE

Deposit Holder: CSG Law

Deposit Holder's Trust Account: CSG Law Pty Ltd Law Practice Trust Account

Bank: National Australia Bank

BSB: 084 802

Account No: 31613 6748

Purchase Price: \$426,200.00

■ Unless otherwise specified in this contract, the Purchase Price includes any GST payable on the supply of the Property to the Buyer.

Deposit: \$10,000.00

Initial Deposit payable on the day the Buyer signs this contract unless another time is specified below

\$

Balance Deposit (if any) payable on:

Default Interest Rate:

%

■ If no figure is inserted, the Contract Rate applying at the Contract Date published by the Queensland Law Society Inc will apply.

FINANCE

Finance Amount: \$sufficient to complete

■ Unless all of "Finance Amount", "Financier" and "Finance Date" are completed, this contract is not subject to finance and clause 3 does not apply.

Financier: Buyers' choice

Finance Date: 15 January 2020

BUILDING AND/OR PEST INSPECTION DATE

Inspection Date:

■ If "Inspection Date" is not completed, the contract is not subject to an inspection report and clause 4.1 does not apply.

MATTERS AFFECTING PROPERTY

Title Encumbrances:

Is the Property sold subject to any Encumbrances? ☒ No ☐ Yes, listed below:

■ **WARNING TO SELLER:** You are required to disclose all Title Encumbrances which will remain after settlement (for example, easements on your title and statutory easements for sewerage and drainage which may not appear on a title search). Failure to disclose these may entitle the Buyer to terminate the contract or to compensation. It is NOT sufficient to state "refer to title", "search will reveal", or similar.

Tenancies:

TENANTS NAME: Nil

■ If the property is sold with vacant possession from settlement, insert 'Nil'. Otherwise complete details from Residential Tenancy Agreement.

TERM AND OPTIONS:

STARTING DATE OF TERM:

ENDING DATE OF TERM:

RENT:

BOND:

\$ 0.00

\$ 0.00

SHAM

INITIALS (Note: Initials not required if signed with Electronic Signature)

Managing Agent:

AGENCY NAME:

PROPERTY MANAGER:

ADDRESS:

SUBURB:

STATE:

POSTCODE:

PHONE:

FAX:

MOBILE:

EMAIL:

POOL SAFETY

Q1. Is there a pool on the Land or on an adjacent land used in association with the Land?

☐ Yes

☒ No Clause 4.2 of this contract does not apply

Q2. If the answer to Q1 is Yes, is there a Compliance or Exemption Certificate for the pool at the time of contract?

☐ Yes Clause 5.3(1)(f) applies

☐ No Clause 4.2 applies (except for auction and some other excluded sales)

Q3. If the answer to Q2 is No, has a Notice of No Pool Safety Certificate been given prior to contract?

☐ Yes

☐ No

■ **WARNING TO SELLER:** Failure to comply with the Pool Safety Requirements is an offence with substantial penalties

■ **WARNING TO BUYER:** If there is no Compliance or Exemption Certificate at settlement, the Buyer becomes responsible at its cost to obtain a Pool Safety Certificate within 90 days after settlement. The Buyer can also become liable to pay any costs of rectification necessary to comply with the Pool Safety Requirements to obtain a Pool Safety Certificate. The Buyer commits an offence and can be liable to substantial penalties if the Buyer fails to comply with this requirement.

■ If there is a pool on the Land and Q2 is not completed then clause 4.2 applies.

■ Note: This is an obligation of the Seller under Section 16 of the Building Regulation 2006.

POOL SAFETY INSPECTOR

Pool Safety Inspector:

Pool Safety Inspection Date:

■ The Pool Safety Inspector must be licensed under the Building Act 1975 and Building Regulation 2006.

■ Clause 4.2(2) applies except where this contract is formed on a sale by auction and some other excluded sales.

ELECTRICAL SAFETY SWITCH AND SMOKE ALARM

This section must be completed unless the Land is vacant.

The Seller gives notice to the Buyer that an Approved Safety Switch for the General Purpose Socket Outlets is:

(select whichever is applicable)

☒ installed in the residence

☐ not installed in the residence

■ **WARNING:** By giving false or misleading information in this section, the Seller may incur a penalty. The Seller should seek expert and qualified advice about completing this section and not rely on the Seller's Agent to complete this section.

The Seller gives notice to the Buyer that a Compliant Smoke Alarm(s) is/are:

(select whichever is applicable)

☒ installed in the residence

☐ not installed in the residence

■ **WARNING:** Failure to install a Compliant Smoke Alarm is an offence under the Fire and Emergency Services Act 1990.

SH AM

INITIALS (Note: Initials not required if signed with Electronic Signature)

NEIGHBOURHOOD DISPUTES (DIVIDING FENCES AND TREES) ACT 2011

The Seller gives notice to the Buyer in accordance with Section 83 of the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* that the Land:

(select whichever is applicable)

- ☒ is not affected by any application to, or an order made by, the Queensland Civil and Administrative Tribunal (QCAT) in relation to a tree on the Land or
- ☐ is affected by an application to, or an order made by, QCAT in relation to a tree on the Land, a copy of which has been given to the Buyer prior to the Buyer signing the contract.

■ **WARNING:** Failure to comply with s83 *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* by giving a copy of an order or application to the Buyer (where applicable) prior to Buyer signing the contract will entitle the Buyer to terminate the contract prior to Settlement.

GST WITHHOLDING OBLIGATIONS

Is the Buyer registered for GST and acquiring the Land for a creditable purpose?
(select whichever is applicable)

- ☐ Yes
- ☐ No

[Note: An example of an acquisition for a creditable purpose would be the purchase of the Land by a building contractor, who is registered for GST, for the purposes of building a house on the Land and selling it in the ordinary course of its business]

The Seller gives notice to the Buyer in accordance with section 14-255(1)(a) of the Withholding Law that:
(select whichever is applicable)

<input type="checkbox"/>	the Buyer is not required to make a payment under section 14-250 of the Withholding Law in relation to the supply of the Property
<input checked="" type="checkbox"/>	the Buyer is required to make a payment under section 14-250 of the Withholding Law in relation to the supply of the Property. Under section 14-255(1) of the Withholding Law, the Seller is required to give further details prior to settlement.

■ **WARNING:** the Buyer warrants in clause 2.5(6) that this information is true and correct.

■ **WARNING:** All sellers of residential premises or potential residential land are required to complete this notice. Section 14-250 of the Withholding Law applies to the sale of 'new residential premises' or 'potential residential land' (subject to some exceptions) and requires an amount to be withheld from the Purchase Price and paid to the ATO. The Seller should seek legal advice if unsure about completing this section.

SH AM

INITIALS (Note: Initials not required if signed with Electronic Signature)

SPECIAL CONDITIONS

See attached Special Conditions

SETTLEMENT

SETTLEMENT DATE: See Special Condition 8.3

- or the next Business Day if that is not a Business Day in the Place for Settlement
- If Brisbane is inserted this is a reference to Brisbane CBD

PLACE FOR SETTLEMENT: Hervey Bay

SIGNATURES

The contract may be subject to a 5 business day statutory cooling-off period. A termination penalty of 0.25% of the purchase price applies if the Buyer terminates the contract during the statutory cooling-off period.

It is recommended the Buyer obtain an independent property valuation and independent legal advice about the contract and his or her cooling-off rights, before signing.

BUYER: Joshua Hughes

WITNESS:

BUYER: AMY MCNICOL

WITNESS:

By placing my signature above I warrant that I am the Buyer named in the Reference Schedule or authorised by the Buyer to sign.

[Note: No witness is required if the Buyer signs using an Electronic Signature]

SELLER: [Signature]

WITNESS:

SELLER: [Signature]

WITNESS:

By placing my signature above I warrant that I am the Seller named in the Reference Schedule or authorised by the Seller to sign.

[Note: No witness is required if the Seller signs using an Electronic Signature]

DEPOSIT HOLDER: _____

- Who acknowledges having received the Initial Deposit and agrees to hold that amount and any Balance Deposit when received as Deposit Holder for the parties as provided in the Contract.

TERMS OF CONTRACT

FOR HOUSES AND RESIDENTIAL LAND

1. DEFINITIONS

1.1 In this contract:

- (1) terms in **bold** in the Reference Schedule have the meanings shown opposite them; and
- (2) unless the context otherwise indicates:
 - (a) **"Approved Safety Switch"** means a residual current device as defined in the *Electrical Safety Regulation 2013*;
 - (b) **"ATO"** means the Australian Taxation Office;
 - (c) **"ATO Clearance Certificate"** means a certificate issued under s14-220(1) of the Withholding Law which is current on the date it is given to the Buyer;
 - (d) **"Balance Purchase Price"** means the Purchase Price, less the Deposit paid by the Buyer, adjusted under clause 2.6;
 - (e) **"Bank"** means an authorised deposit-taking institution within the meaning of the *Banking Act 1959 (Cth)*;
 - (f) **"Bond"** means a bond under the Residential Tenancies and Rooming Accommodation Act 2008;
 - (g) **"Building Inspector"** means a person licensed to carry out completed residential building inspections under the *Queensland Building and Construction Commission Regulations 2003*;
 - (h) **"Business Day"** means a day other than:
 - (i) a Saturday or Sunday;
 - (ii) a public holiday in the Place for Settlement; and
 - (iii) a day in the period 27 to 31 December (inclusive);
 - (i) **"CGT Withholding Amount"** means the amount determined under section 14-200(3)(a) of the Withholding Law or, if a copy is provided to the Buyer prior to settlement, a lesser amount specified in a variation notice under section 14-235;
 - (j) **"Compliance or Exemption Certificate"** means:
 - (i) a Pool Safety Certificate; or
 - (ii) a building certificate that may be used instead of a Pool Safety Certificate under section 246AN(2) of the *Building Act 1975*; or
 - (iii) an exemption from compliance on the grounds of impracticality under section 245B of the *Building Act 1975*;
 - (k) **"Compliant Smoke Alarm"** means a smoke alarm complying with the requirements for smoke alarms in domestic dwellings under the *Fire and Emergency Services Act 1990*;
 - (l) **"Contract Date"** or **"Date of Contract"** means the date inserted in the Reference Schedule;
 - (m) **"Court"** includes any tribunal established under statute.
 - (n) **"Electronic Signature"** means an electronic method of signing that identifies the person and indicates their intention to sign the contract;
 - (o) **"Encumbrances"** includes:
 - (i) unregistered encumbrances;
 - (ii) statutory encumbrances; and
 - (iii) Security Interests.
 - (p) **"Essential Term"** includes, in the case of breach by:
 - (i) the Buyer: clauses 2.2, 2.5(1), 2.5(5), 5.1 and 6.1; and
 - (ii) the Seller: clauses 2.5(5), 5.1, 5.3(1)(a)-(d), 5.3(1)(e)(ii) & (iii), 5.3(1)(f), 5.5 and 6.1;
 but nothing in this definition precludes a Court from finding other terms to be essential.
 - (q) **"Financial Institution"** means a Bank, building society or credit union;
 - (r) **"General Purpose Socket Outlet"** means an electrical socket outlet as defined in the *Electrical Safety Regulations 2013*;
 - (s) **"GST"** means the goods and services tax under the GST Act;
 - (t) **"GST Act"** means *A New Tax System (Goods and Services Tax) Act* and includes other GST related legislation;
 - (u) **"GST Withholding Amount"** means the amount (if any) determined under section 14-250 of the Withholding Law required to be paid to the Commissioner of Taxation.
 - (v) **"Improvements"** means fixed structures on the Land and includes all items fixed to them (such as stoves, hot water systems, fixed carpets, curtains, blinds and their fittings, clothes lines, fixed satellite dishes and television antennae, in-ground plants) but does not include the Reserved Items;
 - (w) **"Keys"** means keys, codes or devices in the Seller's possession or control for all locks or security systems on the Property or necessary to access the Property;
 - (x) **"Notice of no pool safety certificate"** means the Form 36 under the *Building Regulation 2006* to the effect that there is no Pool Safety Certificate issued for the Land;
 - (y) **"Notice of nonconformity"** means a Form 26 under the *Building Regulation 2006* advising how the pool does not comply with the relevant pool safety standard;
 - (z) **"Outgoings"** means rates or charges on the Land by any competent authority (for example, council rates, water rates, fire service levies) but excludes land tax;
 - (aa) **"Pest Inspector"** means a person licensed to undertake termite inspections on completed buildings under the *Queensland Building and Construction Commission Regulations 2003*;
 - (bb) **"Pool Safety Certificate"** has the meaning in section 231C(a) of the *Building Act 1975*;
 - (cc) **"Pool Safety Inspection Date"** means the Pool Safety Inspection Date inserted in the Reference Schedule. If no date is inserted in the Reference Schedule, the Pool Safety Inspection Date is taken to be the earlier of the following:
 - (i) the Inspection Date for the Building and/or Pest Inspection; or
 - (ii) 2 Business Days before the Settlement Date
 - (dd) **"Pool Safety Requirements"** means the requirements for pool safety contained in the *Building Act 1975* and *Building Regulation 2006*;
 - (ee) **"Pool Safety Inspector"** means a person authorised to give a Pool Safety Certificate;
 - (ff) **"PPSR"** means the Personal Property Securities Register established under *Personal Property Securities Act 2009 (Cth)*;
 - (gg) **"Property"** means:
 - (i) the Land;
 - (ii) the Improvements; and
 - (iii) the Included Chattels;
 - (hh) **"Rent"** means any periodic amount payable under the Tenancies;
 - (ii) **"Reserved Items"** means the Excluded Fixtures and all chattels on the Land other than the Included Chattels;
 - (jj) **"Security Interests"** means all security interests registered on the PPSR over Included Chattels and Improvements;
 - (kk) **"Transfer Documents"** means:

JH
AM

INITIALS (Note: Initials not required if signed with Electronic Signature)

- (i) the form of transfer under the *Land Title Act 1994* required to transfer title in the Land to the Buyer; and
- (ii) any other document to be signed by the Seller necessary for stamping or registering the transfer;
- (ll) "Transport Infrastructure" has the meaning defined in the *Transport Infrastructure Act 1994*; and
- (mm) "Withholding Law" means Schedule 1 to the *Taxation Administration Act 1953 (Cth)*.

2. PURCHASE PRICE

2.1 GST

- (1) Unless otherwise specified in this contract, the Purchase Price includes any GST payable on the supply of the Property to the Buyer.
- (2) If a party is required to make any other payment or reimbursement under this contract, that payment or reimbursement will be reduced by the amount of any input tax credits to which the other party (or the representative member for a GST group of which it is a member) is entitled.

2.2 Deposit

- (1) The Buyer must pay the Deposit to the Deposit Holder at the times shown in the Reference Schedule. The Deposit Holder will hold the Deposit until a party becomes entitled to it.
- (2) The Buyer will be in default if it:
 - (a) does not pay the Deposit when required;
 - (b) pays the Deposit by a post-dated cheque; or
 - (c) pays the Deposit by cheque which is dishonoured on presentation.
- (3) The Seller may recover from the Buyer as a liquidated debt any part of the Deposit which is not paid when required.

2.3 Investment of Deposit

- If:
- (1) the Deposit Holder is instructed by either the Seller or the Buyer; and
 - (2) it is lawful to do so;
- the Deposit Holder must:
- (3) invest as much of the Deposit as has been paid with any Financial Institution in an interest-bearing account in the names of the parties; and
 - (4) provide the parties' tax file numbers to the Financial Institution (if they have been supplied).

2.4 Entitlement to Deposit and Interest

- (1) The party entitled to receive the Deposit is:
 - (a) if this contract settles, the Seller;
 - (b) if this contract is terminated without default by the Buyer, the Buyer; and
 - (c) if this contract is terminated owing to the Buyer's default, the Seller.
- (2) The interest on the Deposit must be paid to the person who is entitled to the Deposit.
- (3) If this contract is terminated, the Buyer has no further claim once it receives the Deposit and interest, unless the termination is due to the Seller's default or breach of warranty.
- (4) The Deposit is invested at the risk of the party who is ultimately entitled to it.

2.5 Payment of Balance Purchase Price

- (1) On the Settlement Date, the Buyer must pay the Balance Purchase Price by bank cheque as the Seller or the Seller's Solicitor directs.
- (2) Despite any other provision of this contract, a reference to a "bank cheque" in clause 2.5:
 - (a) includes a cheque drawn by a building society or credit union on itself;
 - (b) does not include a cheque drawn by a building society or credit union on a Bank;

and the Seller is not obliged to accept a cheque referred to in clause 2.5(2)(b) on the Settlement Date.
- (3) If both the following apply:
 - (a) the sale is not an excluded transaction under s14-215 of the Withholding Law; and
 - (b) the Seller has not given the Buyer on or before settlement for each person comprising the Seller either:
 - (i) an ATO Clearance Certificate; or

- (ii) a variation notice under s14-235 of the Withholding Law which remains current at the Settlement Date varying the CGT Withholding Amount to nil,

then:

- (c) for clause 2.5(1), the Seller irrevocably directs the Buyer to draw a bank cheque for the CGT Withholding Amount in favour of the Commissioner of Taxation or, if the Buyer's Solicitor requests, the Buyer's Solicitor's Trust Account;
 - (d) the Buyer must lodge a Foreign Resident Capital Gains Withholding Purchaser Notification Form with the ATO for each person comprising the Buyer and give copies to the Seller with the payment reference numbers (PRN) on or before settlement;
 - (e) the Seller must return the bank cheque in paragraph (c) to the Buyer's Solicitor (or if there is no Buyer's Solicitor, the Buyer) at settlement; and
 - (f) the Buyer must pay the CGT Withholding Amount to the ATO in accordance with section 14-200 of the Withholding Law and give the Seller evidence that it has done so within 2 Business Days of settlement occurring.
- (4) For clause 2.5(3) and section 14-215 of the Withholding Law, the market value of the CGT asset is taken to be the Purchase Price less any GST included in the Purchase Price for which the Buyer is entitled to an input tax credit unless:
- (a) the Property includes items in addition to the Land and Improvements; and
 - (b) no later than 2 Business Days prior to the Settlement Date, the Seller gives the Buyer a valuation of the Land and Improvements prepared by a registered valuer, in which case the market value of the Land and Improvements will be as stated in the valuation.
- (5) If the Buyer is required to pay the GST Withholding Amount to the Commissioner of Taxation at settlement pursuant to section 14-250 of the Withholding Law:
- (a) the Seller must give the Buyer a notice in accordance with section 14-255(1) of the Withholding Law;
 - (b) prior to settlement the Buyer must lodge with the ATO:
 - (i) a *GST Property Settlement Withholding Notification* form ("Form 1"); and
 - (ii) a *GST Property Settlement Date Confirmation* form ("Form 2");
 - (c) on or before settlement, the Buyer must give the Seller copies of:
 - (i) the Form 1;
 - (ii) confirmation from the ATO that the Form 1 has been lodged specifying the Buyer's lodgement reference number and payment reference number;
 - (iii) confirmation from the ATO that the Form 2 has been lodged; and
 - (iv) a completed ATO payment slip for the Withholding Amount;
 - (d) the Seller irrevocably directs the Buyer to draw a bank cheque for the GST Withholding Amount in favour of the Commissioner of Taxation and deliver it to the Seller at settlement; and
 - (e) the Seller must pay the GST Withholding Amount to the ATO in compliance with section 14-250 of the Withholding Law promptly after settlement.

- (6) The Buyer warrants that the statements made by the Buyer in the Reference Schedule under GST Withholding Obligations are true and correct.

2.6 Adjustments to Balance Purchase Price

- (1) The Seller is liable for Outgoings and is entitled to Rent up to and including the Settlement Date. The Buyer is liable for Outgoings and is entitled to Rent after the Settlement Date.
- (2) Subject to clauses 2.6(3), 2.6(5) and 2.6(14), Outgoings for periods including the Settlement Date must be adjusted:
 - (a) for those paid, on the amount paid;
 - (b) for those assessed but unpaid, on the amount payable (excluding any discount); and
 - (c) for those not assessed:

SM AM

INITIALS (Note: Initials not required if signed with Electronic Signature)

- (i) on the amount the relevant authority advises will be assessed (excluding any discount); or
 - (ii) if no advice on the assessment to be made is available, on the amount of the latest separate assessment (excluding any discount).
- (3) If there is no separate assessment of rates for the Land at the Settlement Date and the Local Government informs the Buyer that it will not apportion rates between the Buyer and the Seller, then:
- (a) the amount of rates to be adjusted is that proportion of the assessment equal to the ratio of the area of the Land to the area of the parcel in the assessment; and
 - (b) if an assessment of rates includes charges imposed on a "per lot" basis, then the portion of those charges to be adjusted is the amount assessed divided by the number of lots in that assessment.
- (4) The Seller is liable for land tax assessed on the Land for the financial year current at the Settlement Date. If land tax is unpaid at the Settlement Date and the Office of State Revenue advises that it will issue a final clearance for the Land on payment of a specified amount, then the Buyer may deduct the specified amount from the Balance Purchase Price at settlement and must pay it promptly to the Office of State Revenue.
- (5) Any Outgoings assessable on the amount of water used must be adjusted on the charges that would be assessed on the total water usage for the assessment period, determined by assuming that the actual rate of usage shown by the meter reading made before settlement continues throughout the assessment period. The Buyer must obtain and pay for the meter reading.
- (6) If any Outgoings are assessed but unpaid at the Settlement Date, then the Buyer may deduct the amount payable from the Balance Purchase Price at settlement and pay it promptly to the relevant authority. If an amount is deducted under this clause, the relevant Outgoing will be treated as paid at the Settlement Date for the purposes of clause 2.6(2).
- (7) Arrears of Rent for any rental period ending on or before the Settlement Date belong to the Seller and are not adjusted at settlement.
- (8) Unpaid Rent for the rental period including both the Settlement Date and the following day ("Current Period") is not adjusted until it is paid.
- (9) Rent already paid for the Current Period or beyond must be adjusted at settlement.
- (10) If Rent payments are reassessed after the Settlement Date for periods including the Settlement Date, any additional Rent payment from a Tenant or refund due to a Tenant must be apportioned under clauses 2.6(7), 2.6(8) and 2.6(9).
- (11) Payments under clause 2.6(10) must be made within 14 days after notification by one party to the other but only after any additional payment from a Tenant has been received.
- (12) The cost of Bank cheques payable at settlement:
- (a) to the Seller or its mortgagee are the responsibility of the Buyer; and
 - (b) to parties other than the Seller or its mortgagee are the responsibility of the Seller.
- (13) The Seller is not entitled to require payment of the Balance Purchase Price by means other than Bank cheque without the consent of the Buyer.
- (14) Upon written request by the Buyer, the Seller will, prior to Settlement, give the Buyer a written statement, supported by reasonable evidence, of –
- (a) all Outgoings and all Rent for the Property to the extent they are not capable of discovery by search or enquiry at any office of public record or pursuant to the provisions of any statute; and
 - (b) any other information which the Buyer may reasonably require for the purpose of calculating or apportioning any Outgoings or Rent under this clause 2.6.

If the Seller becomes aware of a change to the information provided the Seller will as soon as practicably provide the updated information to the Buyer.

3. FINANCE

- 3.1 This contract is conditional on the Buyer obtaining approval of a loan for the Finance Amount from the Financier by the Finance

Date on terms satisfactory to the Buyer. The Buyer must take all reasonable steps to obtain approval.

- 3.2 The Buyer must give notice to the Seller that:
- (1) approval has not been obtained by the Finance Date and the Buyer terminates this contract; or
 - (2) the finance condition has been either satisfied or waived by the Buyer.
- 3.3 The Seller may terminate this contract by notice to the Buyer if notice is not given under clause 3.2 by 5pm on the Finance Date. This is the Seller's only remedy for the Buyer's failure to give notice.
- 3.4 The Seller's right under clause 3.3 is subject to the Buyer's continuing right to give written notice to the Seller of satisfaction, termination or waiver pursuant to clause 3.2.

4. BUILDING AND PEST INSPECTION REPORTS AND POOL SAFETY

4.1 Building and Pest Inspection

- (1) This contract is conditional upon the Buyer obtaining a written building report from a Building Inspector and a written pest report from a Pest Inspector (which may be a single report) on the Property by the Inspection Date on terms satisfactory to the Buyer. The Buyer must take all reasonable steps to obtain the reports (subject to the right of the Buyer to elect to obtain only one of the reports).
- (2) The Buyer must give notice to the Seller that:
 - (a) a satisfactory Inspector's report under clause 4.1(1) has not been obtained by the Inspection Date and the Buyer terminates this contract. The Buyer must act reasonably; or
 - (b) clause 4.1(1) has been either satisfied or waived by the Buyer.
- (3) If the Buyer terminates this contract and the Seller asks the Buyer for a copy of the building and pest reports, the Buyer must give a copy of each report to the Seller without delay.
- (4) The Seller may terminate this contract by notice to the Buyer if notice is not given under clause 4.1(2) by 5pm on the Inspection Date. This is the Seller's only remedy for the Buyer's failure to give notice.
- (5) The Seller's right under clause 4.1(4) is subject to the Buyer's continuing right to give written notice to the Seller of satisfaction, termination or waiver pursuant to clause 4.1(2).

4.2 Pool Safety

- (1) This clause 4.2 applies if:
 - (a) the answer to Q2 of the Reference Schedule is No or Q2 is not completed; and
 - (b) this contract is not a contract of a type referred to in section 160(1)(b) of the *Property Occupations Act 2014*.
- (2) This contract is conditional upon:
 - (a) the issue of a Pool Safety Certificate; or
 - (b) a Pool Safety Inspector issuing a Notice of nonconformity stating the works required before a Pool Safety Certificate can be issued,
 by the Pool Safety Inspection Date.
- (3) The Buyer is responsible for arranging an inspection by a Pool Safety Inspector at the Buyer's cost. The Seller authorises:
 - (a) the Buyer to arrange the inspection; and
 - (b) the Pool Safety Inspector to advise the Buyer of the results of the inspection and to give the Buyer a copy of any notice issued.
- (4) If a Pool Safety Certificate has not issued by the Pool Safety Inspection Date, the Buyer may give notice to the Seller that the Buyer:
 - (a) terminates this contract; or
 - (b) waives the benefit of this clause 4.2;
 The Buyer must act reasonably.
- (5) The Seller may terminate this contract by notice to the Buyer if notice is not given under clause 4.2(4) by 5pm on the Pool Safety Inspection Date.
- (6) The Seller's right under clause 4.2(5) is subject to the Buyer's continuing right to give written notice to the Seller of termination or waiver pursuant to clause 4.2(4).
- (7) The right of a party to terminate under this clause 4.2, ceases upon receipt by that party of a copy of a current Pool Safety Certificate.

TH
AM

INITIALS (Note: Initials not required if signed with Electronic Signature)

- (8) If the Buyer terminates this contract under clause 4.2(4)(a), and the Seller has not obtained a copy of the Notice of nonconformity issued by the Pool Safety Inspector, the Seller may request a copy and the Buyer must provide this to the Seller without delay.

5. SETTLEMENT

5.1 Time and Date

- (1) Settlement must occur between 9am and 4pm AEST on the Settlement Date.
- (2) If the parties do not agree on where settlement is to occur, it must take place in the Place for Settlement at the office of a solicitor or Financial Institution nominated by the Seller, or, if the Seller does not make a nomination, at the land registry office in or nearest to the Place for Settlement.

5.2 Transfer Documents

- (1) The Transfer Documents must be prepared by the Buyer's Solicitor and delivered to the Seller a reasonable time before the Settlement Date.
- (2) If the Buyer pays the Seller's reasonable expenses, it may require the Seller to produce the Transfer Documents at the Office of State Revenue nearest the Place for Settlement for stamping before settlement.

5.3 Documents and Keys at Settlement

- (1) In exchange for payment of the Balance Purchase Price, the Seller must deliver to the Buyer at settlement:
 - (a) any instrument of title for the Land required to register the transfer to the Buyer; and
 - (b) unstamped Transfer Documents capable of immediate registration after stamping; and
 - (c) any instrument necessary to release any Encumbrance over the Property in compliance with the Seller's obligation in clause 7.2; and
 - (d) if requested by the Buyer not less than 2 clear Business Days before the Settlement Date, the Keys; and
 - (e) if there are Tenancies:
 - (i) the Seller's copy of any Tenancy agreements;
 - (ii) a notice to each tenant advising of the sale in the form required by law; and
 - (iii) any notice required by law to transfer to the Buyer the Seller's interest in any Bond; and
 - (f) if the answer to Q2 in the Reference Schedule is Yes, a copy of a current Compliance or Exemption Certificate, if not already provided to the Buyer.
- (2) If the instrument of title for the Land also relates to other land, the Seller need not deliver it to the Buyer, but the Seller must make arrangements satisfactory to the Buyer to produce it for registration of the transfer.
- (3) If the Keys are not delivered at Settlement under clause 5.3(1)(d), the Seller must deliver the Keys to the Buyer. The Seller may discharge its obligation under this provision by authorising the Seller's Agent to release the Keys to the Buyer.

5.4 Assignment of Covenants and Warranties

At settlement, the Seller assigns to the Buyer the benefit of all:

- (1) covenants by the tenants under the Tenancies;
- (2) guarantees and Bonds (subject to the requirements of the *Residential Tenancies and Rooming Accommodation Act 2008*) supporting the Tenancies;
- (3) manufacturers' warranties regarding the Included Chattels; and
- (4) builders' warranties on the Improvements; to the extent they are assignable. However, the right to recover arrears of Rent is not assigned to the Buyer and section 117 of the *Property Law Act 1974* does not apply.

5.5 Possession of Property and Title to Included Chattels

On the Settlement Date, in exchange for the Balance Purchase Price, the Seller must give the Buyer vacant possession of the Land and the Improvements except for the Tenancies. Title to the Included Chattels passes at settlement.

5.6 Reservations

- (1) The Seller must remove the Reserved Items from the Property before settlement.
- (2) The Seller must repair at its expense any damage done to the Property in removing the Reserved Items. If the Seller fails to do so, the Buyer may repair that damage.
- (3) Any Reserved Items not removed before settlement will be considered abandoned and the Buyer may, without limiting its

other rights, complete this contract and appropriate those Reserved Items or dispose of them in any way.

- (4) The Seller indemnifies the Buyer against any damages and expenses resulting from the Buyer's actions under clauses 5.6(2) or 5.6(3).

5.7 Consent to Transfer

- (1) If the Land sold is leasehold, this contract is subject to any necessary consent to the transfer of the lease to the Buyer being obtained by the Settlement Date.
- (2) The Seller must apply for the consent required as soon as possible.
- (3) The Buyer must do everything reasonably required to help obtain this consent.

6. TIME

6.1 Time of the Essence

Time is of the essence of this contract, except regarding any agreement between the parties on a time of day for settlement.

6.2 Suspension of Time

- (1) This clause 6.2 applies if a party is unable to perform a Settlement Obligation solely as a consequence of a Delay Event but does not apply where the inability is attributable to:
 - (a) damage to, destruction of or diminution in value of the Property or other property of the Seller or Buyer; or
 - (b) termination or variation of any agreement between a party and another person whether relating to the provision of finance, the release of an Encumbrance, the sale or purchase of another property or otherwise.
- (2) Time for the performance of the parties' Settlement Obligations is suspended and ceases to be of the essence of the contract and the parties are deemed not to be in breach of their Settlement Obligations.
- (3) An Affected Party must take reasonable steps to minimise the effect of the Delay Event on its ability to perform its Settlement Obligations.
- (4) When an Affected Party is no longer prevented from performing its Settlement Obligations due to the Delay Event, the Affected Party must give the other party a notice of that fact, promptly.
- (5) When the Suspension Period ends, whether notice under clause 6.2(4) has been given or not, either party may give the other party a Notice to Settle.
- (6) A Notice to Settle must be in writing and state:
 - (a) that the Suspension Period has ended;
 - (b) a date, being not less than 5 nor more than 10 Business Days after the date the Notice to Settle is given, which shall become the Settlement Date; and
 - (c) that time is of the essence.
- (7) When Notice to Settle is given, time is again of the essence of the contract.
- (8) In this clause 6.2:
 - (a) "Affected Party" means a party referred to in clause 6.2(1);
 - (b) "Delay Event" means:
 - (i) a tsunami, flood, cyclone, earthquake, bushfire or other act of nature;
 - (ii) riot, civil commotion, war, invasion or a terrorist act;
 - (iii) an imminent threat of an event in paragraphs (i) or (ii); or
 - (iv) compliance with any lawful direction or order by a Government Agency;
 - (c) "Government Agency" means the government of the Commonwealth of Australia or an Australian State, Territory or local government and includes their authorities, agencies, government owned corporations and authorised officers, courts and tribunals;
 - (d) "Settlement Obligations" means, in the case of the Buyer, its obligations under clauses 2.5(1) and 5.1(1) and, in the case of the Seller, its obligations under clauses 5.1(1), 5.3(1)(a) – (e) and 5.5;
 - (e) "Suspension Period" means the period during which the Affected Party (or if both the Buyer and Seller are Affected Parties, either of them) remains unable to perform a Settlement Obligation solely as a consequence of a Delay Event.

SHAM

INITIALS (Note: Initials not required if signed with Electronic Signature)

7. MATTERS AFFECTING THE PROPERTY

7.1 Title

The Land is sold subject to:

- (1) any reservations or conditions on the title or the original Deed of Grant (if freehold); or
- (2) the Conditions of the Crown Lease (if leasehold).

7.2 Encumbrances

The Property is sold free of all Encumbrances other than the Title Encumbrances and Tenancies.

7.3 Requisitions

The Buyer may not deliver any requisitions or enquiries on title.

7.4 Seller's Warranties

- (1) The Seller warrants that, except as disclosed in this contract at settlement:
 - (a) if the Land is freehold: it will be the registered owner of an estate in fee simple in the Land and will own the rest of the Property;
 - (b) if the Land is leasehold: it will be the registered lessee, the lease is not liable to forfeiture because of default under the lease, and it will own the rest of the Property;
 - (c) it will be capable of completing this contract (unless the Seller dies or becomes mentally incapable after the Contract Date); and
 - (d) there will be no unsatisfied judgment, order (except for an order referred to in clause 7.6(1)(b)) or writ affecting the Property.
- (2) The Seller warrants that, except as disclosed in this contract at the Contract Date and at settlement there are no current or threatened claims, notices or proceedings that may lead to a judgment, order or writ affecting the Property.
- (3)(a) The Seller warrants that, except as disclosed in this contract or a notice given by the Seller to the Buyer under the *Environmental Protection Act 1994* ("EPA"), at the Contract Date:
 - (i) there is no outstanding obligation on the Seller to give notice to the administering authority under EPA of notifiable activity being conducted on the Land; and
 - (ii) the Seller is not aware of any facts or circumstances that may lead to the Land being classified as contaminated land within the meaning of EPA.
- (b) If the Seller breaches a warranty in clause 7.4(3), the Buyer may:
 - (i) terminate this contract by notice in writing to the Seller given within 2 Business Days before the Settlement Date; or
 - (ii) complete this contract and claim compensation, but only if the Buyer claims it in writing before the Settlement Date.
- (4) If the Seller breaches a warranty in clause 7.4(1) or clause 7.4(2), the Buyer may terminate this contract by notice to the Seller.
- (5) The Seller does not warrant that the Present Use is lawful.

7.5 Survey and Mistake

- (1) The Buyer may survey the Land.
- (2) If there is:
 - (a) an error in the boundaries or area of the Land;
 - (b) an encroachment by structures onto or from the Land; or
 - (c) a mistake or omission in describing the Property or the Seller's title to it;which is:
 - (d) immaterial; or
 - (e) material, but the Buyer elects to complete this contract;the Buyer's only remedy against the Seller is for compensation, but only if claimed by the Buyer in writing on or before settlement.
- (3) The Buyer may not delay settlement or withhold any part of the Balance Purchase Price because of any compensation claim under clause 7.5(2).
- (4) If there is a material error, encroachment or mistake, the Buyer may terminate this contract before settlement.

7.6 Requirements of Authorities

- (1) Subject to clause 7.6(5), any valid notice or order by any competent authority or Court requiring work to be done or money spent in relation to the Property ("Work or Expenditure") must be fully complied with:
 - (a) if issued before the Contract Date, by the Seller before the Settlement Date;
 - (b) if issued on or after the Contract Date, by the Buyer.
- (2) If any Work or Expenditure that is the Seller's responsibility under clause 7.6(1)(a) is not done before the Settlement Date, the Buyer is entitled to claim the reasonable cost of work done by the Buyer in accordance with the notice or order referred to in clause 7.6(1) from the Seller after settlement as a debt.
- (3) Any Work or Expenditure that is the Buyer's responsibility under clause 7.6(1)(b), which is required to be done before the Settlement Date, must be done by the Seller unless the Buyer directs the Seller not to and indemnifies the Seller against any liability for not carrying out the work. If the Seller does the work, or spends the money, the reasonable cost of that Work or Expenditure must be added to the Balance Purchase Price.
- (4) The Buyer may terminate this contract by notice to the Seller if there is an outstanding notice at the Contract Date under sections 246AG, 247 or 248 of the *Building Act 1975* or sections 167 or 168 of the *Planning Act 2016* that affects the Property.
- (5) Clause 7.6(1) does not apply to orders disclosed under section 83 of the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011*.

7.7 Property Adversely Affected

- (1) If at the Contract Date:
 - (a) the Present Use is not lawful under the relevant town planning scheme;
 - (b) the Land is affected by a proposal of any competent authority to alter the dimensions of any Transport Infrastructure or locate Transport Infrastructure on the Land;
 - (c) access or any service to the Land passes unlawfully through other land;
 - (d) any competent authority has issued a current notice to treat, or notice of intention to resume, regarding any part of the Land;
 - (e) there is an outstanding condition of a development approval attaching to the Land under section 73 of the *Planning Act 2016* or section 96 of the *Economic Development Queensland Act 2012* which, if complied with, would constitute a material mistake or omission in the Seller's title under clause 7.5(2)(c);
 - (f) the Property is affected by the *Queensland Heritage Act 1992* or is included in the World Heritage List;
 - (g) the Property is declared acquisition land under the *Queensland Reconstruction Authority Act 2011*;
 - (h) there is a charge against the Land under s104 of the *Foreign Acquisitions and Takeovers Act 1975*,

and that has not been disclosed in this contract, the Buyer may terminate this contract by notice to the Seller given on or before settlement.

- (2) If no notice is given under clause 7.7(1), the Buyer will be treated as having accepted the Property subject to all of the matters referred to in that clause.
- (3) The Seller authorises the Buyer to inspect records held by any authority, including Security Interests on the PPSR relating to the Property.

7.8 Dividing Fences

Notwithstanding any provision in the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011*, the Seller need not contribute to the cost of building any dividing fence between the Land and any adjoining land owned by it. The Buyer waives any right to claim contribution from the Seller.

8. RIGHTS AND OBLIGATIONS UNTIL SETTLEMENT

8.1 Risk

The Property is at the Buyer's risk from 5pm on the first Business Day after the Contract Date.

SH AM

INITIALS (Note: Initials not required if signed with Electronic Signature)

8.2 Access

After reasonable notice to the Seller, the Buyer and its consultants may enter the Property:

- (1) once to read any meter;
- (2) for inspections under clause 4;
- (3) once to inspect the Property before settlement; and
- (4) once to value the Property before settlement.

8.3 Seller's Obligations After Contract Date

- (1) The Seller must use the Property reasonably until settlement. The Seller must not do anything regarding the Property or Tenancies that may significantly alter them or result in later expense for the Buyer.
- (2) The Seller must promptly upon receiving any notice, proceeding or order that affects the Property or requires work on the Property, give a copy to the Buyer.
- (3) Without limiting clause 8.3(1), the Seller must not without the prior written consent of the Buyer, give any notice or seek or consent to any order that affects the Property or make any agreement affecting the Property that binds the Buyer to perform.

8.4 Information Regarding the Property

Upon written request of the Buyer but in any event before settlement, the Seller must give the Buyer:

- (1) copies of all documents relating to any unregistered interests in the Property;
- (2) full details of the Tenancies to allow the Buyer to properly manage the Property after settlement;
- (3) sufficient details (including the date of birth of each Seller who is an individual) to enable the Buyer to undertake a search of the PPSR; and
- (4) further copies or details if those previously given cease to be complete and accurate.

8.5 Possession Before Settlement

If possession is given before settlement:

- (1) the Buyer must maintain the Property in substantially its condition at the date of possession, fair wear and tear excepted;
- (2) entry into possession is under a licence personal to the Buyer revocable at any time and does not:
 - (a) create a relationship of landlord and tenant; or
 - (b) waive the Buyer's rights under this contract;
- (3) the Buyer must insure the Property to the Seller's satisfaction; and
- (4) the Buyer indemnifies the Seller against any expense or damages incurred by the Seller as a result of the Buyer's possession of the Property.

9. PARTIES' DEFAULT

9.1 Seller and Buyer May Affirm or Terminate

Without limiting any other right or remedy of the parties including those under this contract or any right at law or in equity, if the Seller or Buyer, as the case may be, fails to comply with an Essential Term, or makes a fundamental breach of an intermediate term, the Seller (in the case of the Buyer's default) or the Buyer (in the case of the Seller's default) may affirm or terminate this contract.

9.2 If Seller Affirms

If the Seller affirms this contract under clause 9.1, it may sue the Buyer for:

- (1) damages;
- (2) specific performance; or
- (3) damages and specific performance.

9.3 If Buyer Affirms

If the Buyer affirms this contract under clause 9.1, it may sue the Seller for:

- (1) damages;
- (2) specific performance; or
- (3) damages and specific performance.

9.4 If Seller Terminates

If the Seller terminates this contract under clause 9.1, it may do all or any of the following:

- (1) resume possession of the Property;
- (2) forfeit the Deposit and any interest earned;
- (3) sue the Buyer for damages;
- (4) resell the Property.

9.5 If Buyer Terminates

If the Buyer terminates this contract under clause 9.1, it may do all or any of the following:

- (1) recover the Deposit and any interest earned;
- (2) sue the Seller for damages.

9.6 Seller's Resale

- (1) If the Seller terminates this contract and resells the Property, the Seller may recover from the Buyer as liquidated damages:
 - (a) any deficiency in price on a resale; and
 - (b) its expenses connected with any repossession, any failed attempt to resell, and the resale;provided the resale settles within 2 years of termination of this contract.

- (2) Any profit on a resale belongs to the Seller.

9.7 Seller's Damages

The Seller may claim damages for any loss it suffers as a result of the Buyer's default, including its legal costs on an indemnity basis and the cost of any Work or Expenditure under clause 7.6(3).

9.8 Buyer's Damages

The Buyer may claim damages for any loss it suffers as a result of the Seller's default, including its legal costs on an indemnity basis.

9.9 Interest on Late Payments

- (1) The Buyer must pay interest at the Default Rate:
 - (a) on any amount payable under this contract which is not paid when due; and
 - (b) on any judgement for money payable under this contract.
- (2) Interest continues to accrue:
 - (a) under clause 9.9(1)(a), from the date it is due until paid; and
 - (b) under clause 9.9(1)(b), from the date of judgement until paid.
- (3) Any amount payable under clause 9.9(1)(a) in respect of a period prior to settlement must be paid by the Buyer at settlement. If this contract is terminated or if any amount remains unpaid after settlement, interest continues to accrue.
- (4) Nothing in this clause affects any other rights of the Seller under this contract or at law.

10. GENERAL

10.1 Seller's Agent

The Seller's Agent is appointed as the Seller's agent to introduce a buyer.

10.2 Foreign Buyer Approval

The Buyer warrants that either:

- (1) the Buyer's purchase of the Property is not a notifiable action; or
- (2) the Buyer has received a no objection notification, under the *Foreign Acquisitions and Takeovers Act 1975*.

10.3 Duty

The Buyer must pay all duty on this contract.

10.4 Notices

- (1) Notices under this contract must be in writing.
- (2) Notices under this contract or notices required to be given by law may be given and received by the party's solicitor.
- (3) Notices under this contract or required to be given by law may be given by:
 - (a) delivering or posting to the other party or its solicitor; or
 - (b) sending it to the facsimile number of the other party or its solicitor stated in the Reference Schedule (or another facsimile number notified by the recipient to the sender); or
 - (c) sending it to the email address of the other party or its solicitor stated in the Reference Schedule (or another email address notified by the recipient to the sender).
- (4) Subject to clause 10.4(5), a notice given after this contract is entered into in accordance with clause 10.4(3) will be treated as given:
 - (a) 5 Business Days after posting;
 - (b) if sent by facsimile, at the time indicated on a clear transmission report; and
 - (c) if sent by email, at the time it is sent.
- (5) Notices given by facsimile, by personal delivery or by email between 5pm on a Business Day (the "first Business Day") and 9am on the next Business Day (the "second Business Day") will be treated as given or delivered at 9am on the second Business Day.
- (6) If two or more notices are treated as given at the same time under clause 10.4(5), they will be treated as given in the order in which they were sent or delivered.

S U A M

INITIALS (Note: Initials not required if signed with Electronic Signature)

- (7) Notices or other written communications by a party's solicitor (for example, varying the Inspection Date, Finance Date or Settlement Date) will be treated as given with that party's authority.
- (8) For the purposes of clause 10.4(3)(c) and clause 12.2 the notice or information may be contained within an email, as an attachment to an email or located in an electronic repository accessible by the recipient by clicking a link in an email.

10.5 Business Days

- (1) If anything is required to be done on a day that is not a Business Day, it must be done instead on the next Business Day.
- (2) If the Finance Date or Inspection Date fall on a day that is not a Business Day, then it falls on the next Business Day.

10.6 Rights After Settlement

Despite settlement and registration of the transfer, any term of this contract that can take effect after settlement or registration remains in force.

10.7 Further Acts

If requested by the other party, each party must, at its own expense, do everything reasonably necessary to give effect to this contract.

10.8 Severance

If any term or part of a term of this contract is or becomes legally ineffective, invalid or unenforceable in any jurisdiction it will be severed and the effectiveness, validity or enforceability of the remainder will not be affected.

10.9 Interpretation

(1) Plurals and Genders

Reference to:

- (a) the singular includes the plural and the plural includes the singular;
- (b) one gender includes each other gender;
- (c) a person includes a body corporate; and
- (d) a party includes the party's executors, administrators, successors and permitted assigns.

(2) Parties

- (a) If a party consists of more than one person, this contract binds them jointly and each of them individually.
- (b) A party that is a trustee is bound both personally and in its capacity as a trustee.

(3) Statutes and Regulations

Reference to statutes includes all statutes amending, consolidating or replacing them.

(4) Inconsistencies

If there is any inconsistency between any provision added to this contract and the printed provisions, the added provision prevails.

(5) Headings

Headings are for convenience only and do not form part of this contract or affect its interpretation.

10.10 Counterparts

- (1) This contract may be executed in two or more counterparts, all of which will together be deemed to constitute one and the same contract.
- (2) A counterpart may be electronic and signed using an Electronic Signature.

11. ELECTRONIC SETTLEMENT

11.1 Application of Clause

- (1) Clause 11 applies if the Buyer, Seller and each Financial Institution involved in the transaction agree to an Electronic Settlement using the same ELNO System and overrides any other provision of this contract to the extent of any inconsistency.
- (2) Acceptance of an invitation to an Electronic Workspace is taken to be an agreement for clause 11.1(1).
- (3) Clause 11 (except clause 11.5(3)) ceases to apply if either party gives notice under clause 11.5 that settlement will not be an Electronic Settlement.

11.2 Completion of Electronic Workspace

- (1) The parties must:
- (a) ensure that the Electronic Workspace is completed and all Electronic Conveyancing Documents and the Financial Settlement Schedule are Digitally Signed prior to settlement; and

- (b) do everything else required in the Electronic Workspace or otherwise to enable settlement to occur on the Settlement Date.

- (2) If the parties cannot agree on a time for settlement, the time to be nominated in the Workspace is 4pm AEST.
- (3) If any part of the Purchase Price is to be paid to discharge an Outgoing:

- (a) the Buyer may, by notice in writing to the Seller, require that the amount is paid to the Buyer's Solicitor's trust account and the Buyer is responsible for paying the amount to the relevant authority;

- (b) for amounts to be paid to destination accounts other than the Buyer's Solicitor's trust account, the Seller must give the Buyer a copy of the current account for the Outgoing to enable the Buyer to verify the destination account details in the Financial Settlement Schedule.

- (4) If the Deposit is required to discharge any Encumbrance or pay an Outgoing at settlement:

- (a) the Deposit Holder must, if directed by the Seller at least 2 Business Days prior to Settlement, pay the Deposit (and any interest accrued on investment of the Deposit) less commission as clear funds to the Seller's Solicitor;

- (b) the Buyer and the Seller authorise the Deposit Holder to make the payment in clause 11.2(4)(a);

- (c) the Seller's Solicitor will hold the money as Deposit Holder under the Contract;

- (d) the Seller and Buyer authorise the Seller's Solicitor to pay the money as directed by the Seller in accordance with the Financial Settlement Schedule.

11.3 Electronic Settlement

- (1) Clauses 5.1(2) and 5.2 do not apply.

- (2) Payment of the Balance Purchase Price electronically as directed by the Seller's Solicitor in the Financial Settlement Schedule satisfies the Buyer's obligation in clause 2.5(1).

- (3) The Seller and Buyer will be taken to have complied with:

- (a) clause 2.5(3)(c),(e) and (f); and

- (b) clause 2.5(5)(d) and (e),

(as applicable) if at settlement the Financial Settlement Schedule specifies payment of the relevant amount to the account nominated by the Commissioner of Taxation.

- (4) The Seller will be taken to have complied with clause 5.3(1)(b), (c), (d), (e) and (f) if:

- (a) in relation to documents which are suitable for Electronic Lodgement in the Land Registry at settlement, the documents are Digitally Signed within the Electronic Workspace; and

- (b) in relation to any other document or thing, the Seller's Solicitor:

- (i) confirms in writing prior to settlement that it holds all relevant documents which are not suitable for Electronic Lodgement and all Keys (if requested under clause 5.3(1)(d)) in escrow on the terms contained in the QLS E-Conveyancing Guidelines; and

- (ii) gives a written undertaking to send the documents and Keys (if applicable) to the Buyer or Buyer's Solicitor no later than the Business Day after settlement; and

- (iii) if requested by the Buyer, provides copies of documents in the Seller's Solicitors possession.

- (5) A party is not in default to the extent it is prevented from complying with an obligation because the other party or the other party's Financial Institution has not done something in the Electronic Workspace.

- (6) Any rights under the contract or at law to terminate the contract may not be exercised during the time the Electronic Workspace is locked for Electronic Settlement.

- (7) Electronic Settlement is taken to occur when Financial Settlement is effected, whether or not Electronic Lodgement has occurred.

SH AM

INITIALS (Note: Initials not required if signed with Electronic Signature)

11.4 Computer System Unavailable

If settlement fails and cannot occur by 4pm AEST on the Settlement Date because a computer system operated by the Land Registry, Office of State Revenue, Reserve Bank, a Financial Institution or the relevant ELNO System is inoperative, neither party is in default and the Settlement Date is deemed to be the next Business Day. Time remains of the essence.

11.5 Withdrawal from Electronic Settlement

- (1) Either party may elect not to proceed with an Electronic Settlement by giving written notice to the other party.
- (2) A notice under clause 11.5(1) may not be given later than 5 Business Days before the Settlement Date unless an Electronic Settlement cannot be effected because:
 - (a) the transaction is not a Qualifying Conveyancing Transaction; or
 - (b) a party's solicitor is unable to complete the transaction due to death, a loss of legal capacity or appointment of a receiver or administrator (or similar) to their legal practice or suspension of their access to the ELNO System; or
 - (c) the Buyer's or Seller's Financial Institution is unable to use the relevant ELNO System to effect Electronic Settlement.
- (3) If clause 11.5(2) applies:
 - (a) the party giving the notice must provide satisfactory evidence of the reason for the withdrawal; and
 - (b) the Settlement Date will be extended to the date 5 Business Days after the Settlement Date.

11.6 Costs

Each party must pay its own fees and charges of using the relevant ELNO System for Electronic Settlement.

11.7 Definitions for clause 11

In clause 11:

"Digitally Sign" and "Digital Signature" have the meaning in the ECNL.

"ECNL" means the Electronic Conveyancing National Law (Queensland).

"Electronic Conveyancing Documents" has the meaning in the *Land Title Act 1994*.

"Electronic Lodgement" means lodgement of a document in the Land Registry in accordance with the ECNL.

"Electronic Settlement" means settlement facilitated by an ELNO System.

"Electronic Workspace" means a shared electronic workspace within an ELNO System that allows the Buyer and Seller to effect Electronic Lodgement and Financial Settlement.

"ELNO" has the meaning in the ECNL.

"ELNO System" means a system provided by the ELNO for facilitating Financial Settlement and Electronic Lodgement.

"Financial Settlement" means the exchange of value between Financial Institutions facilitated by an ELNO System in accordance with the Financial Settlement Schedule.

"Financial Settlement Schedule" means the electronic settlement schedule within the Electronic Workspace listing the source accounts and destination accounts.

"Qualifying Conveyancing Transaction" means a transaction that is not excluded for Electronic Settlement by the rules issued by the relevant ELNO, Office of State Revenue, Land Registry, or a Financial Institution involved in the transaction.

12. ELECTRONIC CONTRACT AND DISCLOSURE

12.1 Electronic Signing

If this contract is signed by any person using an Electronic Signature, the Buyer and the Seller:

- (a) agree to enter into this contract in electronic form; and
- (b) consent to either or both parties signing the contract using an Electronic Signature.

12.2 Pre-contract Disclosure

The Buyer consents to the Seller's use of electronic communication to give any notice or information required by law to be given to the Buyer and which was given before the Buyer signed this contract.

SU AM

INITIALS (Note: Initials not required if signed with Electronic Signature)

Baylinks

ESTATE

Special Conditions

1. **Electronic Transmission**

The Seller and the Buyer agree and acknowledge that the agreement to sell and buy the property under this Contract may be evidenced by the execution of this Contract by one part and a facsimile/email copy of the Contract by the other party. A facsimile/email copy of this Contract and any original counter-part thereof by a party to this Contract shall constitute a sufficient written memorandum of the concluded agreement between the parties in accordance with Section 59 of the Property Law Act 1974 (Qld).

2. **Terms of Contract**

Prior to the execution the parties acknowledge receipt of the Terms of Contract.

3. **Fencing**

The Buyer acknowledges that whilst the Seller remains owner of any adjacent land no claim shall be made against the Seller to contribute to the construction of a dividing fence under the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011*.

4. **Building Covenant**

The Buyer acknowledges having read and accepted the building covenants contained in the Schedule to this Contract prior to entering into this Contract.

5. **Adjustment of land tax**

Land tax will be adjusted on the assessment issued as at midnight on 30 June preceding the date of adjustment for the property. If at the time of the adjustment the Proposed Lot has not been separately valued, then the adjustment is to be made on the amount to be determined by means of the following formula:

$$A \times B / C$$

Where:

A = the Land Tax liability of the Seller in respect of the Land to be subdivided that includes the Proposed Lot under the *Land Tax Act 2010* on 30 June preceding the date of adjustment;

B = the area of the Proposed Lot; and

C = the total area of the Land to be subdivided.

SH
AM

6. **GST**

Price includes GST

6.1 Unless the Buyer is entitled to an input tax credit in respect of the supply of the Property:

(a) the Price includes GST; and

(b) the Buyer is not liable to make any payment in addition to the Price in respect of GST.

Margin scheme to apply

- 6.2 Subject to special condition 6.1, it is agreed that the margin scheme, as defined in the GST Act, will apply to the sale of the Property and will be used by the Seller to work out the GST payable in respect of this supply.

Waiver of margin scheme

- 6.3 Before the Seller gives the Buyer possession of the property the Seller may give the Buyer notice that the margin scheme will not apply and in that event the margin scheme will not apply to the sale of the Property and will not be used by the Seller to work out the GST payable in respect of this supply.

Where the Buyer is entitled to an input tax credit

- 6.4 If the Buyer is entitled to an input tax credit in respect of the supply of the Property:
- (a) the Buyer may request the Seller to give notice under special condition 6.3 and the Seller must do so;
 - (b) the Price excludes any GST; and
 - (c) the Buyer must pay, in addition to the Price, an amount equal to the GST for which the Seller is or may become liable in respect of the supply of the Property.

7. GST Withholding Tax

Notice

- 7.1 The Seller gives notice pursuant to sections 14-250 and 255 of the Withholding Law that provided no part of the consideration to be provided to the Buyer under this Contract is consideration for a creditable purpose then the Buyer is required to make a GST payment to the ATO.

Schedule A Notice

- 7.2 The Seller will provide to the Buyer not less than 10 days before settlement a notice in the form contained in Schedule A.

Form 1

- 7.3 The Buyer shall not less than 7 days before settlement date lodge a Form 1 with the ATO and provide a copy to the Seller.

Form 2

- 7.4 The Buyer shall not less than 3 days before settlement date lodge a Form 2 with the ATO and provide a copy to the Seller.

Settlement

- 7.5 The Buyer shall on settlement pay the amount of GST payable under this Contract by bank cheque payable to the Commissioner of Taxation which shall be provided to the Seller at settlement who shall pay such bank cheque to the ATO immediately following settlement.

8. Construction of Dwelling

- 8.1 This Contract is subject to the construction of the dwelling being completed on the land in accordance with the plans annexed to this Contract in a proper and workmanship like manner prior to settlement with the following additions:

(a) Panasonic 12.5kw Ducted Aircon with 8 grilles and 6 zones.

- 8.2 Notwithstanding the usual structural guarantee and maintenance defects period given by the builder of the dwelling, the Buyer acknowledges that the Seller does not provide any warranty as to the integrity of the dwelling or that the dwelling has been built using best building practices and should there be any issues relating the standard of construction of the dwelling or otherwise relating to the plan annexed, the Buyer will have recourse to the Builder

identified in the annexure and will make no claim or demand against the Seller.

- 8.3 Settlement will be 14 days from the Seller providing to the Buyer the Final Inspection ^{SU AM} Certificate for the dwelling described in the annexure, or 14 days from the finance date, whichever date is the latter.
- 8.4 Clause 8.1 of the Terms of Contract does not apply, the property shall be insured under the Builders Insurance until settlement.

Schedule A

Seller Notice for Buyer GST Liability Payment (Pursuant to section 14-250 and 255 of the Withholding Law)

Date: _____

Buyer: _____

Seller: _____

Property: _____

Contract Date: _____

The Seller gives this notice as part of the Contract of Sale, Special condition 8 in fulfilment of its obligation under sections 14-250 and 255 of the Withholding Law.

Buyer's GST Liability Payment Information

Seller Name	
Seller ABN	
GST amount payable (Buyer to pay under Section 14-250)	
GST payment due date (When GST payment is to be made by Buyer)	
Non-monetary consideration (GST inclusive market value)	
Other Information (as specified in GST Regulations)	

Baylinks

ESTATE

Building Covenants

STAGES 1 & 2

THE BUYER COVENANTS WITH THE SELLER THAT:

1. DESIGN APPROVAL

- The buyer must submit concept plans consistent with these covenants to the seller for approval by email to admin@baylinks.com.au.

2. CONSTRUCTION

Timeframes

- Unless the buyer has obtained prior approval, the buyer is required to commence building work within twelve (12) months of the date of settlement of its contract to purchase the property, and to complete construction within nine (9) months of the commencement date.
- Building work is not to be left without progress for more than a one (1) month period.
- Landscaping of the area between the building and the street must be completed within three (3) months from the date of occupancy.

Refuse

- The builder engaged by the buyer must completely contain and regularly remove rubbish and excavation material from the site.

Site Maintenance

- The buyer will not, at any time, cause, permit or authorise any person to cause or permit to be caused (whether during the course of the construction of a dwelling house or other construction of the land) any damage to:
 - any land adjoining the land;
 - the footpath;
 - the kerb and channel; or
 - the roadway.
- The buyer will, at all times, keep the land in a clean and tidy state and will also take steps reasonably necessary to ensure that no soil or grass cuttings from the land will be windblown or washed onto the footpath, the kerb and channel or the roadway.

3. USE OF ALLOTMENTS

- All allotments are only to be used for single unit residential dwellings.
- Relocatable buildings or prefab homes are not permitted on the on allotments.
- With the exception of house pets and poultry, no animal or other livestock shall be kept on the allotment.
- Unregistered vehicles, caravans, RV's, or the alike, are not permitted to be parked in the front yard of the allotment.
- Sheds, garden sheds, or any other outbuildings are to be located at the rear of the allotment, behind the dwelling.

- Bins, clothes lines, air conditioning units, rain water tanks etc., are to be screened so as to not be visible from the street.
- Signs (other than for the sale of the property) are not permitted on allotments.
- The buyer must keep the allotment in a tidy and well maintained state at all times.

4. MINIMUM DWELLING SIZE AND CAR PARKS

- The minimum gross floor area (under main roof and excludes eaves) of a single dwelling is 180m² and must include an attached garage.

5. EXTERNAL BUILDING MATERIALS

- A range of surface textures and the subtle use of colours is encouraged in rendered walls, etc.
- It is encouraged that external appearance should make use of natural materials (stone, wood, etc.) that have been selected to compliment face brick, rendered walls, glazing and other manufactured wall cladding products.

6. LANDSCAPING

- A minimum of 20% of the allotment frontage is required to be landscaped with garden beds. It is encouraged that some trees are planted in these garden beds.
- All other areas in front of the building are to be turfed to the road kerb.
- Regular maintenance and management of the landscaping is required to ensure the estate is kept tidy.

7. FENCING

- It is the seller's preference that front fences are not constructed, however, if the buyer wishes to construct a front fence it must be an integral part of the overall building design and of complementary materials and colouring. It should also be sufficiently articulated and/or landscaped to be visually attractive, and may contain open sections that allow for air movement.
- Fencing on the side boundaries in front of the building must be a maximum of 1.2m high for the first 4m from the road frontage then taper up to 1.8m.
- Fencing connected to the front of the dwelling is encouraged to compliment the design of the building (timber post/palings are not recommended).

8. DRIVEWAYS

- Driveways are to be installed prior to occupancy.
- They must be constructed of either stamped, stencilled or exposed aggregate concrete.

9. TRANSFER OF COVENANTS

- The seller reserves the right to vary or exclude any of the provisions of this covenant with respect to any sale of land in the estate and the buyer shall have right to claim or to take any action whatsoever against the seller in the relation to any such variation or exclusion. The seller has not warranted to obtain any similar covenant from any other prospective buyer and the buyer shall have no claim against the seller for any failure to obtain a covenant in similar terms from any prospective buyer.
- The buyer warrants to be bound by the building covenants and shall secure from any third party buyer of the land at any time a Deed in terms agreed upon by the seller, signed by the buyer, for the benefit of the seller, warranting that the third party buyer agrees to be bound by the same building covenants at the buyer's own cost. The buyer shall pay any legal costs of the seller associated with drafting such Deed for provision to any third party buyer.



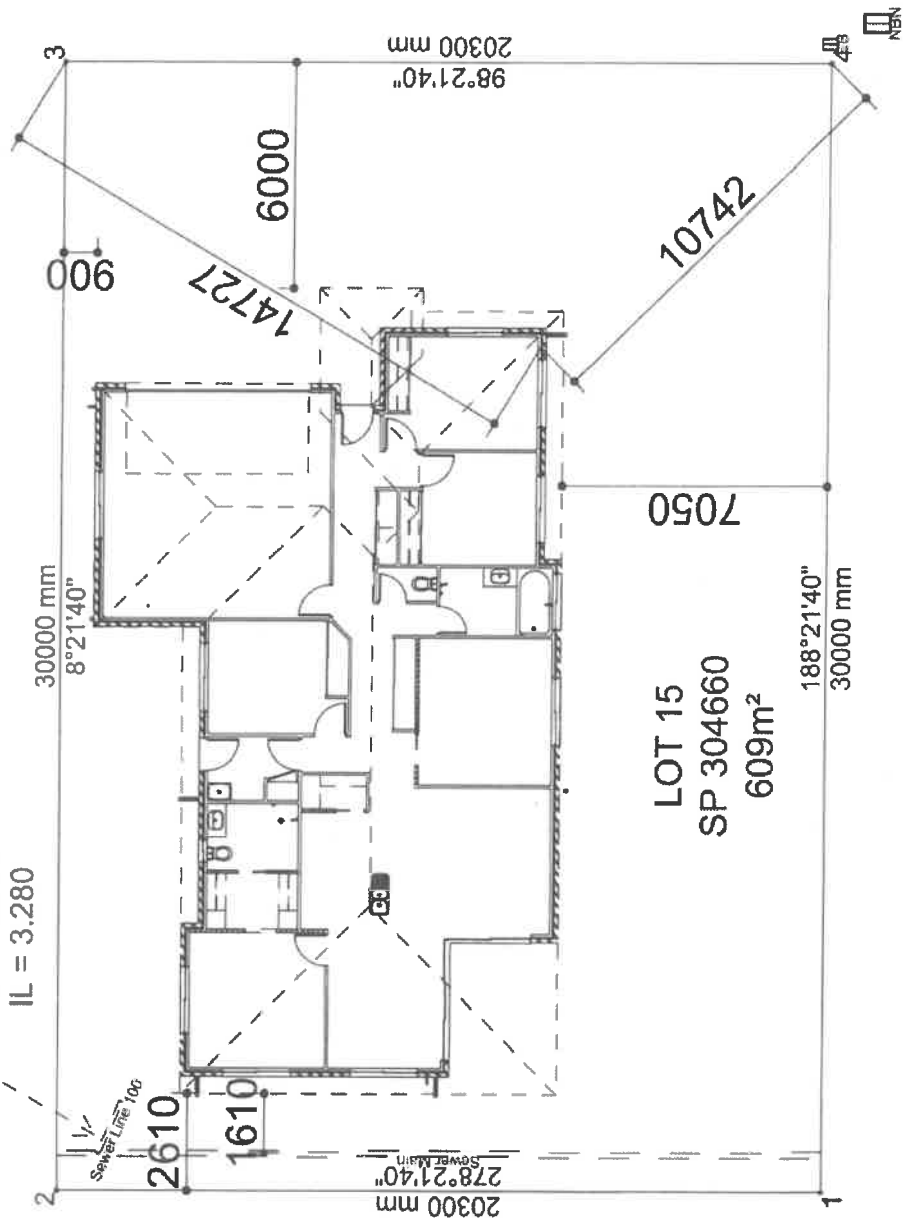
Connect Storm Water System to I
 1. KERB ADAPTERS TO STREET,
 2. Storm water pipe at rear of bloc
 3. Bubblers to COUNCIL specifica
 ALL GUTTERS MUST BE DESIGN

Sewer Connection Info

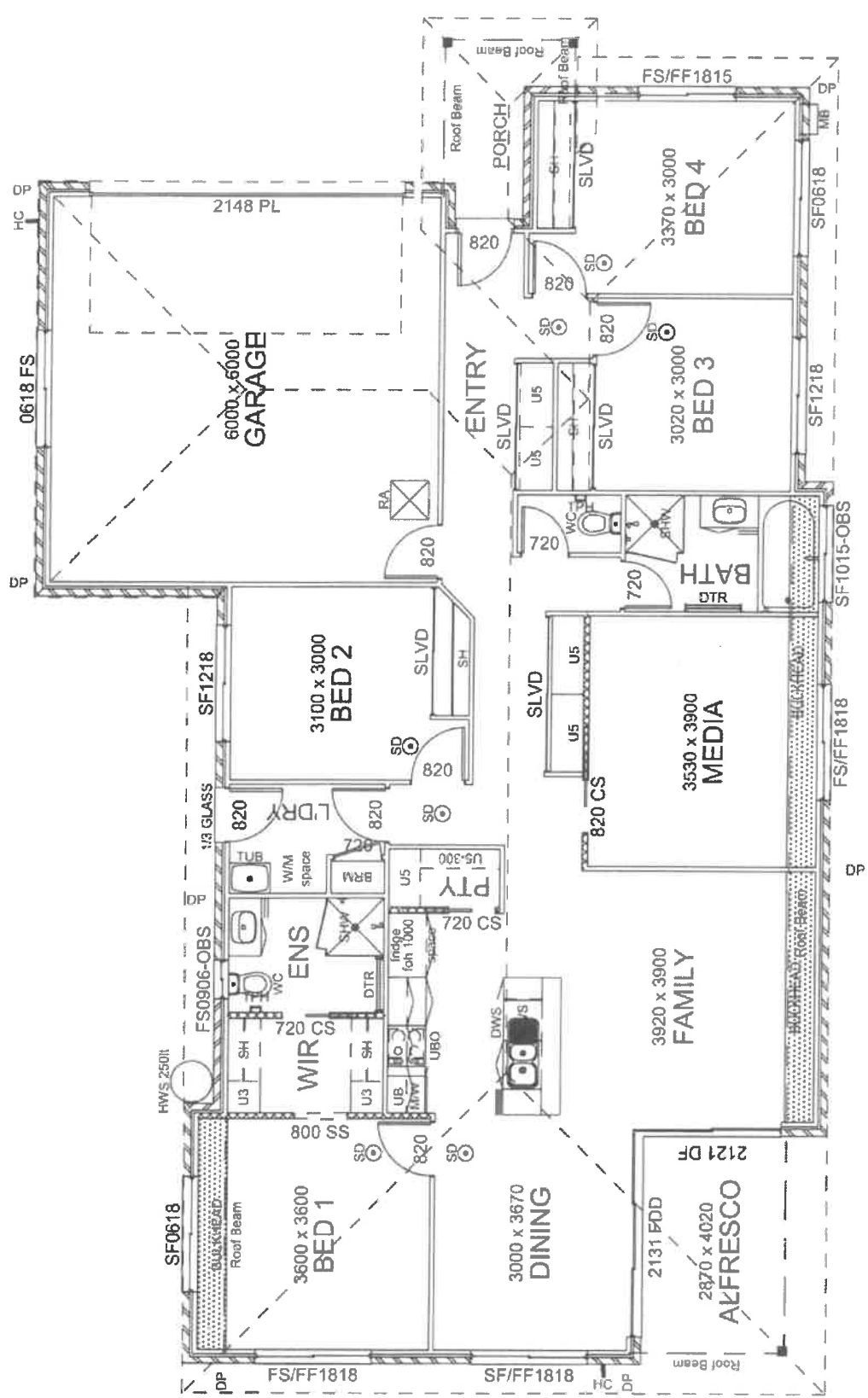
DSMH = 46.800

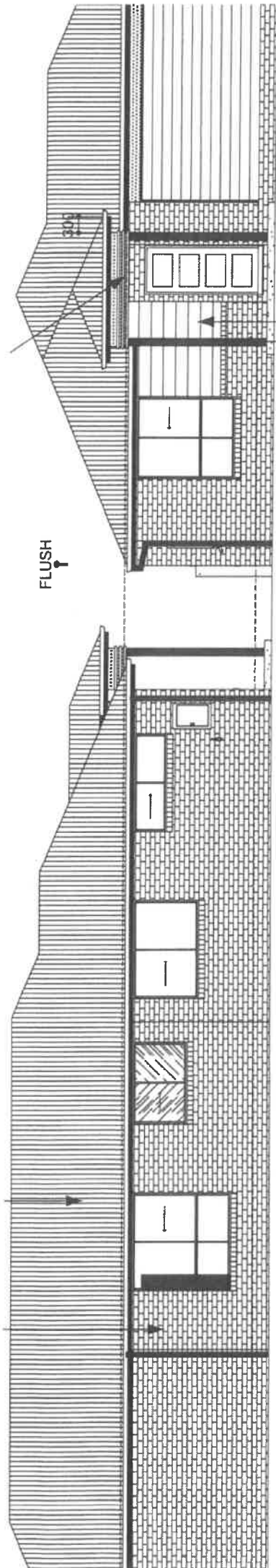
SL = 5.150

IL = 3.280



MARTIN STREET





140x140 POST

STRIA 225 CLADDING OVER
10 BRICK COURSES
AND BRICK HEADER COURSE

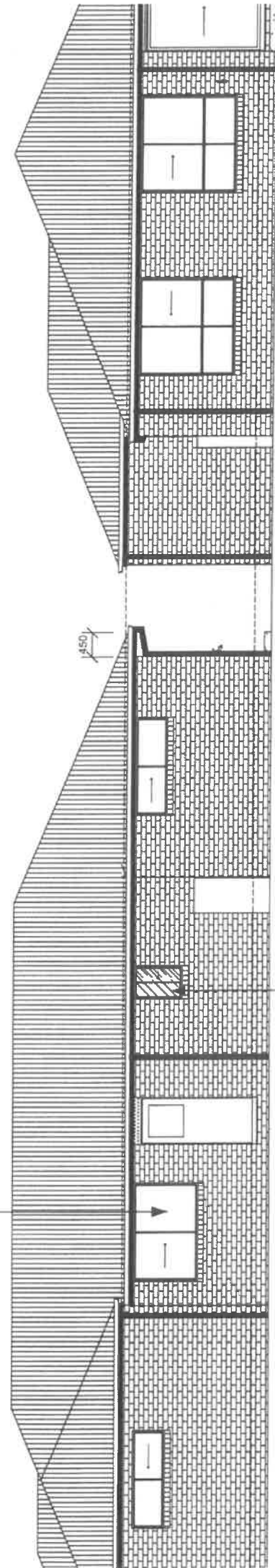
EVATION

FRONT ELEVATION

2

Scale - 1:100

SELECTED ALUMINIUM WINDOWS
(Lifted To Eaves Level) &
SELECTED ALUMINIUM SLIDING GLASS DOORS
(To Have Fibro Panel Above)



OBSURED GLASS

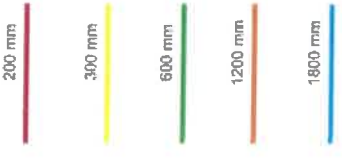
LEVATION

REAR ELEVATION

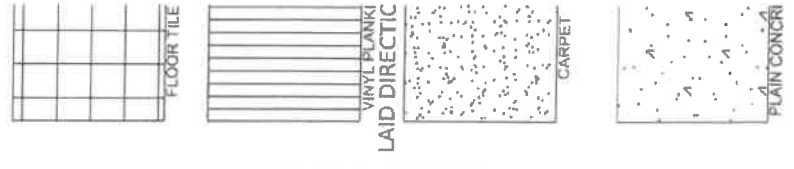
4

Scale - 1:100

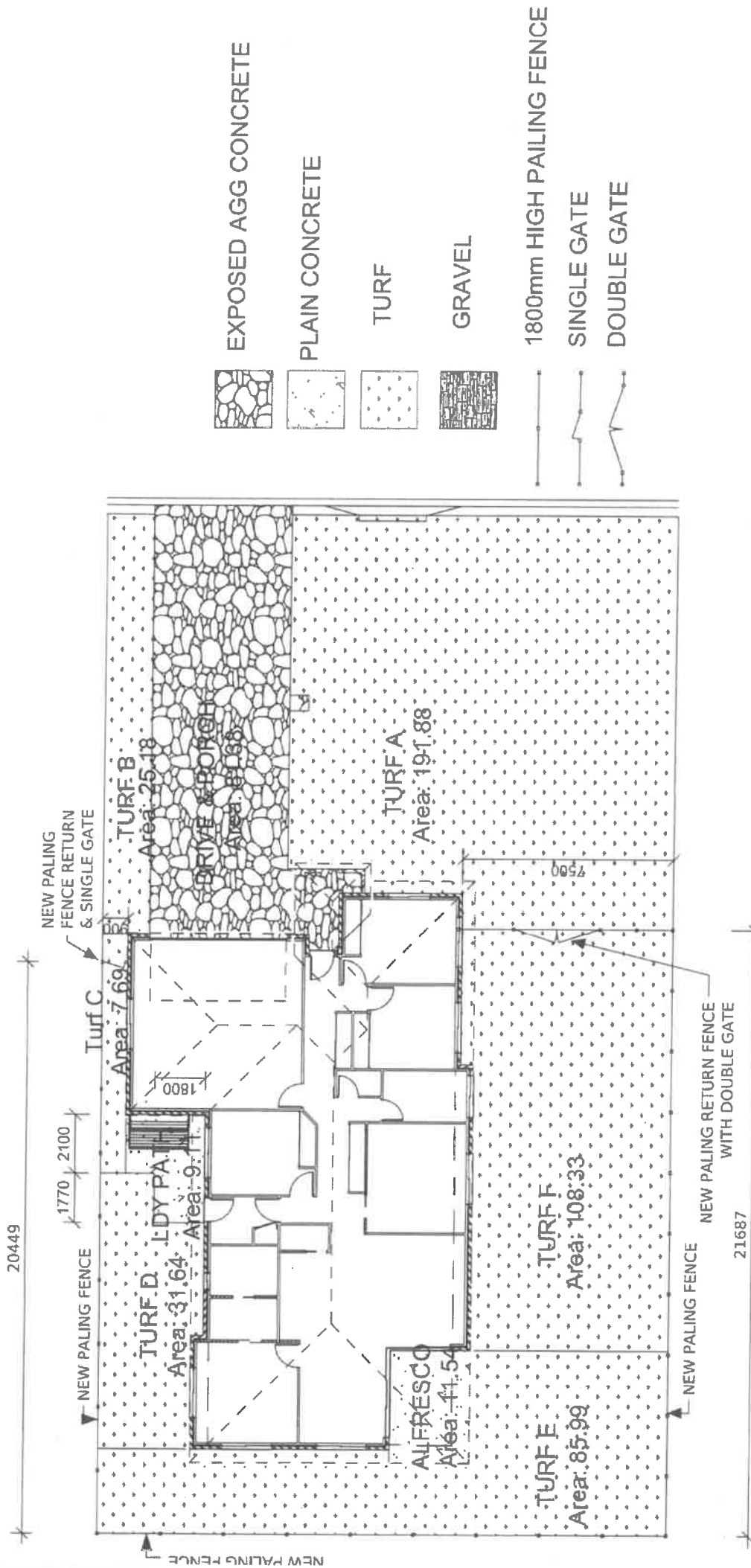
WALL TILE HEIGHTS

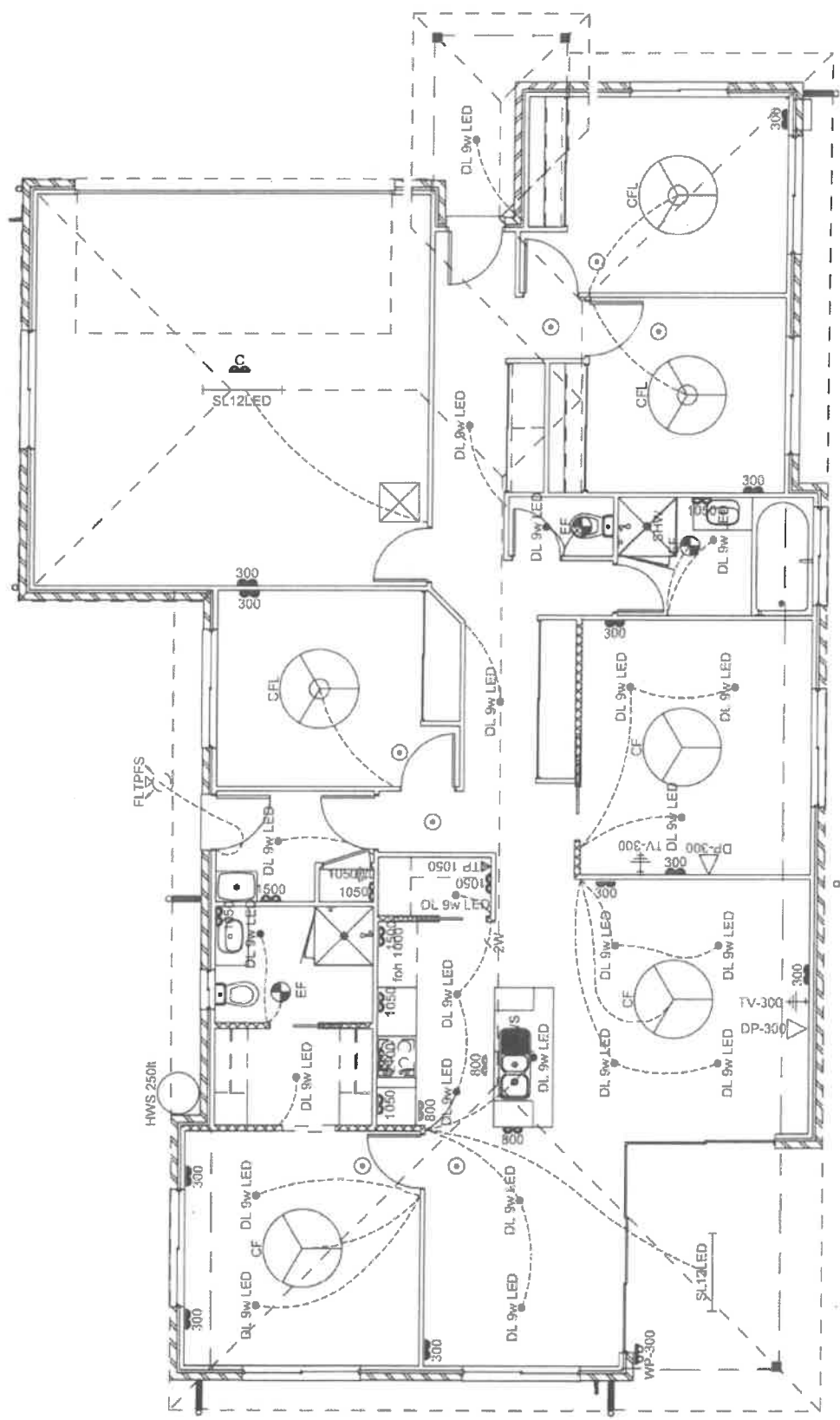


FLOOR TILES



FLOOR COVER





GROUND FLOOR ELECTRICAL PLAN

PLAN 1:100 346

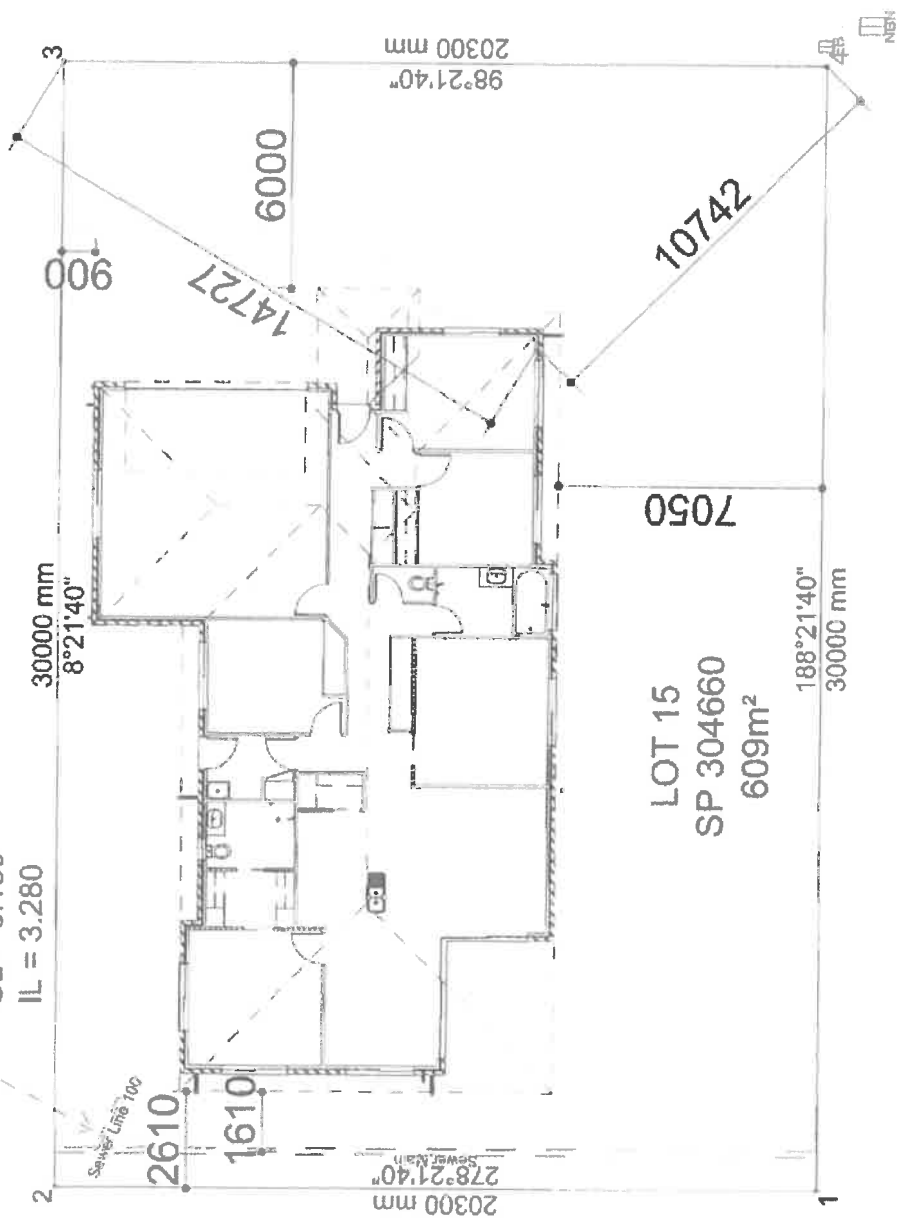
- Connect Storm Water System to h
1. KERB ADAPTERS TO STREET
 2. Storm water pipe at rear of bloc
 3. Bubblers to COUNCIL specifica
- ALL GUTTERS MUST BE DESIGN

Sewer Connection Info

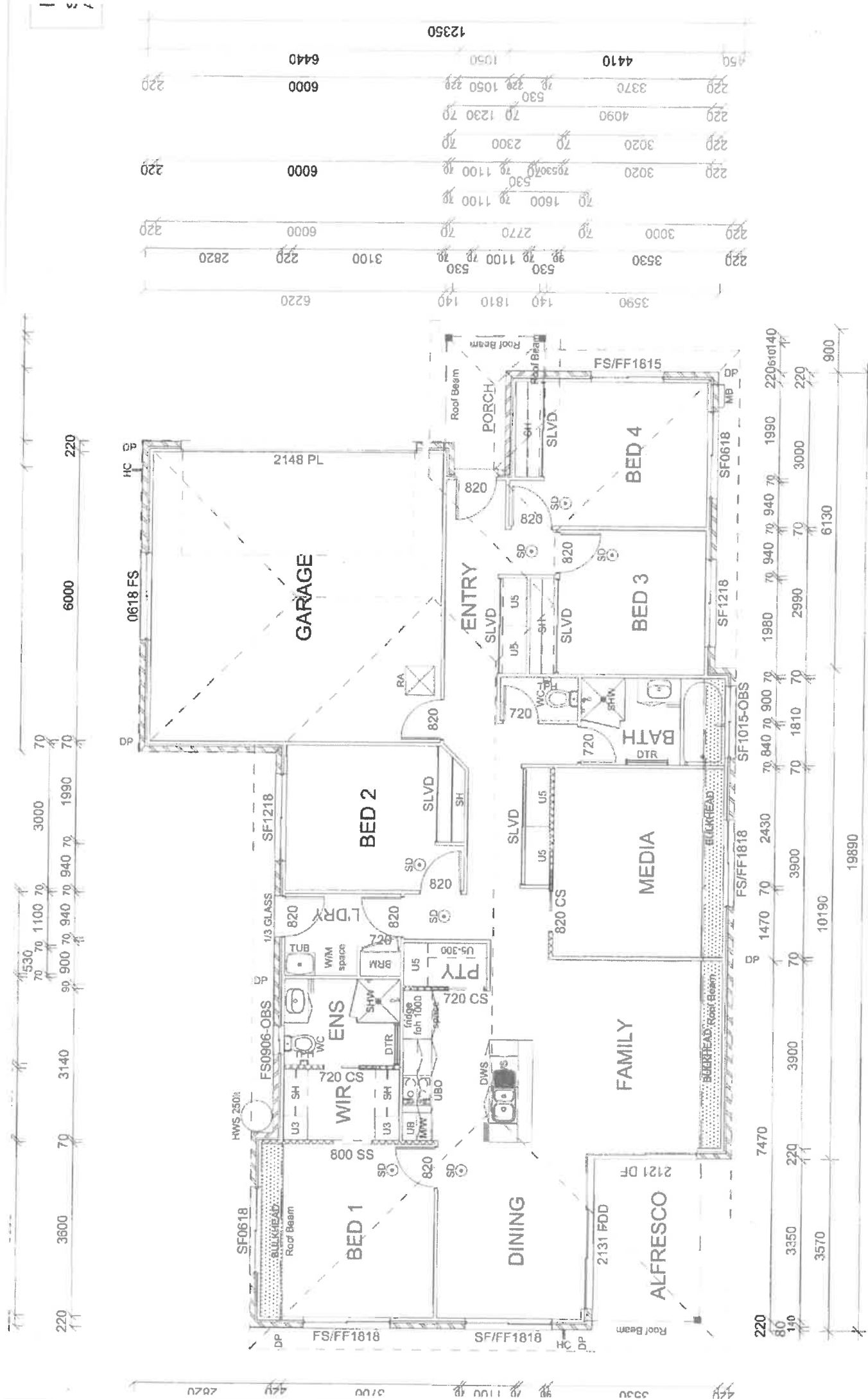
DSMH = 46.800

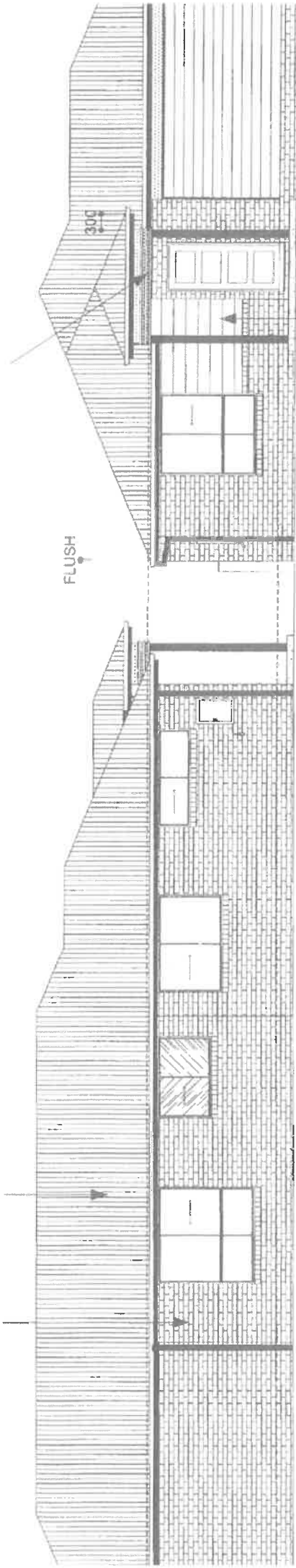
SL = 5.150

IL = 3.280









140x140 POST

STRIA 225 CLADDING OVER
10 BRICK COURSES
AND BRICK HEADER COURSE

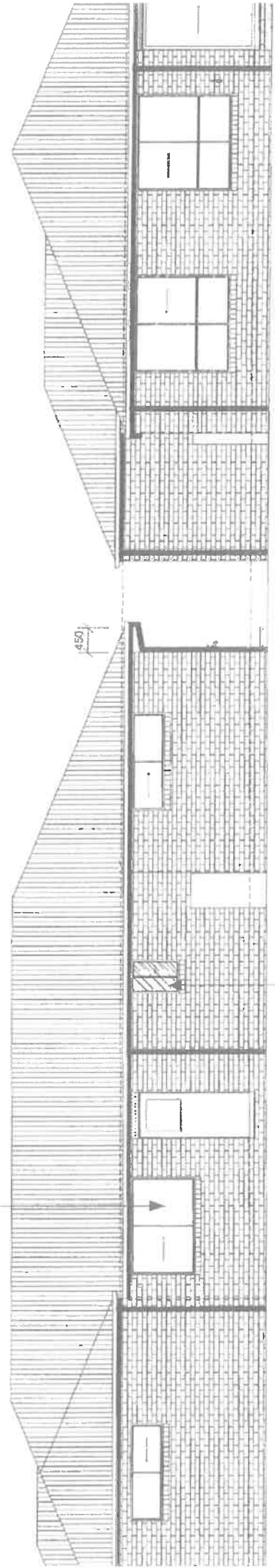
ELEVATION

FRONT ELEVATION

2

Scale - 1:100

SELECTED ALUMINIUM WINDOWS
(Lifted To Eaves Level) &
SELECTED ALUMINIUM SLIDING GLASS DOORS
(To Have Fibro Panel Above)

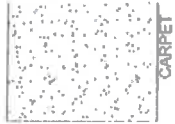


OBSURED GLASS

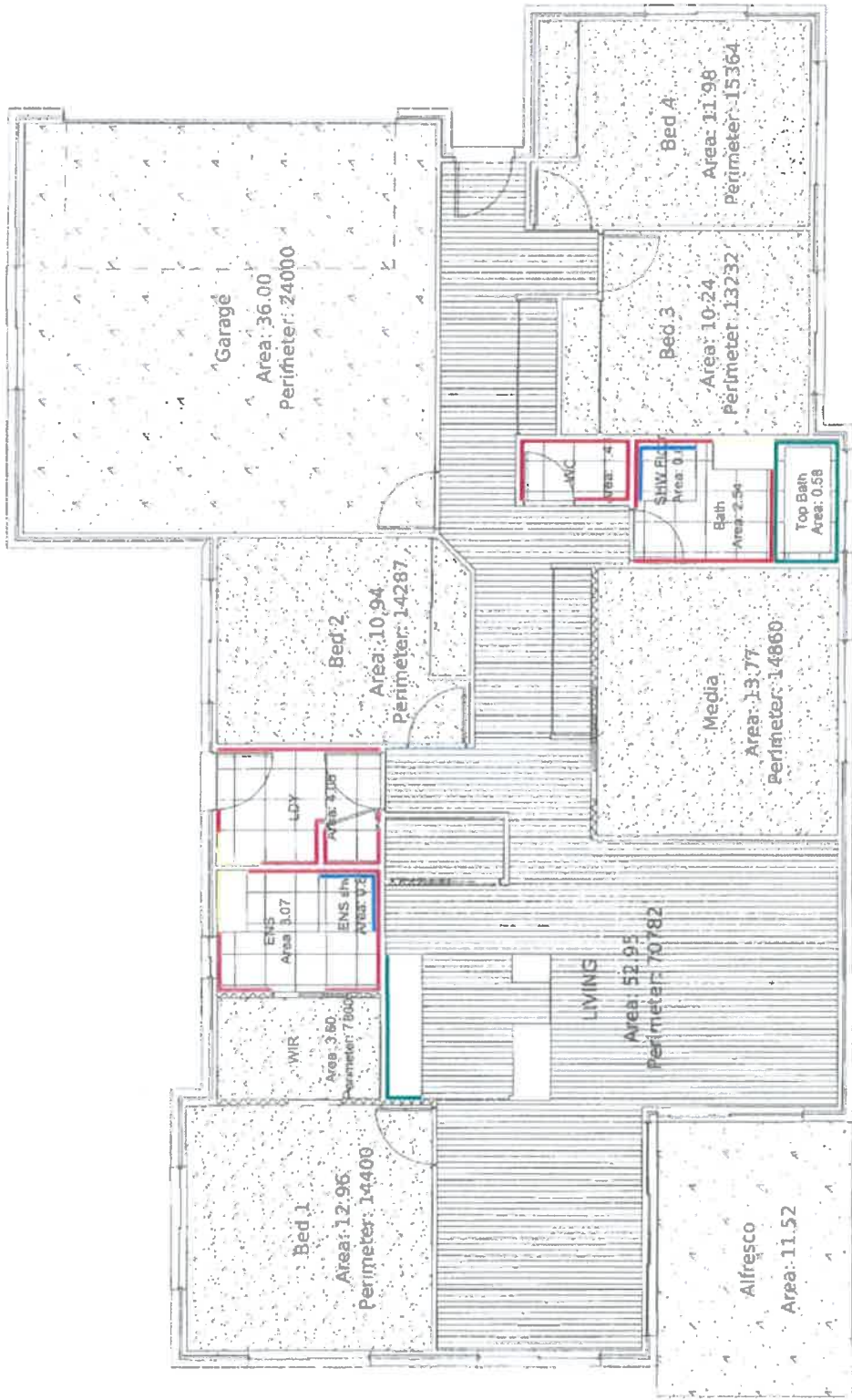
ELEVATION

REAR ELEVATION

4



FLOOR TILES



TURF RIGHT FRONT
Area: 25.18

DRIVE & PORCH (exposed)
Area: 81.38

TURF FRONT LEFT
Area: 191.88

TURF SIDE LEFT
Area: 108.62

NEW PALING, RETURN FENCE
WITH DOUBLE GATE

FRESKO
Area: 11.54

LỖY PÁTH
Area: 9.11

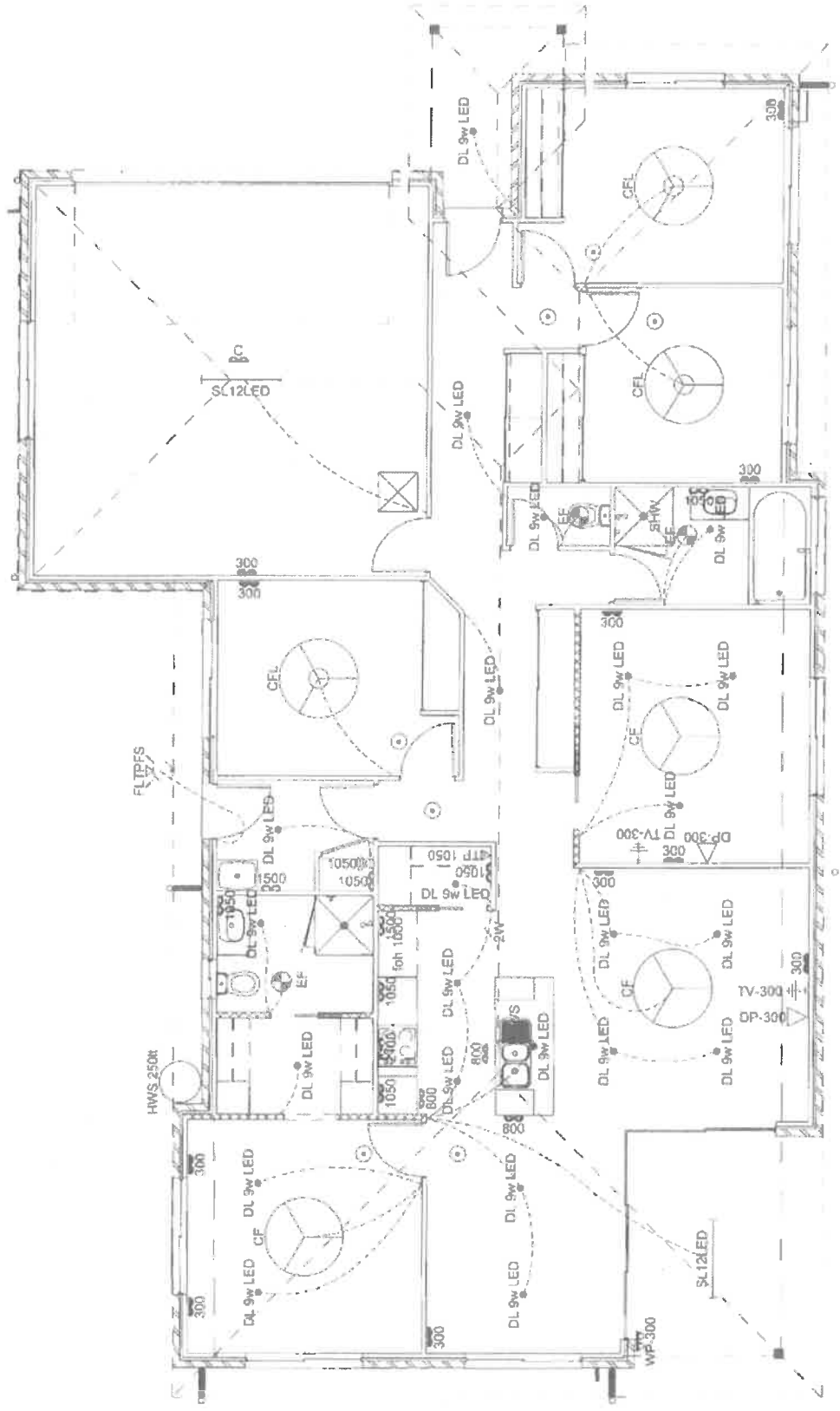
TURF SIDE RIGHT
Area: 31.84

Area: 1.03

1800

7500

LAI





ABN: 79 681 827 562 Q8CC:1031109
1/15-21 Nissen Street Hervey Bay Qld 4655

Specification Sheet For House Sale

Estimate 2227_E_S01
Description Ashley _ A1_ Contract with Selections
Client P & T Pedersen Investments Pty Ltd ATF T
Site Lot 15 Martin Street, Pialba QLD 4655, Australia

Architectural Plans Architectural Drafting: Site, Floor, Elevation etc

Name	Description
PLEASE NOTE	Plans quoted from are= HEDGES CONSTRUCTION - Job # : 2227 , WD_B_Sheets 1 to 7
PLEASE NOTE	Engineering quoted from plans by = Engineers +, Drawing No = E19428 Rev A Sheets 01 to 09
Soil Test Type	Soil type allowed = M Soil Test Confirmed as = H1
Architect/Drafting	Drafting of Floor plan, elevations ETC
Soil Test 40km Radius	Soil Test 40km Radius Of Hervey Bay
012	Dynamic cone penetrometer test bottom of footings
Site Photograph	Site Photograph (Required By BSA)
EFF CLASS 1 RES	1 X ENERGY EFFICIENCY PLAN FOR CLASS 1 RESIDENTIAL BUILDING
Site Levels	Site Levels by Carpenter
Covered by Prelim	All above covered by a earlier signed preliminary Agreement
Please Note:	All above HAS BEEN Chosen & verified @ selection process BY P & T PEDERSEN 13/9/19

Engineering Site Report, Engineering And Inspections

Name	Description
Engineering	Design And Documention Of Slab And Footing,Racking/ Tie-Down For A Concrete Slab
Engine/Insp 40km HB	Engineers Site Inspection Within 40km Of Hervey Bay
Covered by Prelim	All above covered by a earlier signed preliminary Agreement
Please Note:	All above HAS BEEN chosen & verified @ Selection Process BY P & T PEDERSEN 13/9/19

License Fees Insurances Required To Construct House

Name	Description
------	-------------

Specification Sheet For House Sale

Estimate	2227_E_S01
Description	Ashley _ A1_ Contract with Selections
Client	P & T Pedersen Investments Pty Ltd ATF T
Site	Lot 15 Martin Street, Pialba QLD 4655, Australia
Portable Long Serv	Portable long service leve
Construction Ins	Construction Insurance for works
QBCC Insurance	QBCC Insurance for work over \$3001
Covered by Prelim	All above covered by a earlier signed preliminary Agreement
Please Note:	All above HAS BEEN chosen & verified @ selection process BY P & T PEDERSEN 13/9/19

Application Fees Council Application Fees

Name	Description
Certifier PI Insuran	Certifier PI Insurance Levy
Building Assessment	Building Assessment all areas
Inspections	Inspections Hervey Bay
Plumbing Lodgement	Fee For Lodgement Of Plumbing & Lodgement Infomation Request
Plumbing Inspection	Fee For Each Fixture eg Toilet,Shower,Vanity
Sewer	Sewer Connection
Water	Water Conection
Office Sundries NH	Office sundries, copes of plans and documentation
Covered by Prelim	All above covered by a earlier signed preliminary Agreement
Please Note:	All above HAS BEEN chosen & verified @ selection process BY P & T PEDERSEN 13/9/19

Retaining Walls Retaining Walls

Name	Description
PLEASE NOTE	No retaining walls have been allowed for
Covered by Prelim	All above covered by a earlier signed preliminary Agreement
Please Note:	All above HAS BEEN chosen & verified @ selection process BY P & T PEDERSEN 13/9/19

Site Prep Eg , Cut & Fill, Ect

Name	Description
004bayquip	Bobcat hire
SANDUNSCREENED	SAND UNSCREENED
57/20AGGREGATE	57/20 Aggregate
Tree Removal	NO Tress have been allowed to be removed from site
1663651	SPRAY PAINT SPRAY&MARK 350G FLUORO PINK 40013529
1091332	Brutus 770mm x 50m Silt Fence
Labour Crpntr/h	Carpenters Labour Per Hour

Specification Sheet For House Sale

Estimate	2227_E_S01
Description	Ashley _ A1_ Contract with Selections
Client	P & T Pedersen Investments Pty Ltd ATF T
Site	Lot 15 Martin Street, Pialba QLD 4655, Australia
Covered by Prelim	All above covered by a earlier signed preliminary Agreement
Please Note:	All above HAS BEEN chosen & verified @ selection process BY P & T PEDERSEN 13/9/19

Site Power Mains To House

Name	Description
(K) Mains	Under Ground Wire To House
004bayquip	Bobcat hire
Power 2 Tarif	Power Conection 2 Tarifs (Ownere To Reconnect)
Cost Of Power	Cost Of Power To Build Home Per
Labour Foreman/Hr	Foremans Labour Per Hour
Covered by Prelim	All above covered by a earlier signed preliminary Agreement
Please Note:	All above HAS BEEN chosen & verified @ selection process BY P & T PEDERSEN 13/9/19

Slab Prep Labour & Materiels To Pour Slab As Per Plan

Name	Description
Labour Foreman/Hr	Foremans Labour Per Hour
SANDSCREENED	SAND SCREENED
Raft Slab	Labour And Boxing For Raft Siab
Footing per LM	Labor to dig , place Steel & finish Concrete
207AS	N20 20MM PUMP concrete
TRAVEL FOR PUMP	TRAVEL TO SITE FOR PUMP
HIRE PUMP 25M	25 METER BOOM PUMP HOURLY
Fly Ash	Fly Ash Per Pump
Meterage Pumped	Concrete Meterage Pumped
004bayquip	Bobcat hire
////////ABSA//// /////	//////// ALL BELOW SLAB ACC //////////////////////////////////
C	Cartage per drop
V4	Plastci black 4x50m 200um MI
TAPE	Tape duct grey visqueen 48mm
NF11TM3	Trench mesh 11mm 3 Bar
CT	Tie wire 1.57x1.42kg blk beltpk
PLNSC	Cage chair NS 50 plain
CBN1266	Corner bar N12x600x600
N12/1.2	N12 D BAR 500N 1.2M
NF82	Ribmesh NF82

Specification Sheet For House Sale

Estimate	2227_E_S01
Description	Ashley _ A1_ Contract with Selections
Client	P & T Pedersen Investments Pty Ltd ATF T
Site	Lot 15 Martin Street, Pialba QLD 4655, Australia
5065C	Barchair & Base 5065C NS bg100
N12/6	N12 D bar 500N 6m
905025	Bar startr cyc M12 180x50 Gal
Please Note:	All above HAS BEEN chosen & verified @ selection process BY P & T PEDERSEN 13/9/19

Toilet Hire Hire Toilet For Duration Of Construction

Name	Description
Hire Toilet	Toilet Hire
Please Note:	All above HAS BEEN chosen & verified @ selection process BY P & T PEDERSEN 13/9/19

Termite Control Penatration & Perimeter As Per Plan

Name	Description
Penetrations Kordon	Penetrations through the floor area
Perimeter Retic	Plasmite Reticulation to CAVITY Perimeter
Kordon / Meter	Poison Impregnated Plastic For Peremiter
T2 Treated	Frames & Trusses Treated with T2 Poision
Please Note:	All above HAS BEEN chosen & verified @ selection process BY P & T PEDERSEN 13/9/19

Wall Frames Supply & Erection Of Walls As Per Plan

Name	Description
Labour Foreman/Hr	Foremans Labour Per Hour
Labour Crpntr/h	Carpenters Labour Per Hour
Labor F&T 2400	Labor To Stand Frames & Trusses For 2400 Ceiling
Labor F&T 3000	Labor To Stand Frames & Truss For A 3000 Ceiling Height
Labour Posts	Labour To Stand 2.4-2.7 Posts
Cav/Slider Framing	Fit cavity slider frame at framing stage
Concrete Trimming	Cut Concrete to Shower trays & to GLSD
//////ABSA/////	////////ALL BELOW SLAB ACC //////////
1070496	TBLADE POST SUP HD MAXI METALS++130X250MM MST130250HD
//////ABPA/////	////////ALL BELOW POST ACC //////////
2442088	WASHERS GALV METRIC++M12 EA WGF12200
2444268	BOLTS&NUT CUPHD GALV ZENITH++M12X170MM EA BGC12170
63171	MERBAU POST LAMINATED++140X140MM 2.7M DAR SELECT
63172	MERBAU POST LAMINATED++140X140MM 3.0M DAR SELECT
//////ABFA/////	////////ALL BELOW FRAME ACC //////////

Specification Sheet For House Sale

Estimate	2227_E_S01
Description	Ashley _ A1_ Contract with Selections
Client	P & T Pedersen Investments Pty Ltd ATF T
Site	Lot 15 Martin Street, Pialba QLD 4655, Australia
53617	PINE BATTEN++42X35MM 6.0M LOSP H2
340054	PLYBRACE F22 HARDWOOD++2440X900X4MM
340103	PLYBRACE F22 HARDWOOD++2440X1200MM 4.0MM
/////ABTA////	////////ALL BELOW TRUSS ACC //////////
1100197	COUPLER HEX NUT HOBSON++M12 HDG AXHCMSGCM12 EA
1100183	WASHER SQUARE GALV HOBSON++M12 50X50X3 WSMMSGM12050030 EA
1100217	NUT HEX GALV HOBSON++M12 NH08GCM12 EA
2430031	ROD THREADED HDG HOBSON++M12X2.44M
1100050	ROD THREADED HDG HOBSON++M16X2700MM ASMSGCM162700 EA
1100047	ROD THREADED HDG HOBSON++M12X3000MM ASMSGCM123000 EA
1100185	WASHER SQUARE GALV HOBSON++M16 50X50X5 WSMMSGM16050050 EA
1100218	NUT HEX GALV HOBSON++M16 NH08GCM16 EA
2260399	BOLT TRUBOLT GALV M12X140MM EACH T12140GH
////////ABPGA/	////////ALL BELOW PRE GYP ACC //////////
1090522	DAMPCOURSE POLY++230X30MX500UM PLASCOURSE
52930	DOOR JAMB EXT FJ H3 PRIMED++163X30MM 5.2M DBLE REBATD LOSP
52859	DOOR JAMB EXT FJ H3 PRIMED++163X30MM 5.2M NON REBATED LOSP
8030947	PINE STRUCTURAL MGP10 BLUE H2++70X35MM L/M 4.8M-6.0M
0120877	PINE TREATED H4 WET SAWN++150X25MM 6.0
////////ABSO////	////////ALL BELOW SINGLE ORDERS //////////
W/FRAMES 2.4x0-100	Wall Frames 2400 CEILING HEIGHT 0-100sqm Frames termite treated with T2 = YES
2260403	Ramset 380ml ChemSet 101 Plus
////////ABFS////	////////ALL BELOW FROM SHED //////////
0760482	Easy Mix GP Cement 20kg
S/S Staples	Stainless steel staples 1000 per box
HC Breather Foil	Hedges Construction Branded BREATHER FOIL 1350X60M
HC Building Foil	Hedges Construction Branded BUILDING FOIL 1350X60M
1090037	STRAPPING ABEY++30MMX1.0MMX6M PUNCHED 0464
NAI075635DP	DRIVE PINS 75MMX6.35MM box /100 75MM
HWR22CHPLSRD	CHARGES .27 PLSRD22 STRIP box/100 RED
9920132	TRANSPORT CHARGE++6T RIGID (TC USE ONLY)
Please Note:	All above HAS BEEN chosen & verified @ selection process BY P & T PEDERSEN 13/9/19

Trusses & Battens Stand & Batten Trusses As Per Plan

Name	Description
------	-------------

Specification Sheet For House Sale

Estimate 2227_E_S01
Description Ashley _ A1_ Contract with Selections
Client P & T Pedersen Investments Pty Ltd ATF T
Site Lot 15 Martin Street, Pialba QLD 4655, Australia

////////ABTA////
////////ALL BELOW TRUSS ACC //////////
1090945 CEILING BATTEN CYCLONIC KNUAF++22X6100MM T ONLY 335667
22 per pack
8030947 PINE STRUCTURAL MGP10 BLUE H2++70X35MM L/M 4.8M-6.0M
////////ABSO//
////////ALL BELOW SINGLE ORDERS //////////

Frenna Crain Hire 20 Tonne Frena Crain Hire
Edge Protection Protection Edge Per Meter Per Week
Truss 100-250 Truss's 100-250sqm as per plan @ 900 centers = YES
Frames termite treated with T2 = YES
Please Note: All above HAS BEEN chosen & verified @ selection process
BY P & T PEDERSEN 13/9/19

Roofing & Facia Tile/Metal Roof & Metal Facia & Gutter As Per Plan

Name	Description
Sheet Roof	Quote, supply and fix metal roof & battens Std colour range only
Roof Selection	Roof Profile= CUSTOM ORB, Roof Colour= MONUMENT, Barge Profile= ROLL Barge Colour= MONUMENT, Ridge Profile= ROLL, Ridge Colour= MONUMENT
Fascia Metal Roof	Fascia= Metal, Colour= MONUMENT Gutter Type= QUAD, Colour= MONUMENT
Whirlybird	Supply & Install STD Whirlybird & Colour = MONUMENT
Please Note:	All above HAS BEEN chosen & verified @ selection process BY P & T PEDERSEN 13/9/19

Roof Extras Skylight's , Rangehood Duct & Whirly Birds

Name	Description
Flex Tubing	Flex tubing for rangehood duct
Labour Foreman/Hr	Foremans Labour Per Hour
Please Note:	All above HAS BEEN chosen & verified @ selection process BY P & T PEDERSEN 13/9/19

Insulation Wall & Ceiling Insulation

Name	Description
INSULATION NOTE	LIVING AREA CEILING & GARAGE CEILING HAVE TO BE DONE
Pink Wall Bats	R2.5 pink bats external walls (that are required by law)
Pink Wall Bats 2	R2.5 pink bats external walls (that owners wanted) NONE ALLOWED
Pink Ceiling Bats	R2.5 pink bats for living area ceiling
Please Note:	All above HAS BEEN chosen & verified @ selection process BY P & T PEDERSEN 13/9/19

Gas Labour Instalation Of Gas Pipes

Name	Description
GAS NOTE	No gas fitting has been allowed for by Hedges Construction

Specification Sheet For House Sale

Estimate 2227_E_S01

Description Ashley _ A1_ Contract with Selections

Client P & T Pedersen Investments Pty Ltd ATF T

Site Lot 15 Martin Street, Pialba QLD 4655, Australia

Please Note: All above HAS BEEN chosen & verified @ selection process
BY P & T PEDERSEN 13/9/19

Appliances Gas & Electrical Appliances

Name	Description
////////ABS//////// ////////	////////all below std////////
BCW-ASTECBK60PK	60CM ELECTRIC OVEN/CTOP SS BLK PACKAGE
BCW- BIRH60SS	60CM SLIDE OUT RANGEHOOD

Please Note: All above HAS BEEN chosen & verified @ selection process
BY P & T PEDERSEN 13/9/19

Hotwater System Hotwater System

Name	Description
HWS 250lt	Hot Water System 250 liter Electric Builders Range
EVO750R	EVOCRETE SLAB 750x750x55 RIPPLE SLAB

Please Note : All above To Be Chosen & Verified @ selection process
BY P & T PEDERSEN 13/9/19

Plumbing Supply & Fit As Per Plan

Name	Description
Fridge Water	Do You Need Water to the fridge = NO
Water Filter	Do You Want A water filter to the kitchen sink = NO
Garbage Disposal	Do You Want A garbage disposal to the sink = NO
Standard Plumbing	////////All Below Standard Plumbing //////////
(D) STD House Ele HW	STD Bathroom , Ensuite , Kitchen & Ldy . Electrical Hotwater

Please Note : All above To Be Chosen & Verified @ selection process
BY P & T PEDERSEN 13/9/19

Plumbing Fittings Tapware And Plumbing Fittings As Per PC List

Name	Description
LOCATIONS	STD PLUMBING locations of external taps,shower heads,shower Taps ,bath taps & spout ARE AS PER SIGNED PLAN
KITCHEN FIXTURES	ARE LISTED BELOW THIS LINE _____
55008R	Noah 1080 rh 13/4 bowl 1th ss-sink .8mm
LENGSM	LENA GOOSENECK SINK MIXER 35MM
LAUNDRY FIXTURES	BELOW THIS LINE _____
5140042	TROUGH LAUNDRY EVERHARD 45L TROUGH&CABINET 71076
LENGSM	LENA GOOSENECK SINK MIXER 35MM
281039	Wash/mach cock 1/4 turn cp
4510892	Daytek Single Fold Down Clothesline - COLOr = Obsidian

Specification Sheet For House Sale

Estimate	2227_E_S01
Description	Ashley _ A1_ Contract with Selections
Client	P & T Pedersen Investments Pty Ltd ATF T
Site	Lot 15 Martin Street, Pialba QLD 4655, Australia
BATROOM FIXTURES	BELOW THIS LINE _____
Vanity 900mm	900mm x 20mm White Vit China Top & Builders Range Wood Grain
293008	P&W BRS W-DLX PLUG O/F 32MM CP
LENBM	LENA BASIN MIXER 35MM
LENWM	LENA SHOWER/BATH WALL MIXER
GEMMARSHRR	GEMMA SQ HANSHOWER & RND RAIL WELS 3 STAR 9L/MIN
BER17W	Berlin 1700 Bath WH
STEBSCUR-	STELLA BATH SPOUT CURVED 185MM
ZONDRC	Zonda Double Towel Rail 700 CP Astivita
ENSUITE FIXTURES	BELOW THIS LINE _____
Vanity 900mm	900mm x 20mm White Vit China Top & Builders Range Wood Grain
293008	P&W BRS W-DLX PLUG O/F 32MM CP
LENBM	LENA BASIN MIXER 35MM
LENWM	LENA SHOWER/BATH WALL MIXER
GEMMARSHRR	GEMMA SQ HANSHOWER & RND RAIL WELS 3 STAR 9L/MIN
ZONDRC	Zonda Double Towel Rail 700 CP Astivita
UTAHLSCSWH	TOILET SUITE CLOSE COUPLED WELLS 4 S TRAP SOFT CLOSE SEAT
ZONTPC-1	ZONDA TOILET PAPER HOLDER CP
WC FIXTURES	BELOW THIS LINE _____
UTAHLSCSWH	TOILET SUITE CLOSE COUPLED WELLS 4 S TRAP SOFT CLOSE SEAT
ZONTPC-1	ZONDA TOILET PAPER HOLDER CP
Double Check Items	Double Check PLAN Items for before SIGNING CONTRACT = CHECKED
Double Check 1	Wall Hung Vanities = NO If yes has the slab plan been changed = N/A
Double Check 3	Shower Rose & Flix Mixer shown on plan = YES Bath Spout & Mixer shown on plan = YES
Double Check 4	Sink on plan is the drainer on the correct side = YES Double Check Slab Plan
Please Note :	All above To Be Chosen & Verified @ selection process BY P & T PEDERSEN 13/9/19

Water Tank Water Tank & Plumbing For Tank

Name	Description
Please Note	No water tank has been allowed for
Please Note :	All above To Be Chosen & Verified @ selection process BY P & T PEDERSEN 13/9/19

Electrical Fiting Of Wire Switches & Electrical Fittings

Name	Description
(K) Lights	Fitting Of Light And Switch

Specification Sheet For House Sale

Estimate	2227_E_S01
Description	Ashley _ A1_ Contract with Selections
Client	P & T Pedersen Investments Pty Ltd ATF T
Site	Lot 15 Martin Street, Pialba QLD 4655, Australia
(K) 2way Switch	2way Switch
(K) Exhaust Fan	250mm Exhaust Fan
(K) Power Points	Double Power Points
(K) External Power P	W/P External Double Power Point
(K) Fan Light	Fan Light
(K) Fan	Fitting And Switch
(K) Hot Plates	Cook Top
(K) Wall Oven	Wall Oven
(K) Hot Water	Hot Water System
(K) Smoke Detector	Install Smoke Detector
(K) TV POINTS	T.V Points
(K) Downlightsocket	Led Down Light Socket
(K) Meter Box STD	Standard Meter Box On House
Telephone Point x1	BUILDERS URBAN TELEPHONE FACILITIES 1
Labour Crpntr\h	Carpenters Labour Per Hour
Electrical Extra	Extra charge will be incured for owner supplied non standard light fittings
ElectricAl Note	Confirmation of lights & position of light switches & power Points needed before signing of contract - Have been confirmed at signing of contract

Electrical Fittings Lights,Fans,Cooktop & Hot Water As Per P.C List

Name	Description
JH-SWL2V2-24WM I	TWIN SPOT SENSORED BLACK WITH GLOBES
JH-LB-40W white	Slim Line Linear Batten - 40W (LED 1200x90x28)
IC-4 LED DOWNLIGHT	9W WHITE DIMMABLE 800LM 5000K JH-FDL3-P9008D
CLI755PSMA4	Smoke alarm PE type surface 240v 9v battery backup gen 4
HPMEF200RDWE	Celing exhaust fan 200mm 250v white non-ducted
HPMEF250RDWE	Ceiling exhaust fan 250mm 250v white non-ducted
HPMCF12HWE	Sweep fan 3 blade 1200mm 240v white hangsure 3 speed
HPMCFOLLEDWE	FAN LIGHT KIT OYSTER WHITE 3000K WARM WHITE DIMMABLE LED
TV Antenna	Digital TV antenna
PLEASE NOTE	All above To Be Chosen & Verified @ selection process BY P & T PEDERSEN 13/9/19

Soffits Sheeting And Framing For Soffits As Per Plan

Name	Description
Labor Eves	Labor To Fit Eve Frame & Sheet Std Width
Labor Eve Patio	Labor To Frame & Sheet Large Areas

Specification Sheet For House Sale

Estimate	2227_E_S01
Description	Ashley _ A1_ Contract with Selections
Client	P & T Pedersen Investments Pty Ltd ATF T
Site	Lot 15 Martin Street, Pialba QLD 4655, Australia
Labor Fibro A/Window	Labor To Frame & Fit Fibro Above Windows
Labor Clad/Dut/Gab	Labor To Battern & Sheet Dutch Gable
////ABSOA//// //////////////////////////////////ALL BELOW SOFFIT ACC//////////////////////////////////// //////////////////////////////////	
20815	PINE DAR FJ CLEAR++31X11MM 5.4M H3 LOSP
53617	PINE BATTEN++42X35MM 6.0M LOSP H2
2360490	NAILS FIBRE CEM GALV PASLODE++25X2.0 500G QTY670 N907676
1100631	BLDG MOULDING DIVISIONAL QEP++4.5MM 2.4M BPM DIV 1BPM-D2445
710034	FC LINING DURASHEET 4.5MM BGC++2400X450X4.5MM 1.08SQM D2445
710035	FC LINING DURASHEET 4.5MM BGC 2400X600MM 1.44SQM
0711231	FC EAVE LINING HARDIFLEX JH 2400X750X4.5MM 1.80SQM 400391
710171	FC CLADDING DURASHEET BGC++1800X900X4.5MM 1.62SQM D189
710172	FC CLADDING DURASHEET BGC++2100X1200X4.5MM 2.52SQM D2112
710033	FC CLADDING DURASHEET BGC++2400X1200X4.5MM 2.88SQM D2412B
712164	FIBRE CEMENT ACC PRECISION++1800X150X4.5MM INFILL STRIPS
712172	FIBRE CEMENT ACC PRECISION++2400X150X4.5MM INFILL STRIPS
20725	PINE DAR FJ++42X42MM 5.4M H3 LOSP FJ04242T
Alfresco Ceiling	Alfresco ceiling to be LIFTED UP
Porch Ceiling	Porch ceiling LIFTED UP
Please Note :	All above To Be Chosen & Verified @ selection process BY P & T PEDERSEN 13/9/19

Plastering Sheet And Set As Per Plan

Name	Description
Sq Set Opening SQE	Square Set Opening squre edges (min 600x600)
Plastering 2400	Plastering Labour & Materials for 2400 ceiling STD SQ external corners & 90mm Cove Cornice
Bulk Heads Location	Bulk Heads to the following areas= STEP OUTS
Bulk Heads Edges	Squre set edges to : All bulk heads
Please Note :	All above To Be Chosen & Verified @ selection process BY P & T PEDERSEN 13/9/19

Cabinetry Material And Labour To Fit As Per Plan

Name	Description
Kitchen Below	////////// Kitchen Below //////////
Carcass Base CPB	Base CPB White Board Carcass
Carcass O/Head CPB	Over Head CPB White Board Carcass
Colour Board BR	Colour Board Builders Range
Colour Board Upgrade	Colour Board Upgrade to Designer Range

Specification Sheet For House Sale

Estimate	2227_E_S01
Description	Ashley _ A1_ Contract with Selections
Client	P & T Pedersen Investments Pty Ltd ATF T
Site	Lot 15 Martin Street, Pialba QLD 4655, Australia
Laminated Top STD	STD Top Laminate : Type = Builders Range
Kitchen Top : 1	Type = LAMINEX Edge Profile = ABS GLOSS 3D Colour= Carrara Marble Gloss
Kit/Doors & Panels	Type = FORMICA Edge Profile = ABS 1MM Colour= BRUSHED SILVER Door Profile =FLAT
Feature Colour Board	Type = NOVER Colour = ICE CREAM 04 - GRAIN TO RUN VERTICAL
Kitchen Kick	Type = LAMINATED Colour= BRUSHED ALI
Kitchen Handles	Type = FIENZA G10 160 Colour= BLACK
Microwave Opening	We need the Microwave height & width . If left blank it will Left to the cabinet maker : Height = STD width STD
Fridge Opening	We need the fridge height & width . If left blank it will Left to the cabinet maker : Height = STD width STD
BATROOM FIXTURES	BELOW THIS LINE _____
Vanity 900mm NO TOP	868mm x 450mm NO TOP & Builders Range Wood Grain
Colour Board	Type = ICE CREAM 04 - GRAIN TO RUN VERTICAL
Handles	Type = FIENZA Code = G10 Colour = BLACK
ENSUITE FIXTURES	BELOW THIS LINE _____
Vanity 900mm NO TOP	868mm x 450mm NO TOP & Builders Range Wood Grain
Colour Board	Type = NOVER Colour - ICE CREAM 04 - GRAIN TO RUN VERTICAL
Handles	Type = FIENZA Code = G10 Colour = BLACK
Please Note:	All above To Be Chosen & Verified @ selection process BY P & T PEDERSEN 13/9/19

Fixout Internal Materials

Name	Description
Labour Foreman/Hr	Foremans Labour Per Hour
Labour Crpntr/h	Carpenters Labour Per Hour
Labor Fix Out	Labor To Fix Out House
Cav/Slider Finish	Hang & adjust Cavity Slider door
Labor Fit Off	Labor To Fit Off Inside House
////////ABPGA// /////	////////ALL BELOW PRE GYP ACC //////////
1930033	DOOR CAVITY UNIT FLUSH JAMB++2040X720X90MM EZI SLIDE STD
1930035	DOOR CAVITY UNIT FLUSH JAMB++2040X820X90MM EZI SLIDE STD
8030970	PINE STRUCTURAL MGP10 BLUE H2++70X45MM L/M 4.8M-6.0M
8030965	PINE STRUCTURAL MGP10 BLUE H2 70X35MM 6.0M

Specification Sheet For House Sale

Estimate	2227_E_S01
Description	Ashley _ A1_ Contract with Selections
Client	P & T Pedersen Investments Pty Ltd ATF T
Site	Lot 15 Martin Street, Pialba QLD 4655, Australia
20806	PINE DAR FJ PENCIL ROUND CLEAR++92X18MM 5.4M CLEAR 4 EDGE
////////ABFOA// ////////	////////ALL BELOW FIX OUT ACC //////////
2012188	DOOR INT FLUSH H/COMB HUME++2040X720X35 PRIMECOAT H1
2012170	DOOR INT FLUSH H/COMB HUME++2040X820X35 PRIMECOAT H1
20806	PINE DAR FJ PENCIL ROUND CLEAR++92X18MM 5.4M CLEAR 4 EDGE
20783	PINE DAR FJ PENCIL ROUND CLEAR++112X18MM 5.4M 4EDGE
0020814	PINE DAR FJ CLEAR 31X11MM 5.4M
20823-A	PINE MOULDING FJ COLONIAL SA2 42X11MM per/m CLEAR COL2
20778	PINE MOULDING FJ COLONIAL SA2++68X11MM 5.4M CLEAR COL2
2029034	DOOR ENT GLASS OPENING SOLID++2040X820X35 PG CLEAR XF11/3 GLASS BACK DOOR
4160107	HINGE LIFT OFF ZENITH++100MM RH ZP HBX1100 EA
4165559	HINGE HIRLINE FIXED PIN TRIO 254X100MM WLH7165FPZP20
2435538	SCREWS HINGE H/PACK TRADE++8X25 PHL ZP CSK PK100 CWH1425
1230010	FILLER NO MORE GAPS SELLEYS++475G MULTIPURPOSE SELLEYS
////////ABDLA// ////////	////////ALL BELOW DOOR LOCK ACC //////////
3961359	DOOR CLIP ADORED 40MM SHORT WHITE T0929
3961360	DOOR CLIP ADOORED 70MM LONG WHITE T0932
4065361	DOOR SEAL RAVEN P/P 915MM AUTO WEATHER CLEAR RP3C
4190554	SLIDING CAVITY DOOR LOCK VP GB++CIRCULAR PASSAGE SC 396SCC
4190393	SLIDING CAVITY DOOR LOCK VP GB++CIRCULAR PRIVACY SC 395SCC
4010548	Ikonic Matte Black Slimline Privacy Lever Set
4010546	Ikonic Matte Black Slimline Entrance Lever
////////ABFDA// ////////	////////ALL BELOW FRONT DOOR ACC //////////
2026323	DOOR ENT SAVOY++2040X820X40 FROST XS24
////////ABSO// ////////	////////ALL BELOW SINGLE ORDERS //////////
Pannel Lift Door BF	Pannel lift door 2.1m x 4.8m with motor & 2 remote's
Panel Lift Selection	Door Size= AS PER PLAN , Colour= MONUMENT Design - TUSCAN
To Be Confirmed	Flush ready coat doors have been allowed for . What type of Door would you like FLUSH READY COAT STD
Please Note:	All above To Be Chosen & Verified @ selection process BY P & T PEDERSEN 13/9/19

Building Clean Final Cleaning To Dwelling Inside & Out

Name	Description
004bayquip	Bobcat hire
Building Clean	Genral house clean inside & out

Specification Sheet For House Sale

Estimate 2227_E_S01
Description Ashley _ A1_ Contract with Selections
Client P & T Pedersen Investments Pty Ltd ATF T
Site Lot 15 Martin Street, Pialba QLD 4655, Australia

Tip Skip Hervey Bay 4ftx6ft Steel Bin Empty Under 0.60t

Labour Crpntr'h Carpenters Labour Per Hour

Please Note : All above To Be Chosen & Verified @ selection process
 BY P & T PEDERSEN 13/9/19

Bricks Bricks

Name Description

BRICK SELECTION NOTE BRICKS To Be Chosen & Verified @ selection process

BRICK TYPE Name: WILDERNESS SILVER BIRCH Brand: AUSTRAL
 SIZE : Single Height

Owner To Pick Brick Owner to pick brick allowed \$959.50 per 1000 + gst

DARK BRICK NOTE If dark brick choosen extra for acid washing will be needed

Mortar Colour Mortar Colour = OFF WHITE Mortar type = RAKED

Forklift Forklift hire to move bricks on site

ARCH BAR NOTE Arch Bars & Bricks above windows & doors = NO

1102233 LINTEL FLAT GALV TRECO++1000-85X7MM

MH/GAL-LINTELS BRICK IN GAL-LINTES

1066631 BRICK TIE SHERIFF L/DUTY ABEY++50MM GALV FACE FIX BX150 1000

MH/BRICK SH Lay Single Height Bricks

MH/SILLS WINDOW SILLS

MH/Saw Cutting Brick Saw Cutting EG: sills , Splits , Closers ECT

MH/ARTJOINTS ARTICULATED JOINTS

MH/CAVITYSAND CAVITY SAND FOR TERMITE RETIC

MH/MORTAR OFF WHITE MORTAR

MH/Leter Box 470x470 Brick leter box 470x470x 900

2940317 LETTERBOX BRICK IN S/FORD SILVER BUDGET F&B SET

Letter Box Numbers Sandelford 85 x 55mm 7 White Self Adhesive Numeral

1210110 SEALANT POLYURETHANE SIKA 600ML JAPAN BEIGE SAUSAGE

Please Note : All above To Be Chosen & Verified @ selection process
 BY P & T PEDERSEN 13/9/19

Cladding Wall Cladding

Name Description

////////ABCA//
 ///// // All below Cladding Acc //////////

53617 PINE BATTEN++42X35MM 6.0M LOSP H2

TREMCO 600ML DYMONIC SEALANT POLYURETHANE

Labour Linea + Frame Labour Linea + Framing Inc Nails

Specification Sheet For House Sale

Estimate	2227_E_S01
Description	Ashley _ A1_ Contract with Selections
Client	P & T Pedersen Investments Pty Ltd ATF T
Site	Lot 15 Martin Street, Pialba QLD 4655, Australia
710680	Scyon Stria 255 Splayed 4200 x 255 x 16mm FC Cladding
Please Note :	All above To Be Chosen & Verified @ selection process BY P & T PEDERSEN 13/9/19

Showers & Mirror Shower Screens As Per Plan

Name	Description
Showers Screens	Sh=1@ 1860x900x900 Pivot & ret , Frame= MONUMENT Glass = clear tgh 4mm
MIRROR Sqm	Frame = ALUMINIUM , Glass = SILVER V/BACK MIRROR Colour = MONUMENT
Please Note :	All above To Be Chosen & Verified @ selection process BY P & T PEDERSEN 13/9/19

Windows Aluminium Sliding Windows As Per Plan

Name	Description
Window Quote	Aluminium sliding windows & doors as per plan Reveals= F/J Pine , Frame = MONUMENT pc , Glass = CLEAR
Window Conformation	Window frame Color confirmed as = MONUMENT
WET AREA GLASS	Ensuite glass = FROSTED WC glass = FROSTED Bathroom glass = FROSTED
Labour Crpntr\h	Carpenters Labour Per Hour
Please Note :	All above To Be Chosen & Verified @ selection process BY P & T PEDERSEN 13/9/19

Fly & Safety Screens Fly Screens To Windows & Safty To GLSD As Per Plan

Name	Description
Fly & Safety Screens	Fly Screens To Windows & Safety To GLSD, Frame = MONUMENT Safety Mesh Color= MONUMENT
Please Note :	All above To Be Chosen & Verified @ selection process BY P & T PEDERSEN 13/9/19

Robes White Board & Haging Rails To Robes & Linen

Name	Description
Labour Crpntr\h	Carpenters Labour Per Hour
Labor Mel/Unit/Shelf	Labor To Fit Melamine Unit & Top Shelf
Labor Single Shelf	Carpenters Labour to fit Melamine shelf x1 to cuppard Linen CPB will have 4 shelves
Melamine Shelf	Single Melamaine Shelf
Linnen Unit :U4	Melamine shelving 1.8m x 1.0m x .5 unit with 4 shelves (1.7m high if lower than 2.2m opening height)
Hanging Rail Note	1.2m rail will not have center piller but a 1500 will Also
4821925	ROD CHROME TUBE SANDLEFORD++19X2400MM TR19240
4821935	ROD S/STEEL TUBE SANDLEFORD++19X1200MM SR19120
4821974	ROD CHROME FITTINGS++19MM PILLAR ENDS PK2 CFE19
4821972	ROD CHROME FITTINGS++19MM CENTRE PILLAR CFC19

Specification Sheet For House Sale

Estimate	2227_E_S01
Description	Ashley _ A1_ Contract with Selections
Client	P & T Pedersen Investments Pty Ltd ATF T
Site	Lot 15 Martin Street, Pialba QLD 4655, Australia
SLVD 2400x2400	SLIDING VYNAL ROBE DOOR 2400x2400
SLVD 2400x2000	SLIDING VYNAL ROBE DOOR 2400x2000
Sliding Vynal Doors	Frame Colour = std pc, Vinyl Panels Colour = std colour
Robe Color Note : 1	Robe frame & vinyl colour To Be Chosen & Verified @

Carpet & Vynal Carpet & Vynal To Internal Except Garage

Name	Description
Carpet Quote	Carpet = SeBring - 51-NAPA
Carpet Location	Carpet is allowed for the following rooms ,MEDIA , WIR , BED 1-2-3&4
Floor Strip Note	What strips do you want where carpet meets tiles or timber Or Vinyl floors = METAL
Vinyl Plank Quote	Vinyl Plank = CIRCUS WOOD KL410
V/Planking location	Vinyl Planking is allowed for the following rooms ,MAIN FLOOR
Please Note :	All above To Be Chosen & Verified @ selection process Which is before signing of contract

Painting Whloe House Painted As Per Plan

Name	Description
Painter 2400 CH	Painting Rate For Homes With 2400mm Ceiling Height.
Down Pipe	Down Pipe on Brick Home
Stained Front Door	Stain Grade front Door (Painted or stained)
Paint Hor/Cladd<20sq	Painting Horizontal Cladding (eg Linea Boards) less than 20 sqm 2 Coat System
Paint Timber Posts	Labor & Materials to paint Posts
Paint large Soffit	Labor & Materials to paint Large Soffit Areas
Ext/Posts Note : 1	Timber external posts colour is =???????
Ext/Wall Note: 1	Color of external wall is ?????????
Soffit Note : 1	Color of soffit is ?????????
Int/Wall Note: 1	Color of internal wall is ?????????
Ceiling Note : 1	Color of internal ceiling is ?????????
Arc/ Jambs Note: 1	Color of Door jambs & Archatrave is ?????????
Skirting Note : 1	Color of Skirting is ??????
Front Door Note	Color of front door is ????????
Back Door Note : 1	Color of back door is ??????
Down Pipes Note: 1	Color of down pipes are ???????
Feature Wall Note: 1	Color of feature walls = ????? IF ALLOWED

Specification Sheet For House Sale

Estimate 2227_E_501

Description Ashley _ A1_ Contract with Selections

Client P & T Pedersen Investments Pty Ltd ATF T

Site Lot 15 Martin Street, Pialba QLD 4655, Australia

F/Wall Location Note Feature Wall Location To Be Chosen & Verified @ selection Process which is before signing of contract (IF ALLOWED)

PAINT COLOR NOTE :1 Paint colour is chosen @ selection process & Verified @ First stage of painting (sealer coat)

Tiles Water Proofing, Tiling & Tiles As Per Quote

Name	Description
////////APWP/// /////	////////ALL BELOW WATER PROOFING //////////
WP 900x900 Shw Base	Water Proof A 900x 900 Shower Base With One Int Cnr
WP Pipe Flashing	Flashing Around Any Pipe (Shoer Rose Tec)
WP Door Way	Water Proof Isolation Bars To Dorrways Etc
WP Top Of Spa Hob	Water Proof Top Of Std Spa Hob
WP Floor To Wall	Water Proof Vertical & Horizontal (Floor To Wall Etc)
////////ABTL/////	////////ALL BELOW TILING LABOUR //////////
Cement Beds	Labour for cement beds per sqm
Lab/Fl/Tile/Con U450	Labour to lay floor tiles std Lay (450x450 and under)
Labour For Wall Tile	Labour to lay wall tiles std lay extra to lay Poricalin or Recifited edges
Labour For Skirt Til	Labour to lay skirt tile
Labour Vert/Frez	Labour to lay vertical color bands STD 4m allowed for
Labour Hobs	Labour to lay hobs . (mitered cnr or tile trim inc trim Costs)
Labour Spotters	Labour to lay feature tiles (wall or floor spotters) STD 6 allowed for
Silicon	Silicon to expansion joits and edges
Labour Sill Tiles	Labour for sills to be layed as per plan
Labour Soap Holders	Labour to lay soap holders & foot rests & wastes 2 allowed for
////////ABT/////	////////ALL BELOW TILING //////////
NT13-2008FL	300 X 600 SIMPLICITY DARK GREY NATURAL
NT13-2008FL	300 X 600 SIMPLICITY DARK GREY NATURAL
NT13-2008FL	NT13-2008FL 300 X 600 SIMPLICITY DARK GREY NATURAL
NT16-2060WP	SAND STONE MARBLE GREY WALL 300 X 600 LAID ON 300 EDGE
BCT 8707	Adelphi Split - 3 Sheets in HC Stock Location = FEATURE
NT15-1055WP	NT15-1055WP Bevelled White Gloss 300 long - LAID IN BRICK EFFECT Location = KITCHEN SPLASH
SOAPDISH DUEL SHELF	SOAPDISH DUEL SHELF - TO MATCH NT16-2060WP 2 Allowed

Specification Sheet For House Sale

Estimate	2227_E_S01
Description	Ashley _ A1_ Contract with Selections
Client	P & T Pedersen Investments Pty Ltd ATF T
Site	Lot 15 Martin Street, Pialba QLD 4655, Australia
Tile Delivery	Tile Delivery to Site
alumsq/rndtrim/j m	aluminium trims
Tile Location Note:1	Tiles allowed to the following floors = ENS, BATH ,WC & LDY Please put names of areas in not as per plan
Tile Note :1	Tiles are allowed to be layed squire not on the 45 , also if Porcelain tiles are required futher costs will be incured
Tile Heights 1	Estamated tile heights for rooms , Ens Shower = 1800mm Ens walls =200mm , Bath shower =1800mm Bath Walls=200mm
Tile Heights 2	Estamated tile heights for rooms , LDY behind w/m = 200mm LDY Splash =600mm , Kitchen Splash =650mm
Tile Heights 3	Estamated skirting tile to the following rooms = ENS , Bath Ldy & WC
Vanity Skirt Tile	The following Vanities have skirt tiles = NONE
Foot Rest Note	Foot rest heights can vary from 300mm to 550mm depending on Tile lay outs (if allowed)
Please Note :	All above To Be Chosen & Verified @ selection process Which is before signing of contract

Sewer/Septic System Selected Treatment Plant Or Sewer Conection

Name	Description
Treatment Plant Note	No Treatment plant allowed for as it is a sewer conection
Please Note :	All above To Be Chosen & Verified @ selection process BY P & T PEDERSEN 13/9/19

External Concrete Ex/Concrete , paths, Portico, Alfresco & D/Way

Name	Description
1663651	SPRAY PAINT SPRAY&MARK 350G FLUORO PINK 40013529
Labour Foreman/Hr	Foremans Labour Per Hour
4.5 M Crossover/Stwa	Standard 4.5m long Crossover & ST Water Cuts In Concrete
25/75 Salt/Pepper	25/75 Salt/Pepper
Plain Grey Concrete	Plain Grey Concrete 100mm thick URANGAN to DUNDOWRAN
Concrete or Stone	The concrete/exposed stone color = AS PER LANDSCAPING PLAN
Please Note :	All above To Be Chosen & Verified @ selection process BY P & T PEDERSEN 13/9/19

Alfresco Back Alfresco

Name	Description
Alfresco Note	Alfresco Concrete is covered in external Concrete
Alfresco Ceiling	Alfresco ceiling to be LIFTED UP
Please Note :	All above To Be Chosen & Verified @ selection process BY P & T PEDERSEN 13/9/19

Specification Sheet For House Sale

Estimate	2227_E_S01
Description	Ashley _ A1_ Contract with Selections
Client	P & T Pedersen Investments Pty Ltd ATF T
Site	Lot 15 Martin Street, Pialba QLD 4655, Australia

Rendering External Rendering

Name	Description
Deliberately Left	This section deliberately left blank as nothing allowed
Please Note :	All above To Be Chosen & Verified @ selection process BY P & T PEDERSEN 13/9/19

Air Conditioning Air Conditioning

Name	Description
Deliberately Left	This section deliberately left blank as nothing allowed
Please Note :	All above To Be Chosen & Verified @ selection process BY P & T PEDERSEN 13/9/19

Curtins & Blinds Curtins & Blinds

Name	Description
Window Covering Note	No blinds or curtains have been allowed for by Hedges Construction
Please Note :	All above To Be Chosen & Verified @ selection process BY P & T PEDERSEN 13/9/19

Fencing & L/Scaping Fencing & Landscaping

Name	Description
1.8 P/Paling N/FREND	1.8m 100x15mm CCA pine paling's (NEIGHBOR FRIENDLY) with 100x75 HWD Posts & 3x 75x38 HWD rails
DC/DOUBLE GATE	Double access steel frame gate With all hinges and latches included
DC/SINGLE GATE	Single access steel frame gate With all hinges and latches included
SANDSCREENED	SAND SCREENED
004bayquip	Bobcat hire
Labour Crpnr\h	Carpenters Labour Per Hour
Labour Foreman/Hr	Foremans Labour Per Hour
Green Cooch	Turf Green Cooch supplied & laid
Please Note :	All above To Be Chosen & Verified @ selection process BY P & T PEDERSEN 13/9/19

Owner Supplied Items Owner Supplied Items

Name	Description
Owner Supplied Items	If you are supplying any items for your new home you
DELIVERY	We will ask for a delivery about a week before we need
POSSIBLE EXTRA FEES	If trades person fitting the item deems the item as non
STORING ITEMS	Items are not to be stored on site before we need them .

PLEASE NOTE PC , Provisional Sum Items & Variations

Specification Sheet For House Sale

Estimate 2227_E_S01

Description Ashley _ A1_ Contract with Selections

Client P & T Pedersen Investments Pty Ltd ATF T

Site Lot 15 Martin Street, Pialba QLD 4655, Australia

Name Description

PC & PS Items Note If owners are buying PC & Provisional Sum Items from other

Variations Note Any variations or changes have to be submitted in writing

Variation Fee There will be a \$100 paper work fee per variation after the

Abbreviations The following are Abbreviations explained

Selections Valid Selections are valid for 5 days from print date

***PLEASE NOTE
***** SELECTION SHEETS 1 - 17 FOR 2227_E_S01 ARE ONLY FOR CONFIRMATION OF SIZE, TYPE AND COLOUR



ABN: 79 681 827 562 QBCC:1031109
1/15-21 Nissen Street Hervey Bay Qld 4655

COLOR SELECTIONS

Estimate 2227_E_S01
Description Ashley _ A1_ Contract with Selections
Client P & T Pedersen Investments Pty Ltd ATF T
Site Lot 15 Martin Street, Pialba QLD 4655, Australia

1. Architectural Pla Architectural Drafting: Site, Floor, Elevation etc

Name	Description
PLEASE NOTE	Plans quoted from are= HEDGES CONSTRUCTION -
PLEASE NOTE .	Engineering quoted from plans by = Engineers + ,Drawing N'
Soil Test Type	Soil type allowed = M
Architect/Drafting	Drafting of Floor plan, elevations ETC
Soil Test 40km Radius	Soil Test 40km Radius Of Hervey Bay
012	Dynamic cone penetrometer test bottom of footings
Site Photograph	Site Photograph (Required By BSA)
EFF CLASS 1 RES	1 X ENERGY EFFICIENCY PLAN FOR CLASS 1 RESIDENTIAL BUILDING
Site Levels	Site Levels by Carpenter
Covered by Prelim	All above covered by a earlier signed preliminary
Please Note:	All above HAS BEEN Chosen & verified @ selection process BY P & T PEDERSEN 13/9/19

2. Engineering Site Report, Engineering And Inspections

Name	Description
Engineering	Design And Documention Of Slab And Footing,Racking/
Engine/Insp 40km HB	Engineers Site Inspection Within 40km Of Hervey Bay
Covered by Prelim	All above covered by a earlier signed preliminary
Please Note:	All above HAS BEEN chosen & verified @ Selection Process BY P & T PEDERSEN 13/9/19

3. License Fees Insurances Required To Construct House

Name	Description
Portable Long Serv	Portable long service leve
Construction Ins	Construction Insurance for works
QBCC Insurance	QBCC Insurance for work over \$3001

COLOR SELECTIONS

Estimate	2227_E_S01
Description	Ashley _ A1_ Contract with Selections
Client	P & T Pedersen Investments Pty Ltd ATF T
Site	Lot 15 Martin Street, Pialba QLD 4655, Australia
Covered by Prelim	All above covered by a earlier signed preliminary
Please Note:	All above HAS BEEN chosen & verified @ selection process BY P & T PEDERSEN 13/9/19

4. Application Fees Council Application Fees

Name	Description
Certifier PI Insuran	Certifier PI Insurance Levy
Building Assessment	Building Assessment all areas
Inspections	Inspections Hervey Bay
Plumbing Lodgement	Fee For Lodgement Of Plumbing & Lodgement Infomation Request
Plumbing Inspection	Fee For Each Fixture eg Toilet,Shower,Vanity
Sewer	Sewer Connection
Water	Water Conection
Office Sundries NH	Office sundries, copes of plans and documentation
Covered by Prelim	All above covered by a earlier signed preliminary
Please Note:	All above HAS BEEN chosen & verified @ selection process BY P & T PEDERSEN 13/9/19

5. Retaining Walls Retaining Walls

Name	Description
PLEASE NOTE	No retaining walls have been allowed for
Covered by Prelim	All above covered by a earlier signed preliminary
Please Note:	All above HAS BEEN chosen & verified @ selection process BY P & T PEDERSEN 13/9/19

6. Site Prep Eg , Cut & Fill, Ect

Name	Description
004bayquip	Bobcat hire
SANDUNSCREENED	SAND UNSCREENED
57/20AGGREGATE	57/20 Aggregate
Tree Removal	?? Tress have been allowed to be removed from site
1663651	SPRAY PAINT SPRAY&MARK 350G FLUORO PINK 40013529
1091332	Brutus 770mm x 50m Silt Fence
Labour Crpntr\h	Carpenters Labour Per Hour
Covered by Prelim	All above covered by a earlier signed preliminary
Please Note:	All above HAS BEEN chosen & verified @ selection process BY P & T PEDERSEN 13/9/19

COLOR SELECTIONS

Estimate 2227_E_S01
Description Ashley _ A1_ Contract with Selections
Client P & T Pedersen Investments Pty Ltd ATF T
Site Lot 15 Martin Street, Pialba QLD 4655, Australia

7. Site Power Mains To House

Name	Description
(K) Mains	Under Ground Wire To House
004bayquip	Bobcat hire
Power 2 Tarif	Power Conection 2 Tarifs (Ownere To Reconect)
Cost Of Power	Cost Of Power To Build Home Per
Labour Foreman/Hr	Foremans Labour Per Hour
Covered by Prelim	All above covered by a eartier signed preliminary
Please Note:	All above HAS BEEN chosen & verified @ selection process BY P & T PEDERSEN 13/9/19

8. Slab Prep Labour & Materiels To Pour Slab As Per Plan

Name	Description
Labour Foreman/Hr	Foremans Labour Per Hour
SANDSCREENED	SAND SCREENED
Raft Slab	Labour And Boxing For Raft Slab
Footing per LM	Labor to dig , place Steel & finish Concrete
207AS	N20 20MM PUMP concrete
TRAVEL FOR PUMP	TRAVEL TO SITE FOR PUMP
HIRE PUMP 25M	25 METER BOOM PUMP HOURLY
Fly Ash	Fly Ash Per Pump
Meterage Pumped	Concrete Meterage Pumped
004bayquip	Bobcat hire
////////ABSA///// ////////// ALL BELOW SLAB ACC ////////// /////	
C	Cartage per drop
V4	Plastci black 4x50m 200um MI
TAPE	Tape duct grey visqueen 48mm
NF11TM3	Trench mesh 11mm 3 Bar
CT	Tie wire 1.57x1.42kg blk beltpk
PLNSC	Cage chair NS 50 plain
CBN1266	Corner bar N12x600x600
N12/1.2	N12 D BAR 500N 1.2M
NF82	Ribmesh NF82
5065C	Barchair & Base 5065C NS bg100
N12/6	N12 D bar 500N 6m
905025	Bar startr cyc M12 180x50 Gal

COLOR SELECTIONS

Estimate 2227_E_S01

Description Ashley _ A1_ Contract with Selections

Client P & T Pedersen Investments Pty Ltd ATF T

Site Lot 15 Martin Street, Pialba QLD 4655, Australia

Please Note: All above HAS BEEN chosen & verified @ selection process
BY P & T PEDERSEN 13/9/19

9. Toilet Hire Hire Toilet For Duration Of Construction

Name	Description
Hire Toilet	Toilet Hire

Please Note: All above HAS BEEN chosen & verified @ selection process
BY P & T PEDERSEN 13/9/19

10. Termite Control Penatration & Perimeter As Per Plan

Name	Description
Penetrations Kordon	Penetrations through the floor area
Perimeter Retic	Plasmitte Reticulation to CAVITY Perimeter
Kordon / Meter	Poison Impregnated Plastic For Peremiter
T2 Treated	Frames & Trusses Treated with T2 Poison

Please Note: All above HAS BEEN chosen & verified @ selection process
BY P & T PEDERSEN 13/9/19

11. Wall Frames Supply & Erection Of Walls As Per Plan

Name	Description
Labour Foreman/Hr	Foremans Labour Per Hour
Labour Crpntr/h	Carpenters Labour Per Hour
Labor F&T 2400	Labor To Stand Frames & Trusses For 2400 Ceiling
Labor F&T 3000	Labor To Stand Frames & Truss For A 3000 Ceiling Height
Labour Posts	Labour To Stand 2.4-2.7 Posts
Cav/Slider Framing	Fit cavity slider frame at framing stage
Concrete Trimming	Cut Concrete to Shower trays & to GLSD
////////ABSA/////	////////ALL BELOW SLAB ACC //////////
1070496	TBLADE POST SUP HD MAXI METALS++130X250MM MST130250HD
////////ABPA/////	////////ALL BELOW POST ACC //////////
2442088	WASHERS GALV METRIC++M12 EA WGF12200
2444268	BOLTS&NUT CUPHD GALV ZENITH++M12X170MM EA BGC12170
63171	MERBAU POST LAMINATED++140X140MM 2.7M DAR SELECT
63172	MERBAU POST LAMINATED++140X140MM 3.0M DAR SELECT
////////ABFA/////	////////ALL BELOW FRAME ACC //////////
53617	PINE BATTEN++42X35MM 6.0M LOSP H2
340054	PLYBRACE F22 HARDWOOD++2440X900X4MM
340103	PLYBRACE F22 HARDWOOD++2440X1200MM 4.0MM

COLOR SELECTIONS

Estimate 2227_E_S01
 Description Ashley _ A1_ Contract with Selections
 Client P & T Pedersen Investments Pty Ltd ATF T
 Site Lot 15 Martin Street, Pialba QLD 4655, Australia

////////ABTA////
 /////

1100197 COUPLER HEX NUT HOBSON++M12 HDG AXHMSGCM12 EA
 1100183 WASHER SQUARE GALV HOBSON++M12 50X50X3 WSMMSGM12050030 EA
 1100217 NUT HEX GALV HOBSON++M12 NH08GCM12 EA
 2430031 ROD THREADED HDG HOBSON++M12X2.44M
 1100050 ROD THREADED HDG HOBSON++M16X2700MM ASMSGCM162700 EA
 1100047 ROD THREADED HDG HOBSON++M12X3000MM ASMSGCM123000 EA
 1100185 WASHER SQUARE GALV HOBSON++M16 50X50X5 WSMMSGM16050050 EA
 1100218 NUT HEX GALV HOBSON++M16 NH08GCM16 EA
 2260399 BOLT TRUBOLT GALV M12X140MM EACH T12140GH

////////ABPGA/
 /////

1090522 DAMPCOURSE POLY++230X30MX500UM PLASCOURSE
 52930 DOOR JAMB EXT FJ H3 PRIMED++163X30MM 5.2M DBLE REBATD LOSP
 52859 DOOR JAMB EXT FJ H3 PRIMED++163X30MM 5.2M NON REBATED LOSP
 8030947 PINE STRUCTURAL MGP10 BLUE H2++70X35MM L/M 4.8M-6.0M
 0120877 PINE TREATED H4 WET SAWN++150X25MM 6.0

////////ABSO////
 /////

W/FRAMES
 2.4x0-100 Wall Frames 2400 CEILING HEIGHT 0-100sqm

2260403 Ramset 380ml ChemSet 101 Plus

////////ABF5////
 /////

0760482 Easy Mix GP Cement 20kg
 S/S Staples Stainless steel staples 1000 per box
 HC Breather Foil Hedges Construction Branded BREATHER FOIL 1350X60M
 HC Building Foil Hedges Construction Branded BUILDING FOIL 1350X60M
 1090037 STRAPPING ABEY++30MMX1.0MMX6M PUNCHED 0464
 NAI075635DP DRIVE PINS 75MMX6.35MM box /100
 HWR22CHPLSRD CHARGES .27 PLSRD22 STRIP box/100
 9920132 TRANSPORT CHARGE++6T RIGID (TC USE ONLY)

Please Note: All above HAS BEEN chosen & verified @ selection process
 BY P & T PEDERSEN 13/9/19

12. Trusses & Batten Stand & Batten Trusses As Per Plan

Name Description

////////ABTA////
 /////

1090945 CEILING BATTEN CYCLONIC KNUAF++22X6100MM T ONLY 335667
 8030947 PINE STRUCTURAL MGP10 BLUE H2++70X35MM L/M 4.8M-6.0M

COLOR SELECTIONS

Estimate 2227_E_S01
Description Ashley _ A1_ Contract with Selections
Client P & T Pedersen Investments Pty Ltd ATF T
Site Lot 15 Martin Street, Pialba QLD 4655, Australia

////////ABSO///
////////ALL BELOW SINGLE ORDERS //////////

Frenna Crain Hire 20 Tonne Frena Crain Hire
Edge Protection Protection Edge Per Meter Per Week
Truss 100-250 Truss's 100-250sqm as per plan @ 900 centers = YES
Please Note: All above HAS BEEN chosen & verified @ selection process
BY P & T PEDERSEN 13/9/19

13. Roofing & Facia Tile/Metal Roof & Metal Facia & Gutter As Per Plan

Name	Description
Sheet Roof	Quote, supply and fix metal roof & battens
Roof Selection	Roof Profile= BR???? ,Roof Colour= BR??? ,Barge Profile= BR??
Fascia Metal Roof	Fascia= Metal ,Colour= STD range (TBC) as per plan
Whirlybird	Supply & Install STD Whirlybird & STD Colour
Please Note:	All above HAS BEEN chosen & verified @ selection process BY P & T PEDERSEN 13/9/19

14. Roof Extras Skylight's , Rangehood Duct & Whirly Birds

Name	Description
Flex Tubing	Flex tubing for rangehood duct
Labour Foreman/Hr	Foremans Labour Per Hour
Please Note:	All above HAS BEEN chosen & verified @ selection process BY P & T PEDERSEN 13/9/19

15. Insulation Wall & Ceiling Insulation

Name	Description
INSULATION NOTE	LIVING AREA CEILING & GARAGE CEILING HAVE TO BE DONE
Pink Wall Bats	R2.5 pink bats external walls (that are required by law)
Pink Wall Bats 2	R2.5 pink bats external walls (that owners wanted)
Pink Ceiling Bats	R2.5 pink bats for living area ceiling
Please Note:	All above HAS BEEN chosen & verified @ selection process BY P & T PEDERSEN 13/9/19

16. Gas Labour Instalation Of Gas Pipes

Name	Description
GAS NOTE	No gas fitting has been allowed for by Hedges Construction
Please Note:	All above HAS BEEN chosen & verified @ selection process BY P & T PEDERSEN 13/9/19

17. Appliances Gas & Electrical Appliances

Name	Description
////////ABS////////	////////all below std////////
BCW-ASTECHK60P K	60CM ELECTRIC OVEN/CTOP SS BLK PACKAGE

COLOR SELECTIONS

Estimate 2227_E_S01
Description Ashley _ A1_ Contract with Selections
Client P & T Pedersen Investments Pty Ltd ATF T
Site Lot 15 Martin Street, Pialba QLD 4655, Australia
BCW- BIRH60SS 60CM SLIDE OUT RANGEHOOD
Please Note: All above HAS BEEN chosen & verified @ selection process
 BY P & T PEDERSEN 13/9/19

18. Hotwater System Hotwater System

Name	Description
HWS 250lt	Hot Water System 250 liter Electric Builders Range
EVO750R	EVOCRETE SLAB 750x750x55 RIPPLE SLAB
Please Note :	All above To Be Chosen & Verified @ selection process

19. Plumbing Supply & Fit As Per Plan

Name	Description
Fridge Water	Do You Need Water to the fridge ??????
Water Filter	Do You Want A water filter to the kitchen sink ????????????
Garbage Disposal	Do You Want A garbage disposal to the sink ????????????
Standard Plumbing	//////////All Below Standard Plumbing //////////
(D) STD House Ele HW	STD Bathroom , Ensuite , Kitchen & Ldy . Electrical Hotwater
Please Note :	All above To Be Chosen & Verified @ selection process

20. Plumbing Fitting Tapware And Plumbing Fittings As Per PC List

Name	Description
LOCATIONS	STD PLUMBING locations of external taps,shower heads,shower
KITCHEN FIXTURES	ARE LISTED BELOW THIS LINE _____
SS008R	Noah 1080 rh 13/4 bowl 1th ss-sink .8mm
LENGSM	LENA GOOSENECK SINK MIXER 35MM
LAUNDRY FIXTURES	BELOW THIS LINE _____
5140042	TROUGH LAUNDRY EVERHARD 45L TROUGH&CABINET 71076
281039	Wash/mach cock 1/4 turn cp
4510892	Daytek Single Fold Down Clothesline - COLOr = Obsidian
BATROOM FIXTURES	BELOW THIS LINE _____
Vanity 900mm	900mm x 20mm White Vit China Top & Builders Range Wood Grain
293008	P&W BR5 W-DLX PLUG O/F 32MM CP
LENBM	LENA BASIN MIXER 35MM
LENWM	LENA SHOWER/BATH WALL MIXER
GEMMARSHRR	GEMMA SQ HANSHOWER & RND RAIL WELS 3 STAR 9L/MIN
BER17W	Berlin 1700 Bath WH
STEBSCUR-	STELLA BATH SPOUT CURVED 185MM
ZONDRC	Zonda Double Towel Rail 700 CP

COLOR SELECTIONS

Estimate	2227_E_S01
Description	Ashley _ A1_ Contract with Selections
Client	P & T Pedersen Investments Pty Ltd ATF T
Site	Lot 15 Martin Street, Pialba QLD 4655, Australia
ENSUITE FIXTURES	BELOW THIS LINE _____
LENWM	LENA SHOWER/BATH WALL MIXER
UTAHLSCSWH	TOILET SUITE CLOSE COUPLED WELLS 4 S TRAP SOFT CLOSE SEAT
ZONTPC-1	ZONDA TOILET PAPER HOLDER CP
WC FIXTURES	BELOW THIS LINE _____
Double Check Items	Double Check PLAN Items for before
Double Check 1	Wall Hung Vanities = ???????????
Double Check 3	Shower Rose & Flix Mixer shown on plan = ??????????????
Double Check 4	Sink on plan is the drainer on the correct side = ???????
Please Note :	All above To Be Chosen & Verified @ selection process

21. Water Tank Water Tank & Plumbing For Tank

Name	Description
Please Note	No water tank has been allowed for
Please Note :	All above To Be Chosen & Verified @ selection process

22. Electrical Fiting Of Wire Switches & Electrical Fittings

Name	Description
(K) Lights	Fitting Of Light And Switch
(K) 2way Switch	2way Switch
(K) Exhaust Fan	250mm Exhaust Fan
(K) Power Points	Double Power Points
(K) External Power P	W/P External Double Power Point
(K) Fan Light	Fan Light
(K) Fan	Fitting And Switch
(K) Hot Plates	Cook Top
(K) Wall Oven	Wall Oven
(K) Hot Water	Hot Water System
(K) Smoke Detector	Install Smoke Detector
(K) TV POINTS	T.V Points
(K) Downlightsocket	Led Down Light Socket
(K) Meter Box STD	Standard Meter Box On House 1 PH
Telephone Point x1	BUILDERS URBAN TELEPHONE FACILITIES 1
	1. SUPPLY AND INSTALL 25MM TELSTRA APPROVED CONDUIT FROM STREET CONNECTION TO RESIDENCE UP TO 22M
	2. SUPPLY AND INSTALL 2 PAIR TELEPHONE UNDERGROUND CABLE FROM STREET CONNECTION TO RESIDENCE
	3. SUPPLY AND INSTALL 1 TELEPHONE OUTLET POINTS IN RESIDENCE
	4. SUPPLY AND INSTALL MADISON TERMINATION BOX ON OUTSIDE WALL NEAR POWER CABINET

Labour Crpnr\h Carpenters Labour Per Hour

COLOR SELECTIONS

Estimate	2227_E_S01
Description	Ashley _ A1_ Contract with Selections
Client	P & T Pedersen Investments Pty Ltd ATF T
Site	Lot 15 Martin Street, Pialba QLD 4655, Australia
Electrical Extra	Extra charge will be incurred for owner supplied
ElectricAl Note	Confirmation of lights & position of light switches & power

23. Electrical Fitt Lights,Fans,Cooktop & Hot Water As Per P.C List

Name	Description
JH-SWL2V2-24WM I	TWIN SPOT SENSORED BLACK WITH GLOBES
JH-LB-40W white	Slim Line Linear Batten - 40W (LED 1200x90x28)
IC-4 LED DOWNLIGHT	9W WHITE DIMMABLE 800LM 5000K
CL1755PSMA4	Smoke alarm PE type surface 240v 9v battery backup gen 4
HPMEF200RDWE	Celing exhaust fan 200mm 250v white non-ducted
HPMEF250RDWE	Ceiling exhaust fan 250mm 250v white non-ducted
HPMCF12HWE	Sweep fan 3 blade 1200mm 240v white hangsure 3 speed
HPMCFOLLEDWE	FAN LIGHT KIT OYSTER WHITE 3000K WARM WHITE DIMMABLE LED
TV Antenna	Digital TV antenna
PLEASE NOTE	All above To Be Chosen & Verified @ selection process BY P & T PEDERSEN 13/9/19

24. Soffits Sheeting And Framing For Soffits As Per Plan

Name	Description
Labor Eves	Labor To Fit Eve Frame & Sheet Std Width
Labor Eve Patio	Labor To Frame & Sheet Large Areas
Labor Fibro A/Window	Labor To Frame & Fit Fibro Above Windows
Labor Clad/Dut/Gab	Labor To Battern & Sheet Dutch Gable
////ABSOA//// /////	//////////ALL BELOW SOFFIT ACC//////////
20815	PINE DAR FJ CLEAR++31X11MM 5.4M H3 LO SP
53617	PINE BATTEN++42X35MM 6.0M LO SP H2
2360490	NAILS FIBRE CEM GALV PASLODE++25X2.0 500G QTY670 N907676
1100631	BLDG MOULDING DIVISIONAL QEP++4.5MM 2.4M BPM DIV 1BPM-D2445
710034	FC LINING DURASHEET 4.5MM BGC++2400X450X4.5MM 1.08SQM D2445
710035	FC LINING DURASHEET 4.5MM BGC 2400X600MM 1.44SQM
0711231	FC EAVE LINING HARDIFLEX JH 2400X750X4.5MM 1.80SQM 400391
710171	FC CLADDING DURASHEET BGC++1800X900X4.5MM 1.62SQM D189
710172	FC CLADDING DURASHEET BGC++2100X1200X4.5MM 2.52SQM D2112
710033	FC CLADDING DURASHEET BGC++2400X1200X4.5MM 2.88SQM D2412B
712164	FIBRE CEMENT ACC PRECISION++1800X150X4.5MM INFILL STRIPS
712172	FIBRE CEMENT ACC PRECISION++2400X150X4.5MM INFILL STRIPS
20725	PINE DAR FJ++42X42MM 5.4M H3 LO SP FJ04242T
Alfresco Ceiling	Alfresco ceiling to be flat/lifted up ??mm in from fascia to

COLOR SELECTIONS

Estimate 2227_E_S01
Description Ashley _ A1_ Contract with Selections
Client P & T Pedersen Investments Pty Ltd ATF T
Site Lot 15 Martin Street, Pialba QLD 4655, Australia
Porch Ceiling Porch ceiling flat/lifted up from fasci to fascia
Please Note : All above To Be Chosen & Verified @ selection process

25. Plastering Sheet And Set As Per Plan

Name	Description
Sq Set Opening SQE	Square Set Opening squre edges (min 600x600)
Plastering 2400	Plastering Labour & Materials for 2400 ceiling , Standard 90mm sq/ex , Labour + Materials to hang & set
Bulk Heads Location	Bulk Heads to the following areas= ????????????
Bulk Heads Edges	Squre set edges to : All bulk heads
Please Note :	All above To Be Chosen & Verified @ selection process

26. Cabinetry Material And Labour To Fit As Per Plan

Name	Description
Kitchen Below	////////// Kitchen Below //////////
Carcass Base CPB	Base CPB White Board Carcass
Carcass O/Head CPB	Over Head CPB White Board Carcass
Colour Board BR	Colour Board Builders Range
Colour Board Upgrade	Colour Board Upgrade to Designer Range
Laminated Top STD	STD Top Laminate : Type = Builders Range
Kitchen Top : 1	Type = BR??? Edge Profile =BR???
Kit/Doors & Panels	Type = BR??? Edge Profile =BR???
	ALL BASE UNITS EXCEPT FRONT PANEL ON ISLAND BENCH & ISLAND BENCH GABLES
Feature Colour Board	Type = NOVER Colour = ICE CREAM 04 - GRAIN TO RUN VERTICAL Location = ISLAND BENCH FRONT & GABLES, OVERHEADS, FRIDGE GABLES AND FRIDGE OVERHEAD CUPBOARDS
Kitchen Kick	Type = BR???
Kitchen Handles	Type = BR???
Microwave Opening	We need the Microwave height & width . If left blank it will
Fridge Opening	We need the fridge height & width . If left blank it will
BATROOM FIXTURES	BELOW THIS LINE _____
Vanity 900mm NO TOP	868mm x 450mm NO TOP & Builders Range Wood Grain
Colour Board	Type = ICE CREAM 04 - GRAIN TO RUN VERTICAL
Handles	Type = FIENZA Code = G10 Colour = BLACK

COLOR SELECTIONS

Estimate 2227_E_S01
 Description Ashley _ A1_ Contract with Selections
 Client P & T Pedersen Investments Pty Ltd ATF T
 Site Lot 15 Martin Street, Pialba QLD 4655, Australia

ENSUITE
 FIXTURES BELOW THIS LINE _____

All Above TBC All above To Be Chosen & Verified @ selection process

27. Fixout Internal Materials

Name	Description
------	-------------

Labour Foreman/Hr	Foremans Labour Per Hour
-------------------	--------------------------

Labour Crpnr\h	Carpenters Labour Per Hour
----------------	----------------------------

Labor Fix Out	Labor To Fix Out House
---------------	------------------------

Cav/Slider Finish	Hang & adjust Cavity Slider door
-------------------	----------------------------------

Labor Fit Off	Labor To Fit Off Inside House
---------------	-------------------------------

////////ABPGA//
 //////////ALL BELOW PRE GYP ACC //////////

1930033	DOOR CAVITY UNIT FLUSH JAMB++2040X720X90MM EZI SLIDE STD
---------	--

1930035	DOOR CAVITY UNIT FLUSH JAMB++2040X820X90MM EZI SLIDE STD
---------	--

8030970	PINE STRUCTURAL MGP10 BLUE H2++70X45MM L/M 4.8M-6.0M
---------	--

8030965	PINE STRUCTURAL MGP10 BLUE H2 70X35MM 6.0M
---------	--

20806	PINE DAR FJ PENCIL ROUND CLEAR++92X18MM 5.4M CLEAR 4 EDGE
-------	---

////////ABFOA//
 //////////ALL BELOW FIX OUT ACC //////////

2012188	DOOR INT FLUSH H/COMB HUME++2040X720X35 PRIMECOAT H1
---------	--

2012170	DOOR INT FLUSH H/COMB HUME++2040X820X35 PRIMECOAT H1
---------	--

20806	PINE DAR FJ PENCIL ROUND CLEAR++92X18MM 5.4M CLEAR 4 EDGE
-------	---

20783	PINE DAR FJ PENCIL ROUND CLEAR++112X18MM 5.4M 4EDGE
-------	---

0020814	PINE DAR FJ CLEAR 31X11MM 5.4M
---------	--------------------------------

20823-A	PINE MOULDING FJ COLONIAL SA2 42X11MM per/m CLEAR COL2
---------	--

20778	PINE MOULDING FJ COLONIAL SA2++68X11MM 5.4M CLEAR COL2
-------	--

2029034	DOOR ENT GLASS OPENING SOLID++2040X820X35 PG
---------	--

4160107	HINGE LIFT OFF ZENITH++100MM RH ZP HBX1100 EA
---------	---

4165559	HINGE HIRLINE FIXED PIN TRIO++254X100MM EA ZP WLH7165FPZP20
---------	---

2435538	SCREWS HINGE H/PACK TRADE++8X25 PHL ZP CSK PK100 CWH1425
---------	--

1230010	GAP FILLER SELLEYS++475G NO MORE GAPS WHITE
---------	---

////////ABDLA//
 //////////ALL BELOW DOOR LOCK ACC //////////

3961359	DOOR CLIP ADOORED++40MM SHORT WHITE T0929
---------	---

3961360	DOOR CLIP ADOORED++70MM LONG WHITE T0931
---------	--

4065361	DOOR SEAL RAVEN P/P++915MM AUTO WEATHER CLEAR RP3C
---------	--

4190554	SLIDING CAVITY DOOR LOCK VP GB++CIRCULAR PASSAGE SC 396SCC
---------	--

4190393	SLIDING CAVITY DOOR LOCK VP GB++CIRCULAR PRIVACY SC 395SCC
---------	--

4010548	Ikonik Matte Black Slimline Privacy Lever Set
---------	---

4010546	Ikonik Matte Black Slimline Entrance Lever
---------	--

COLOR SELECTIONS

Estimate 2227_E_S01
 Description Ashley _ A1_ Contract with Selections
 Client P & T Pedersen Investments Pty Ltd ATF T
 Site Lot 15 Martin Street, Pialba QLD 4655, Australia

////////ABFDA/
 ///// //////////ALL BELOW FRONT DOOR ACC //////////

2026323 DOOR ENT SAVOY++2040X820X40 FROST XS24

////////ABSO///
 ///// //////////ALL BELOW SINGLE ORDERS //////////

Pannel L/Door 2.1hBF Pannel lift door 2.1m x 4.8m with motor & 2 remote's

Panel Lift Selection Door Size=????? STD , Colour=????? BR

Style= ?????BR Light Panels= NOT ALLOWED FOR

To Be Confirmed Flush ready coat doors have been allowed for . What type of

All Above TBC All above To Be Chosen & Verified @ selection process

28. Building Clean Final Cleaning To Dwelling Inside & Out

Name	Description
004bayquip	Bobcat hire
Building Clean	Genral house clean inside & out
Tip Skip Hervey Bay	4ftx6ft Steel Bin Empty Under 0.60t
Labour Crpntr\h	Carpenters Labour Per Hour
Please Note :	All above To Be Chosen & Verified @ selection process

29. Bricks Bricks

Name	Description
BRICK SELECTION NOTE	BRICKS To Be Chosen & Verified @ selection process

Which is before signing of contract
 Final Brick Choice is the clients decision any defects of bricks Eg: Chipping , color variance , size etc can not be controlled by Hedges Construction as the bricks come from a third party . Hedges Construction will notify client of any abnormality that they may see as a defect in the bricks if any . But the final decision of bricks & condition will be the responsibility of the client , We recommend that the client does a drive by at the delivery stage of th

BRICK TYPE Name: BR??????????? Brand:BR???????????
 Size= SINGLE HEIGHT

Owner To Pick Brick Owner to pick brick allowed \$959.50 per 1000 + gst

DARK BRICK NOTE If dark brick choosen extra for acid washing will be needed

Mortar Colour Mortar Colour = ????? Mortar type = flush joint ? or raked
 Please Note : Mortar color May & will aiter in color due to the sand being a natural product & color can not be set . If a color mortar is selected the color will defiantly vary through out the brick work as even the qty of water to a mix can alter the color .

Forklift Forklift hire to move bricks on site

ARCH BAR NOTE Arch Bars & Bricks above windows & doors = YES/NO ????
 Arch Bars & Bricks above panel lift door = YES/NO ????

1102233 LINTEL FLAT GALV TRECO++1000-85X7MM

MH/GAL-LINTELS BRICK IN GAL-LINTES

COLOR SELECTIONS

Estimate	2227_E_S01
Description	Ashley _ A1_ Contract with Selections
Client	P & T Pedersen Investments Pty Ltd ATF T
Site	Lot 15 Martin Street, Pialba QLD 4655, Australia
1066631	BRICK TIE SHERIFF L/DUTY ABEY++50MM GALV FACE FIX BX150 1000
MH/BRICK SH	Lay Single Height Bricks
MH/SILLS	WINDOW SILLS
MH/Saw Cutting	Brick Saw Cutting EG: sills , Splits , Closers ECT
MH/ARTJOINTS	ARTICULATED JOINTS
MH/CAVITYSAND	CAVITY SAND FOR TERMITE RETIC
MH/MORTAR	OFF WHITE MORTAR
MH/Leter Box 470x470	Brick leter box 470x470x 900
2940317	LETTERBOX BRICK IN S/FORD SILVER BUDGET F&B SET
Letter Box Numbers	Sandleford 85 x 55mm 7 White Self Adhesive Numeral
1210110	SEALANT POLYURETHANE SIKA 600ML JAPAN BEIGE SAUSAGE
Please Note :	All above To Be Chosen & Verified @ selection process

30. Cladding Wall Cladding

Name	Description
////////ABCA// /////	//////// All below Cladding Acc //////////
53617	PINE BATTEN++42X35MM 6.0M LOSP H2
TREMCO 600ML DYMONIC	SEALANT POLYURETHANE
Labour Linea + Frame	Labour Linea + Framing Inc Nails
710680	Scyon Stria 255 Splayed 4200 x 255 x 16mm FC Cladding
Please Note :	All above To Be Chosen & Verified @ selection process

31. Showers & Mirror Shower Screens As Per Plan

Name	Description
Showers Screens	Sh=1@ 1860x900x900 Pivot & ret ,Frame= std pc
MIRROR Sqm	Frame = ALUMINIUM , Glass = SILVER V/BACK MIRROR
Please Note :	All above To Be Chosen & Verified @ selection process

32. Windows Aluminium Sliding Windows As Per Plan

Name	Description
Window Quote	Aluminium sliding windows & doors as per plan
Window Conformation	Window frame Color confirmed as = ??????????
WET AREA GLASS	Ensuite glass = ???????? WC glass = ????????
Labour Crpntr/h	Carpenters Labour Per Hour
Please Note :	All above To Be Chosen & Verified @ selection process

33. Fly & Safety Scr Fly Screens To Windows & Safty To GLSD As Per Plan

Name	Description
------	-------------

COLOR SELECTIONS

Estimate 2227_E_S01
Description Ashley _ A1_ Contract with Selections
Client P & T Pedersen Investments Pty Ltd ATF T
Site Lot 15 Martin Street, Pialba QLD 4655, Australia
Fly & Safety Screens Fly Screens To Windows & Safety To GLSD, Frame = BLACK
Please Note : All above To Be Chosen & Verified @ selection process

34. Robes White Board & Haging Rails To Robes & Linen

Name	Description
Labour Crpnr/h	Carpenters Labour Per Hour
Labor Mel/Unit/Shelf	Labor To Fit Melamine Unit & Top Shelf
Labor Single Shelf	Carpenters Labour to fit Melamine shelf x1 to cupboard
Melamine Shelf	Single Melamine Shelf
Linnen Unit :U4	Melamine shelving 1.8m x 1.0m x .5 unit with 4 shelves
Hanging Rail Note	1.2m rail will not have center pillar but a 1500 will Also Robes over 2.5m have unit in middle so 2x end and 1x center . If there is a unit in any robe or Linen cupboard than it will be placed as shown on plan .
4821925	ROD CHROME TUBE SANDLEFORD++19X2400MM TR19240
4821935	ROD S/STEEL TUBE SANDLEFORD++19X1200MM SR19120
4821974	ROD CHROME FITTINGS++19MM PILLAR ENDS PK2 CFE19
4821972	ROD CHROME FITTINGS++19MM CENTRE PILLAR CFC19
SLVD 2400x2400	SLIDING VYNAL ROBE DOOR 2400x2400
SLVD 2400x2000	SLIDING VYNAL ROBE DOOR 2400x2000
Sliding Vynal Doors	Frame Colour = std pc, Vinyl Panels Colour = std colour
Robe Color Note : 1	Robe frame & vinyl colour To Be Chosen & Verified @ Paint selection during build

35. Carpet & Viynal Carpet & Viynal To Internal Except Garage

Name	Description
Carpet Quote	Carpet = ????? Builders Range Under lay = ????? Builders Range ,As per quote ????
Carpet Location	Carpet is allowed for the following rooms ,????????????????
Floor Strip Note	What strips do you want where carpet meets tiles or timber
Vinyl Plank Quote	Vinyl Plank = ????? Builders Range
V/Planking location	Vinyl Planking is allowed for the following rooms ,??????????
Please Note :	All above To Be Chosen & Verified @ selection process

36. Painting Whloe House Painted As Per Plan

Name	Description
Painter 2400 CH	Painting Rate For Homes With 2400mm Ceiling Height. Includes paint and materials. includes Gst
Down Pipe	Down Pipe on Brick Home

COLOR SELECTIONS

Estimate 2227_E_S01

Description Ashley _ A1_ Contract with Selections

Client P & T Pedersen Investments Pty Ltd ATF T

Site Lot 15 Martin Street, Pialba QLD 4655, Australia

Stained Front Door Stain Grade front Door (Painted or stained)

Paint Hor/Cladd<20sq Painting Horizontal Cladding (eg Linea Boards) less than 20 sqm

Includes paint and materials

Paint Timber Posts Labor & Materials to paint Posts

Per door

Paint large Soffit Labor & Materials to paint Large Soffit Areas

Ext/Posts Note :1 Timber external posts colour is =???????

Ext/Wall Note: 1 Color of external wall is ??????????

Soffit Note :1 Color of soffit is ??????????

Int/Wall Note: 1 Color of internal wall is ??????????

Ceiling Note : 1 Color of internal ceiling is ??????????

Arc/Jambs Note: 1 Color of Door jambs & Archatrave is ??????????

Skirting Note : 1 Color of Skirting is ??????

Front Door Note 1 Color of front door is ??????????

Back Door Note :1 Color of back door is ??????

Down Pipes Note: 1 Color of down pipes are ????????

Feature Wall Note: 1 Color of feature walls = ????? IF ALLOWED

F/Wall Location Note Feature Wall Location To Be Chosen & Verified @ selection

PAINT COLOR NOTE :1 Paint colour is chosen @ selection process & Verified @

37. Tiles Water Proofing, Tiling & Tiles As Per Quote

Name	Description
////////APWP/// /////	////////ALL BELOW WATER PROOFING //////////

WP 900x900 Shw Base	Water Proof A 900x 900 Shower Base With One Int Cnr
---------------------	---

WP Pipe Flashing	Flashing Around Any Pipe (Shoer Rose Tec)
------------------	---

WP Door Way	Water Proof Isolation Bars To Dorrways Etc
-------------	--

WP Top Of Spa Hob	Water Proof Top Of Std Spa Hob
-------------------	--------------------------------

WP Floor To Wall	Water Proof Vertical & Horizontal (Floor To Wall Etc)
------------------	---

////////ABTL/////	////////ALL BELOW TILING LABOUR //////////
-------------------	--

Cement Beds	Labour for cement beds per sqm
-------------	--------------------------------

Lab/Fl/Tile/Con U450	Labour to lay floor tiles std Lay (450x450 and under)
----------------------	---

COLOR SELECTIONS

Estimate 2227_E_S01
Description Ashley _ A1_ Contract with Selections
Client P & T Pedersen Investments Pty Ltd ATF T
Site Lot 15 Martin Street, Pialba QLD 4655, Australia

Labour For Wall Tile Labour to lay wall tiles std lay extra to lay Poricalin or

Labour For Skirt Til Labour to lay skirt tile

Labour Vert/Frez Labour to lay vertical color bands

Labour Hobs Labour to lay hobs . (mitered cnr or tile trim inc trim

Labour Spotters Labour to lay feature tiles (wall or floor spotters)

Silicon Silicon to expansion joits and edges

Labour Sill Tiles Labour for sills to be layed as per plan

Labour Soap Holders Labour to lay soap holders & foot rests & wastes

////////ABT////
 /////

////////ALL BELOW TILING //////////

NT13-2008FL 300 X 600 SIMPLICITY DARK GREY NATURAL

NT13-2008FL 300 X 600 SIMPLICITY DARK GREY NATURAL

NT13-2008FL 300 X 600 SIMPLICITY DARK GREY NATURAL

NT16-2060WP SAND STONE MARBLE GREY WALL 300 X 600

BCT 8707 Adelphi Split - 3 Sheets in HC Stock
 Location = FEATURE

NT15-1055WP Bevelled White Gloss 300 long - LAID IN BRICK EFFECT
 Location = KITCHEN SPLASH

SOAPDISH DUEL SHELF SOAPDISH DUEL SHELF

Tile Delivery Tile Delivery to Site

alumsq/rndtrim/j
 m aluminium trims

Tile Location Note:1 Tiles allowed to the following floors = ???????????????????

Tile Note :1 Tiles are allowed to be layed squire not on the 45 , also if

Tile Heights 1 Estamated tile heights for rooms , Ens Shower = 1800mm

Tile Heights 2 Estamated tile heights for rooms , LDY behind w/m = 200mm

Tile Heights 3 Estamated skirting tile to the following rooms = ENS , Bath

Lower Ensuite , Lower Bathroom , Lower WC , Upper ENS , Upper WC & Upper LDY

Vanity Skirt Tile The following Vanities have skirt tiles = NONE

Foot Rest Note Foot rest heights can vary from 300mm to 550mm depending on
 Tile lay outs (if allowed)

Please Note : All above To Be Chosen & Verified @ selection process

38. Sewer/Septic Sys Selected Treatment Plant Or Sewer Conection

Name **Description**

Treatment Plant Note No Treatment plant allowed for as it is a sewer conection

Please Note : All above To Be Chosen & Verified @ selection process

39. External Concret Ex/Concrete , paths, Portico, Alfresco & D/Way

COLOR SELECTIONS

Estimate 2227_E_S01

Description Ashley _ A1_ Contract with Selections

Client P & T Pedersen Investments Pty Ltd ATF T

Site Lot 15 Martin Street, Pialba QLD 4655, Australia

Name Description

1663651 SPRAY PAINT SPRAY&MARK 350G FLUORO PINK 40013529

Labour
Foreman/Hr Foremans Labour Per Hour

4.5 M
Crossover/Stwa Standard 4.5m long Crossover & ST Water Cuts In Concrete

25/75
Salt/Pepper 25/75 Salt/Pepper

Plain Grey
Concrete Plain Grey Concrete 100mm thick URANGAN to DUNDOWRAN

Concrete or
Stone The concrete/exposed stone color = PLAIN GREY

Please Note : All above To Be Chosen & Verified @ selection process

40. Alfresco Back Alfresco

Name Description

Alfresco Note Alfresco Concrete is covered in external Concrete

Alfresco Ceiling Alfresco ceiling to be flat/lifted up ??mm in from fascia to

Please Note : All above To Be Chosen & Verified @ selection process

41. Rendering External Rendering

Name Description

Deliberately Left This section deliberately left blank as nothing allowed

Please Note : All above To Be Chosen & Verified @ selection process

42. Air Conditioning Air Conditioning

Name Description

Deliberately Left This section deliberately left blank as nothing allowed

Please Note : All above To Be Chosen & Verified @ selection process

43. Curtins & Blinds Curtins & Blinds

Name Description

Window Covering
Note No blinds or curtains have been allowed for by Hedges

Please Note : All above To Be Chosen & Verified @ selection process

44. Fencing & L/Scap Fencing & Landscaping

Name Description

1.8 P/Paling
N/FREND 1.8m 100x15mm CCA pine paling's (NEIGHBOR FRIENDLY) with 100x75 HWD

DC/DOUBLE GATE Double access steel frame gate

DC/SINGLE GATE Single access steel frame gate

SANDSCREENED SAND SCREENED

004bayquip Bobcat hire

Labour Crpnr\h Carpenters Labour Per Hour

COLOR SELECTIONS

Estimate 2227_E_S01
Description Ashley _ A1_ Contract with Selections
Client P & T Pedersen Investments Pty Ltd ATF T
Site Lot 15 Martin Street, Pialba QLD 4655, Australia
Labour Foreman/Hr Foremans Labour Per Hour
Green Cooch Turf Green Cooch supplied & laid
Please Note : All above To Be Chosen & Verified @ selection process

45. Owner Supplied I Owner Supplied Items

Name	Description
Owner Supplied Items	<p>If you are supplying any items for your new home you</p> <p>Are taking the responsibility of a supplier and there for we need you to supply & deliver any items in the same Manner as per Hedges Construction supplier's do , We will place the order in advance so they stock the Item on there premises . So Owner supplied items are to be ordered BY THE OWNER upon signing of the contract as we will not be Placing a order with you since it is owner supplied .</p>
DELIVERY	<p>We will ask for a delivery about a week before we need</p> <p>The item's , This day & time may change a few times before the event or on the actual day of the event due to Rain & unforeseen circumstances . PLEASE NOTE : Hedges Construction do not pick items Up & take them to site .</p>
POSSIBLE EXTRA FEES	<p>If trades person fitting the item deems the item as non</p> <p>Standard there will be additional charges for fitting .</p> <p>If not delivered when requested & Trades person fitting Item's have to make a additional trip to fit item than there may be additional fees charged .</p>
STORING ITEMS	<p>Items are not to be stored on site before we need them .</p> <p>Hedges Construction does not have the facility to store items on or in any of there premises .</p>

46. PLEASE NOTE PC , Provisional Sum Items & Variations

Name	Description
PC & PS Items Note	<p>If owners are buying PC & Provisional Sum Items from other</p> <p>Suppliers rather than Hedges Construction Suppliers a charge & time extension may occur due to more running around & trades having to return to job more times then allowed for</p>
Variations Note	<p>Any variations or changes have to be submitted in writing</p> <p>To office 14 days before event occurs to allow time to Process variation,order goods & owner to sign variation</p>
Variation Fee	<p>There will be a \$100 paper work fee per variation after the</p> <p>Contract has been signed . Please note this includes color Sizes , shapes , profiles , P.Sum & PC Items etc</p>
Abbreviations	<p>The following are Abbreviations explained</p> <p>STD = Standard</p> <p>BR= Builders Range</p>
Estimate Valid	Estimate is valid for 30 days from print date
PC_PS_GST Note	<p>That the below figure includes the sums on the</p> <p>PC item & Provisional Sum pages it also inc GST</p>

***PLEASE NOTE

SELECTION SHEETS 1 - 17 FOR 2227_E_S01 ARE ONLY FOR CONFIRMATION OF SIZE, TYPE AND COLOUR

COLOR SELECTIONS

Estimate 2227_E_S01
Description Ashley _ A1_ Contract with Selections
Client P & T Pedersen Investments Pty Ltd ATF T
Site Lot 15 Martin Street, Pialba QLD 4655, Australia

phil

DISCLOSURE PLAN
Land Sales Act 1984

LOT 15

Proposed Lot 15 is currently part of Lot 2 on SP168820
Contours shown hereon are referred to the Australian Height Datum
Contour Interval 0.25m

This plan shows details of Proposed Lot 15 which forms part of the Operational Works Application QPW 18/2013 (FOA ~163052) approved by Fraser Coast Regional Council on 10/04/2018 subject to conditions.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification

Area to be filled

Depth of fill
x (0-6)

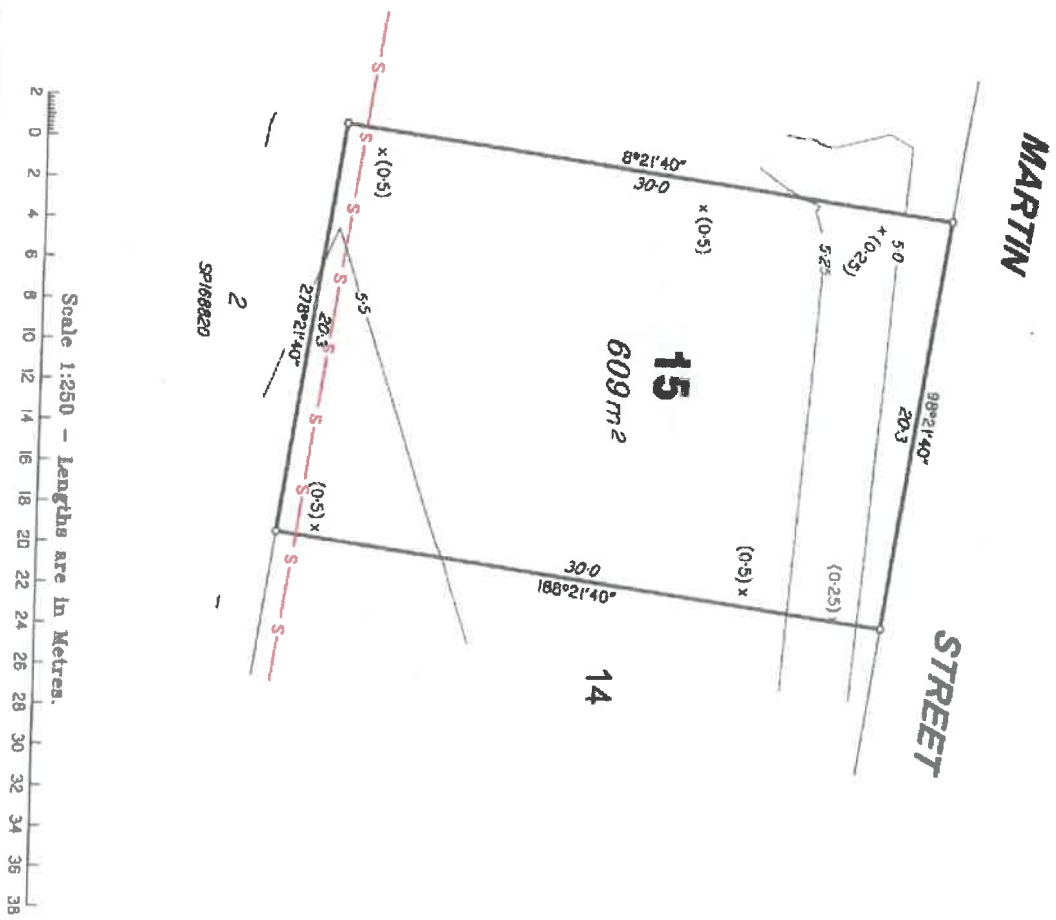
Design surface contours

Sandstone block retaining wall
RMW = Retaining wall ht

Timber retaining walls
RMW = Retaining wall ht
RMWV = Retaining wall average ht

Sewer main

Revisions	Scale	reference no	amdt
A	1:250	A3	



HERVEY BAY:
167 Old Maryborough Road, Pitha
P.O. Box 421, HERVEY BAY, QLD 4888
e: info@surveyorsatwork.com.au
w: www.surveyorsatwork.com.au

Counting Surveys

client: Baylinks Estate Pty Ltd
drawing title: "Baylinks Estate" - Stage 1
Disclosure Plan of Proposed Lot 15
Cancelling part of Lot 2 on SP168820
location: 52-150 Martin St, Point Vernon

horiz. datum: MGA ZONE 56
vert. datum: AHD D
wide CORs

drawn: KJJ 8/05/18
checked: JAD 8/05/18
designed:

scale: 1:250
reference no: C0161-01-15
amdt: A3