



**CARLISLE**

NEW HOME QUOTATION





Quote prepared for:  
Arshdeep Singh & Anureet Kaur

For a site start in:  
December 2024

Quote valid until:  
9 Apr 2024

## Rothbury Grand Theatre Atrium 51 (30.3)

Lot 244, 68 Guinevere Parade GLEN WAVERLEY VIC 3150

Estate                    DEMOLITION  
Stage                    N/A

### Home Details

### Promotions Details

<b>Range</b>	Affinity
<b>House type</b>	Rothbury Grand Theatre Atrium
<b>Facade</b>	Classique
<b>Siting</b>	Left Hand

More Luxury Inclusions -  
January 2023 - AF-DS

**Customer name** Arshdeep Singh & Anureet Kaur  
**Address** Lot 244, 68 Guinevere Parade GLEN WAVERLEY VIC 3150

### House Type

- 1-1 National Construction Code 2022 The Owner acknowledge and agrees that unless expressly stated in the sales quotation, contract tender or contract documents, the price for the construction of the dwelling does not include the changes to the National Construction Code 2022 (NCC 2022), including energy efficiency (7 star rating) and accessible housing requirements. Subject to the building permit date and/or Building Surveyor's certification that the building design is substantially complete, compliance with the NCC 2022 may not be required. Any changes required to comply with the NCC 2022 will be raised by the Builder by way of Building Variation and the Builder will be entitled to additional costs and extensions of time as required. **Note Only**

1-2 Provide Classique facade in face brickwork including brick work over Garage opening and rendered lightweight cladding above the Garage roof line. Includes feature mouldings, feature windows and feature render to Porch. **\$18,950**

1-3 Provide surcharge for blocks with a previous/existing house and/or vacant land in a built up area. **\$5,000**

1-4 Rothbury Grand Theatre Atrium 51 (30.3) - Double storey brick veneer, integrated double lock-up garage, tiled roof, standard class 'M' foundations. **\$594,900**

1-5 Façade illustrations on Carlisle Homes website, sales material and brochures are for illustrative purposes only and may vary between house type and house size selected. Windows, front entry doors and frames are commonly altered to the façade to suit room layouts in different house designs and to suit different house widths.  
Please refer to the specific master drawings of the house type and size selected for the exact facade details and the specific windows, front entry doors or frame styles and sizes.

Your colour selection and contract documentation will be prepared specific to this house and façade selection. Should you choose to select an alternate house type or façade within 2 weeks prior to your colour appointment, you will incur a fee of \$500 to produce amended documentation.

Owner: DocuSigned by: Arshdeep Singh

DocuSigned by: Anureet Kaur

Quote prepared by Rizwan Tariq

Phone

Email Rizwan.Tariq@carlislehomes.com.au

This quote is valid for 7 days. \* Prices are indicative only and may be subject to change. See page 3 - Quote and speak to your Sales Consultant for further details.

Date prepared:

2 APRIL 2024

Quotation id: QT0000416458

Last amended date:

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## Credits or Discounts

3-1	Provide Sales Manager approved discount for \$20,000 for site start in December 2024.	-\$20,000
<p>Note: If the commencement of the building works cannot be achieved by the allocated site start date due to delays beyond the builder's control this discount may not apply and a variation will be raised to revert the discount.</p>		
3-2	Provide \$5,000 Surcharge Discount as per Sales Manager.	-\$5,000
<p>Note: If the commencement of the building works cannot be achieved by the allocated site start date due to delays beyond the builder's control this discount may not apply and a variation will be raised to revert the discount.</p>		
3-4	Provide discount to the More Luxury 'All Electric' Pack for site start in December 2024.	-\$7,999

## Inclusions Promotion

4-1	January 2023 More Luxury Inclusions External Items Notes and Conditions to be read in conjunction with selected items:	Note Only
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### FAÇADE

- Façade discount up to \$5,000 is not applicable for No Charge facades, facades with a retail value of less than \$5,000 will be No Charge.

### SLAB

- Does not include any additional reinforcement, increase in any internal or external beams, bored piers or screw piles. These will incur additional costs.

### 2740MM CEILING HEIGHT

Window head heights and all doors to remain at standard height.  
Openings/bulkheads will increase in height to 2465mm. Includes bulkhead above overhead cupboards and fridge space.

Increase overall vertical size of overhead cupboards and open shelf to fridge space by 150mm to suit.

### SQUARE SET CORNICE

Square set cornice is included to Kitchen, Pantry, Meals & Living in addition to Entry. If any rooms adjacent to these areas do not have a dividing bulkhead then a bulkhead will be added to this opening.

### DOUBLE GLAZING

Double glazing applies to all standard aluminium windows excluding corner butt joined windows.  
Sliding doors, entertainer doors and glazed timber hinged doors are not included.

Standard sliding windows will be changed to awning windows and windows located on Ensuite/Bath hobs to be changed to 1372mm high, head height to be 2173mm (ground floor) or to the underside of eaves (first floor). Window will not be seated on hob to suit awning window winder.

Timber single and/or double glazed window upgrades are not included in the promotion and may incur additional charges.

### 2370MM HIGH ENTERTAINER/SLIDING DOOR

Refer to standard floor plan for door configuration (entertainer sliding/standard sliding) and width (s).

If ceiling heights remain as standard 2590mm high and selected house and façade is brickwork (not AAC rendered panels) a painted fibrous cement infill will be provided in lieu of brickwork above door to suit construction practices and minimum brickwork height required over openings.

For houses with rendered aerated concrete panels pack out external wall an additional 35mm to create an overall wall thickness of 235mm in lieu of 200mm to accommodate for the increased sill/reveal size in the Boutique profile entertainer door.

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Quote prepared by

Rizwan Tariq

Phone

Email Rizwan.Tariq@carlislehomes.com.au

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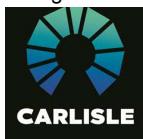
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**4-2** January 2023 More Luxury Inclusions Internal Items Notes and Conditions to be read in conjunction with selected items:

**Note Only**

**WET AREAS CAESARSTONE**

Refer to floor plan for standard ensuite(s), bathroom and powder room(s) layouts.

**FULL HEIGHT WALL TILING**

Includes the following additional items to suit:

- wall studs @ 300mm centres
- square set cornice including laser levelling
- 18mm architrave instead of 12mm
- chipboard backing to mirror - tiles can not abut mirror
- tile trims to external corners at openings
- tiling can not be provided on wall where a cavity sliding door is installed but full height will be installed in shower recess

Note: An 18mm profile architrave needs to be selected with full height wall tiling, 12mm profile are not suitable for use in wet areas with full height wall tiling due to thickness of tile and glue finishing up to edge of architrave. Not all architrave profiles are available in 18mm.

Cavity sliding door can not be provided due to requirement for studs at 300mm centres, additional studs can not be provided to cavity sliding pocket.

**NOTE: IF MIRRORS FINISH ADJACENT TO A WINDOW A MICROTRIM WILL BE PROVIDED TO MIRROR AND MIRROR THICKNESS UPGRADED TO 6MM IN LIEU OF 4MM, MAXIMUM MIRROR SIZE IS 1100MM X 1200MM.**

**LAUNDRY**

Laundry Option 2 extension to benchtop and overheads is minimum 700mm to accommodate underbench washing machine or dryer.

Laundry Option 3 extension to benchtop is minimum 1400mm and maximum 1500mm to accommodate underbench washing machine and dryer. Full extension may only be available if standard base cupboard is reduced in width and this is house specific depending on overall Laundry dimensions and available space.

Available options are dependent on house specific Laundry layout and dimensions. Final layout will be discussed at Spectra appointment and reflected in contract drawings.

**FLOOR COVERINGS**

Up to Category 4 floor tiles OR up to Category 3 timber flooring to Entry, Kitchen (Pantry), Living & Meals and Category 1 carpet to the remainder of the house, excluding Entry, Kitchen (Pantry), Living, Meals, Wet Areas, Garage & Alfresco.

Floor coverings offer applicable to the standard floor plan areas only, excluding any extensions.

**4-3** The following items are included in "More Luxury Inclusions" in addition to or instead of '365 Days' inclusions:

**More Luxury 2023 Inclusions**

**FAÇADE**

- Up to \$5,000 reduction to the retail price of all rendered aerated concrete panel facades.

**SLAB**

- 385mm high "H1" Class Waffle Raft slab instead of standard "M" class.

**GARAGE**

- Timberlook Colourgrain sectional door instead of standard.

**CEILING HEIGHT & CORNICE**

- 2740mm high nominal ceiling height instead of 2590mm high to standard ground floor plan, including increased ceiling heights to Alfresco and Porch.
- Square set cornice to Kitchen/Pantry, Meals & Living instead of standard cornice. Includes upgrade to 92mm skirtings to whole house.

**DOUBLE GLAZING**

- Double glazing to all standard aluminium windows.

**ALFRESCO DOOR**

- 2370mm high Aluminium Boutique entertainer door and sliding door to Alfresco instead of standard.

Refer to house specific note for sizes.

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#### KITCHEN FINISHES

- Category 1 Caesarstone benchtop 20mm thick with 40mm polished edge, no shadow line and 20mm overhang to appliance and island benches.
- 2No. single bowl Belling BDSF4410X under mount sinks to Caesarstone bench top instead of standard. Tap to be mounted on the bench top.
- Laminex 'Silk' OR 'Nuance' laminate to base & overhead cupboards instead of standard laminate finish.
- Hafele Alto soft close drawer runners instead of standard to all standard drawers.

#### KITCHEN APPLIANCES

- Choice of the following instead of standard appliances:
- \* Fisher & Paykel OR90SCG1LX1 900mm upright cooker
- \* Fisher & Paykel OB90S9LEX1 900mm underbench oven including 25 Amp electrical connection.
- \* Fisher & Paykel CG905CNGX2 900mm Gas Cooktop OR Fisher & Paykel CI904CTB1 900mm Induction Cooktop including 32 Amp electrical connection.
- \* Fisher & Paykel HC90PLX4 900mm Canopy Rangehood.
- Fisher & Paykel DW60FC1X2 600mm Dishwasher connected to cold water tap including stop gate valve.

#### BUTLER'S PANTRY

- Butler's Pantry instead of standard Pantry including:
- Laminate base & overhead cupboards with laminate hinged doors in Silk OR Nuance finish.
- Category 1 Caesarstone benchtop 20mm thick with 40mm polished edge, no shadow line and 20mm overhang.
- Belling BDSF4410X single bowl under mount sink with standard range sink mixer.
- Clear glass splashback.

#### ENSUITE(S) & BATHROOM & FIRST FLOOR POWDER ROOM (HOUSE SPECIFIC) BENCHTOPS

- Category 1, 20mm Caesarstone with 16mm shadow line to vanities.

#### POWDER ROOM BENCHTOP (HOUSE SPECIFIC)

- Category 1, 20mm Caesarstone top with dropped front to Powder Room.

#### MASTER ENSUITE

- Category 1 full height wall tiling to Master Ensuite excl. WC in addition to standard tiling.
- 1160mm wide x 330mm high x 90mm deep feature tiled niche to shower wall including Category 1 wall tiles and tile trim to external corners.
- Phoenix Lexi Twin shower outlet (chrome) with rectangular hand held microphone outlet and square shower dumper with diverter to Master Ensuite instead of standard shower outlet.

#### LAUNDRY

- Extended laminate benchtop and overhead cupboards, Laundry Option 2 OR 3 - LC3 OR LC4 - LB2B, LB3B OR LB4B and LO3 OR LO4 (house type dependent).

#### STAIRCASE

- Traditional staircase (full stained KDH Newel posts, stringers, treads & risers) instead of Classic stairs.

#### ELECTRICAL

- 25 Classic 3 LED Downlights.
- 2 Sentinel External Pillar Up/Down Wall Bracket Lights (240V 2L) in Black (230318), Stainless Steel (230316) OR White (239452).

#### FLOOR COVERINGS:

- Up to Category 4 floor tiles OR Up to Category 3 timber flooring to Entry, Kitchen (Pantry), Living & Meals and Category 1 carpet to the remainder of the house.

#### EVAPORATIVE COOLING

- Brivis Promina Evaporative cooling. Unit size and number of points is house specific, refer to house specific item.

This item is to be read in conjunction with notes and conditions.

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<b>4-10</b>	Three phase, 22.2 Kw (Rated cooling capacity) Brivis add on refrigerated air conditioning to 16 points, including:	<b>\$7,999</b>
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Larger ducts and duct insulation to suit refrigerated cooling.  
Upgrade of the heating unit from the Brivis Compact Classic to 5 Star unit;  
2 Zone motors and;  
2 Networker controllers (thermostat) (NC6) instead of 1 programmable controller, to provide a 2 zone, ZonePlus system.  
Refrigerated air conditioning to be controlled via ducted heating units Network controller thermostats located as shown on final drawings.

Provide three phase underground power with surface mounted three phase switch board located in the garage instead of standard single phase power connection and single phase board located in the meter box.

Provide three phase 32 AMP isolator to external wall for installation of external condenser unit on concrete pad, location of condenser unit as per design layout.

Provide wall mounted duct to conceal refrigeration pipes, control cable and condensation drain fixed to the external wall.

Zone 1 = First Floor

Zone 2 = Ground Floor

The add on refrigerated system has been sized in accordance with the Plumbing Industry Commission 'Guide to Good Practice' 4.4.2. The minimum design conditions for summer indoor temperatures will achieve a 12 degree Celsius temperature difference between indoor and outdoor temperatures when the dry bulb outdoor temperature is 36 degrees Celsius.

Heating is designed to heat the whole home simultaneously. Variations to these design guidelines are possible by house-specific cooling designs available on request and at additional cost.  
To ensure effective operation, one zone at a time should be operated with refrigerated cooling, both zones may be operated with heating.

Note: Minimum of 4 points per zone due to minimum air flow required to operate refrigerated cooling unit, locations of outlets nominated as recommended by installer and are house specific.  
Please note that any alterations to the standard layout of the home may result in additional costs to alter the design/specifications to suit.

Note: Only one source of cooling system can be installed to the house, Evaporative cooling is not compatible with Refrigerated cooling.

<b>4-11</b>	The following items are included in "More Luxury Inclusions" in addition to or instead of '365 Days' inclusions:	<b>More Luxury 2023 Inclusions</b>
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#### FAÇADE

- Up to \$5,000 reduction to the retail price of all rendered aerated concrete panel facades.

#### SLAB

- 385mm high "H1" Class Waffle Raft slab instead of standard "M" class.

#### GARAGE

- Timberlook Colourgrain sectional door instead of standard.

#### CEILING HEIGHT & CORNICE

- 2740mm high nominal ceiling height instead of 2590mm high to standard ground floor plan, including increased ceiling heights to Alfresco and Porch.
- Square set cornice to Kitchen/Pantry, Meals & Living instead of standard cornice. Includes upgrade to 92mm skirtings to whole house.

#### DOUBLE GLAZING

- Double glazing to all standard aluminium windows.

#### ALFRESCO DOOR

- 2370mm high Aluminium Boutique entertainer door and sliding door to Alfresco instead of standard.

Refer to house specific note for sizes.

#### KITCHEN FINISHES

- Category 1 Caesarstone benchtop 20mm thick with 40mm polished edge, no shadow line and 20mm overhang to appliance and island benches

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2 APRIL 2024

Last amended date:

2 Apr 2024



Quote prepared for:  
Arshdeep Singh & Anureet Kaur

For a site start in:  
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- 2No. single bowl Belling BDSF4410X under mount sinks to Caesarstone bench top instead of standard. Tap to be mounted on the bench top.
- Laminex 'Silk' OR 'Nuance' laminate to base & overhead cupboards instead of standard laminate finish.
- Hafele Alto soft close drawer runners instead of standard to all standard drawers.

#### KITCHEN APPLIANCES

- Choice of the following instead of standard appliances:
- \* Fisher & Paykel OR90SCG1LX1 900mm upright cooker
- \* Fisher & Paykel OB90S9LEX1 900mm underbench oven including 25 Amp electrical connection.
- \* Fisher & Paykel CG905CNGX2 900mm Gas Cooktop OR Fisher & Paykel CI904CTB1 900mm Induction Cooktop including 32 Amp electrical connection.
- \* Fisher & Paykel HC90PLX4 900mm Canopy Rangehood.
- Fisher & Paykel DW60FC1X2 600mm Dishwasher connected to cold water tap including stop gate valve.

#### BUTLER'S PANTRY

- Butler's Pantry instead of standard Pantry including:
- Laminate base & overhead cupboards with laminate hinged doors in Silk OR Nuance finish.
- Category 1 Caesarstone benchtop 20mm thick with 40mm polished edge, no shadow line and 20mm overhang.
- Belling BDSF4410X single bowl under mount sink with standard range sink mixer.
- Clear glass splashback.

#### ENSUITE(S) & BATHROOM & FIRST FLOOR POWDER ROOM (HOUSE SPECIFIC) BENCHTOPS

- Category 1, 20mm Caesarstone with 16mm shadow line to vanities.

#### POWDER ROOM BENCHTOP (HOUSE SPECIFIC)

- Category 1, 20mm Caesarstone top with dropped front to Powder Room.

#### MASTER ENSUITE

- Category 1 full height wall tiling to Master Ensuite excl. WC in addition to standard tiling.
- 1160mm wide x 330mm high x 90mm deep feature tiled niche to shower wall including Category 1 wall tiles and tile trim to external corners.
- Phoenix Lexi Twin shower outlet (chrome) with rectangular hand held microphone outlet and square shower dumper with diverter to Master Ensuite instead of standard shower outlet.

#### LAUNDRY

- Extended laminate benchtop and overhead cupboards, Laundry Option 2 OR 3 - LC3 OR LC4 - LB2B, LB3B OR LB4B and LO3 OR LO4 (house type dependent).

#### STAIRCASE

- Traditional staircase (full stained KDH Newel posts, stringers, treads & risers) instead of Classic stairs.

#### ELECTRICAL

- 25 Classic 3 LED Downlights.
- 2 Sentinel External Pillar Up/Down Wall Bracket Lights (240V 2L) in Black (230318), Stainless Steel (230316) OR White (239452).

#### FLOOR COVERINGS:

- Up to Category 4 floor tiles OR Up to Category 3 timber flooring to Entry, Kitchen (Pantry), Living & Meals and Category 1 carpet to the remainder of the house.

#### EVAPORATIVE COOLING

- Brivis Promina Evaporative cooling. Unit size and number of points is house specific, refer to house specific item.

This item is to be read in conjunction with notes and conditions.

Owner:

DocuSigned by:  
Arshdeep Singh

DocuSigned by:  
Anureet Kaur

Quote prepared by

Rizwan Tariq

Phone

Email Rizwan.Tariq@carlislehomes.com.au

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## Site Costs & Connections

5-1	Land size up to 650sqm - 6 metre setback to house and 300mm fall over the building platform. <ul style="list-style-type: none"> <li>- Storm water and sewer connection within building lot.</li> <li>- Single phase underground power up to 12m from pit.</li> <li>- Same side dry water tapping.</li> <li>- Part A and Part B termite treatment.</li> <li>- Temporary fencing to front boundary.</li> <li>- Crushed rock to driveway area (6M maximum length).</li> <li>- Concrete waffle raft slab - Engineer designed class M concrete slab with SL72 fabric reinforcement. 310mm overall height. 300mm wide perimeter beams with 3-L11 trench mesh. 110mm wide internal ribs with 1No. N12 bar.</li> </ul>	<b>365Days Inclusion</b>
5-2	OH&S requirements require a 2000mm obstruction free zone for roof tilers. If a 2000mm obstruction free zone cannot be provided due to the width of the land a cost of \$15 per lineal metre will be charged to the client to provide roof guardrail.	<b>Note Only</b>
5-3	Where the side setback is two metres or less a material handling charge will apply.	<b>Note Only</b>
5-4	Effective for deposit made on or after Thursday 8 September, Pursuant to Building Amendment (Bushfire Construction) Regulations 2011 S.R. No. 92/2011. New regulations 810 & 811. Replacing Interim Regulations 804 & 807 (6) (c). there are new bushfire prone area maps. These maps designate which areas require a site assessment under Australian Standard AS3959:2009 for construction of buildings in bushfire prone areas to determine the bushfire attack level and construction requirements.  Above building regulations require all new homes in mapped bushfire prone areas to be constructed to a minimum bushfire attack level (BAL) of 12.5.  A preliminary bushfire assessment will be performed at the time of the site survey to determine the need for a full bushfire report specific to the client's lot (rated higher than BAL LOW).  Should mapped area and/or site assessment reveal the requirement for a full bushfire report or construction to a BAL 12.5 due to a BAL LOW assessment as per new regulation, any additional works and resulting costs will be borne by the Owner/s.	<b>Note Only</b>

Owner: Arshdeep Singh  
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Anureet Kaur

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## Site Costs & Connections (Demolition)

- 6-1** Due to the nature of inner city sites where an existing house has been removed, site works and house slab upgrades differ from standard greenfield sites. The following is a list of some of the site cost items and upgrades that may be required on these sites:

**\$45,000  
Allowance Only**

- \* Cut and fill to achieve a level building platform including soil removal or importation as required
- \* Additional site survey and re-establishment survey
- \* Soil testing including dynamic cone penetrometer if required
- \* Upgrades to slab design including bored concrete piers, deepened edge beams or screw piles as determined by Engineer
- \* Tree root barriers
- \* Electrical connection to underground pit (clients to organize installation of pit if not already in situ)
- \* Sewer and storm water connections including shoring of trenches if required
- \* Wet tapping if required (possible under road boring required)
- \* Retaining walls
- \* Shade cloth protection to scaffolding on double storey houses
- \* Temporary fencing (front boundary is part of inclusions)
- \* BAL 12.5 requirements
- \* Sediment control barrier
- \* Temporary timber crossover.

All sites will vary in requirements and each site will be subject to individual assessment. Additional required items not listed above may not be known until all information is received from relevant authorities.

This is an allowance only and is to be used as a guide, overall site costs may be higher or lower than this allowance.

## Developer Requirements

- 8-1** Provide NBN Basic Fibre Pack including internal conduit, draw cable, power point, 2no. phone or data points (cat 6 cable, cat 6e mech) to run to a plate on the Garage wall for patching into NBNCo supplied product.

**Included**

Note: Does not include the WSC (wired service cabinet)

Includes trenching, 32mm conduit and draw cable from the telecommunication supply pit (if available) to connection box on the outside of the house for the future connection of the fibre optic cable after handover by the service provider. Connection fees are to be paid by owner(s) following settlement of the home.

NBNCo to supply PCD, NTD & FWO after handover, phone & data points will need to run to nominated location to be able to integrate with the future system. Any associated connection fees are to be paid by owner(s) following settlement of the home.

It is the owner(s) responsibility to arrange connection of the following services with the appropriate providers after hand over, phone, internet and pay/cable TV. Client to supply switch/Router if required.

Refer to electrical diagram, documented in this tender for locations of above.

Owner: Arshdeep Singh  
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## Council Requirements

9-1	Council costs vary between municipalities and these costs will be confirmed at your tender appointment.	\$25,000 <b>Allowance Only</b>
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THIS IS AN ALLOWANCE ONLY FOR A RANGE OF COUNCIL & OHS REQUIREMENTS THAT "MAY" BE REQUIRED FOR BUILDING IN THIS ESTABLISHED AREA. EXACT COSTS WILL BE PRESENTED AT THE TENDER APPOINTMENT AFTER ALL INFORMATION IS RECEIVED. SOME ITEMS HIGHLIGHTED BY CONSTRUCTION MANAGER'S SITE VISIT WERE AS BELOW. THESE ARE SOME OF THE ITEMS THAT WILL MAKE UP THIS COST, OTHERS MAY BE A PART OF THE SITE COST ALLOWANCE.

Traffic management  
Double handling allowance for restricted site access  
Re-establishment survey  
Hydraulic report  
Crane truck, spotter and dogman due to overhead power lines if applicable  
Overhead protection and safety measures for power lines if applicable  
No Go Zone permit if applicable  
Site cage  
Shade cloth protection if applicable  
Stake and barricade to nature strip.

## Garage Variations

10-1	If the brickwork to the garage external boundary wall is required to be laid from inside the garage or aerated concrete panels can not be installed in standard manner due to either an existing boundary fence, an existing neighbour's garage positioned against our garage or any access issues not allowing us to construct the wall from the neighbour's property then the following will apply: - the brickwork laid overhand can not be assessed for quality and can not be cleaned. - the aerated concrete panels installed in this way can not be assessed for quality and only the sections of panels that are seen and accessible will be rendered. - sisalation paper will not be installed to any section of the garage boundary wall.	<b>Note Only</b>
Rendered aerated concrete panels are in lieu of standard brick veneer construction and all dimensions on drawings and contract documentation will be adjusted to suit panel dimensions.		

## Structural, Wall and Floor Plan Variations

11-5	Provide Additional Master Suite instead of Lounge including:	\$17,890
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- \* Master Suite instead of standard Lounge, reduce depth of Study to suit (house specific)
- \* Robe with double 2040mm high doors OR WIR with 2315mm high opening (house specific) including 1No. Melamine shelf with hanging rail.
- \* 1No. 2340mm high wide flush panel door (width is house specific) instead of plaster opening.
- \* 1No. heating duct, 1No. ceiling batten light point and 2no. double power points standard to Lounge to remain in Master Suite, light switch and power points relocated.
- \* 1No. ceiling batten light point each to WIR and Ensuite.
- \* Provide additional smoke detector.

Provide Ensuite including:

- \* Shower with 50mm high elevated tiled shower base from main floor level in Ensuite.
  - \* Alder Moda Rail with Microphone Hand Held Shower Head and standard range wall mixer.
  - \* Vanity cabinet including Category 1 120mm Caesarstone benchtop with 16mm shadowline and standard range vanity basin and tapware.
  - \* Mirror seated above tiling over vanity.
  - \* Provide wet area accessories as standard.
  - \* 1No. standard toilet suite.
  - \* 1No. exhaust fan to shower and 1No. double power point to Ensuite.
  - \* 2040mm high x 820mm wide cavity sliding door to Ensuite. (House Specific)
- Note: Refer to product pack/standard option drawing.

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11-8	Provide 2590mm high nominal ceiling to First floor in lieu of 2440mm high including allowance for window head heights to be raised to underside of eaves where applicable and brickwork and/or additional light weight claddings over openings that cannot be raised as required.  Openings/bulkheads will increase in height to 2315mm.  Refer to final drawings for specific in fill material above openings.  IF INCREASE TO HEIGHT OF SLIDING DOOR TO BALCONY IS REQUESTED, CHECK IF THIS WILL WORK WITH BALCONY CEILING HEIGHT WHERE NO EXTERNAL BEAM IS VISIBLE AND EAVES RUN THROUGH TO BALCONY, THIS IS FAÇADE SPECIFIC	\$6,059
11-10	Provide feature dropped ceiling (275mm high) to Kitchen instead of standard ceiling height and bulkhead above overhead cupboards. <b>above Kitchen Island only.</b>	\$2,355

## Non Standard Variations

12-1	The client acknowledges and agrees that any approved non-standard variations are identified in this Sales Quotation. No further non-standard structural variations (not already noted in this Sales Quotation) will be approved or accepted after the date this Sales Quotation is signed by the client.	Note Only
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## Custom Items

15-1	The following is a non-standard variation.  Provide a Prayer room in lieu of standard WIR4 including: - Delete standard melamine shelving and hanging ail from WIR 4. - Relocate WIR4 plaster opening into the rear passage in lieu of standard location. - Provide 1No. 2040mm high x 820mm wide flush panel hinged door to Prayer room from rear hallway instead of standard plaster lined opening. - Provide additional full height plaster lined robe 2200mm wide x 600mm deep (external dimensions), including double 2040mm x 820mm wide flush panel doors and 1No. melamine shelf with chrome hanging rail to Bed 4 backing onto Prayer room.	\$1,864
15-2	Drain pipe on garage wall towards elev. A to be moved to side wall of the Garage towards elev. B. (Subject to approval).	Note Only
15-3	Provide Hinged door to PDR on GF inlieu of cavity slider.	Note Only
15-4	The following is a non-standard variation.  Provide 2No. 1800mm high x 610mm wide Aluminium Awning window with double glazing to Theatre side elevation B in lieu of standard 1No. 854mm high x 2410mm wide Aluminium Awning window with double glazing.  Note: Any change to standard windows may affect Six Star energy rating and additional charges may apply to maintain included Six Star rating.  The following is a non-standard variation.  Provide 180mm thick x 1800mm wall projection in the centre of the Theatre between windows for future electric fireplace. Note: this option is only valid with window upgrades, to be added separately.	\$1,027



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15-5	The following is a non-standard variation.	\$786
	Provide 250mm deep x 540mm wide x 4050mm long framed bulkhead to Activity backing to Ensuite wall at 2150mm high. Note: including 540mm wide plaster nib wall to suit bulkhead	
15-6	360mm Garage Extension Buildover Designs	\$1,800
15-7	The following is a non-standard variation.	\$587
	Relocate Powder 2 access door from Activity into Bed 2 and Provide 2040mm high x up to 820mm wide flush jamb cavity sliding flush panel door instead of single pre-hung flush panel hinged door.	
15-8	The following is a non-standard variation.	\$4,940
	Provide a 600mm projection to Study to be in line with Lounge including flat tray deck/tiled pitched roof, additional engineered beams and rendered light weight cladding above additional roof line. Includes additional floor coverings as advertised. Note: plumbing stack to remain standard and cannot be relocated, removed, or reduced.  Note: Not available with Fenton, Malibu, Esperance, Newport, Grange, or Solara Facades.	

## External Finish Variations

16-6	Acrylic render to full Classique facade in addition to standard inclusion. Note: Does not include acrylic membrane.	\$3,009
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## External Door & Window Variations

17-1	Note: 1020mm wide doors will not be provided in a double door configuration OR in a frame with two sidelights. This is a requirement of door manufacturer due to frame fixing requirements for all 1020mm wide doors.	Note Only
17-3	Provide double 2340mm high X 820mm wide doors in lieu of standard single 2340mm high x 1020mm wide and sidelight, door frame to remain standard 1719mm wide.	\$314
17-5	Provide 746mm high x 1450/1530/1810/2170/2410/2710mm wide aluminium fixed picture window with double glazing to Butler's Pantry external wall instead of standard brickwork and splashback. Note: Distance between benchtop and underside of overhead cupboards is 710mm. Note: Window to be centred on wall and minimum internal dimension of wall to be 2450mm for glass splashback to be installed on benchtop walls. Minimum width of any section of glass splashback is 70mm.	\$1,395

Owner: Arshdeep Singh

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## Internal Door Variations

18-1	<p>For Affinity house types standard internal and external door heights vary depending on location and selected façade. Standard 2340mm high Entry and internal doors are highlighted on floor plan with a 2405mm high frame (entry door) and an asterisk (*) adjacent to door width for both. Aluminium sliding doors are standard 2110mm high.</p> <p>Upgrades to door heights are available at additional cost and any increase in door heights will be documented in tender/contract documents and noted on contract drawings.</p> <p>Clients need to be aware that door height increases need to be requested and documented separately and in some cases door heights can not be increased due to ceiling heights, structural requirements or location of services.</p> <p>Front Entry door height increase to 2340mm will be highlighted on floor plan with a 2405mm high frame and an asterisk (*) adjacent to door width.</p> <p>Internal door height increase to 2340mm will be highlighted on floor plan with an asterisk (*) adjacent to door width.</p> <p>Aluminium sliding door height increase will be highlighted on floor plan as 2365mm high.</p> <p>Clients to ensure they are satisfied with the nominated sizes of all doors and upgrading a specific door height does not automatically apply to remainder of doors to house.</p>	<b>Note Only</b>
18-2	<p>Provide 2040mm high x up to 820mm wide flush jamb cavity sliding flush panel door instead of single pre-hung flush panel hinged door to {Location:_refer_to_notes}</p> <p>The office to make final approval on variation request once crossed referenced against the standard locations of load bearing walls, beams, plumbing pipes, heating ducts/outlets and power points that the cavity pocket will not interfere with.</p> <p><b>to Prayer Room on FF (as suited).</b></p>	<b>\$462</b>
18-9	<p>Provide 1No. 2340mm high x up to 820mm wide single flush panel hinged door including standard range door furniture instead of plaster lined opening to WIR of Additional Master.</p> <p>Note: If applicable, wall to reduce to 90mm wide instead of 180mm.</p> <p>Note: If original opening is greater than 1500mm wide additional plaster lined wall to be added at \$252 per L/M.</p>	<b>\$594</b>
18-11	<p>Provide 2040mm high x up to 820mm wide cavity sliding flush panel door instead of standard plaster lined opening, in a non load bearing wall to WIR 2 &amp; WIR 3.</p> <p>Note: If applicable, wall to reduce to 90mm wide instead of 180mm.</p> <p>Note: If original opening is greater than 1500mm wide additional plaster lined wall to be added at \$252 per L/M.</p> <p>The office to make final approval on variation request once crossed referenced against the standard locations of load bearing walls, beams, plumbing pipes, heating ducts/outlets and power points that the cavity pocket will not interfere with.</p>	<b>\$1,332</b>

## Internal Decorative Finish Variations

19-1	<p>Feature Stonini wall panels to Entry as displayed are not available and are not offered as an upgrade option.</p> <p>If clients are intending on installing these panels after handover, plasterboard to this section of wall needs to be upgraded to Villaboard as standard plaster is not suitable as a substrate.</p> <p>Clients will need to inform Carlisle Homes of this intention prior to contract and a variation will be raised for upgrade to a suitable substrate.</p>	<b>Not Available</b>
19-12	<p>Provide square set cornice to Theatre instead of standard cornice.</p> <p>Includes laser levelling and battens as required to suit square set cornice.</p>	<b>\$927</b>
19-13	<p>Provide square set cornice to Study instead of standard cornice.</p> <p>Includes laser levelling and battens as required to suit square set cornice.</p>	<b>\$642</b>

<b>Owner:</b>	DocuSigned by: 	DocuSigned by: 	
<b>Quote prepared by</b>	Rizwan Tariq	<b>Phone</b>	<b>Email</b> Rizwan.Tariq@carlislehomes.com.au
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## Kitchen Variations

20-2	Provide Fisher & Paykel HC60DCXB 600mm canopy rangehood including additional electrical connections. Includes venting to external air through roof cover or external wall vent.	\$1,620
20-14	Provide Technika WD905-2 28L stainless steel built-in microwave with TT905 stainless steel trim kit to microwave provision space in cabinetry (not suitable for benchtop application due to trim kit). Note: Mircowave oven to be installed by Carlisle Homes. Note: The above models supersedes WD905SS Microwave.	\$746
20-15	Provide Fisher & Paykel CG604CNGX2 600mm Gas Cooktop including additional electrical and gas connections. <b>to Butlers towards elevation A.</b>	\$1,844

## Butler's Pantry Variations

21-2	(More Luxury Promotion) Category 1 Caesarstone to Butler's Pantry with 40mm edge.	<b>More Luxury 2023 Inclusions</b>
21-6	Relocate dishwasher provision including single power point, cold water tap with stop gate valve adjacent to sink in Butler's Pantry instead of Kitchen. Provide base cupboards to former dishwasher space in Kitchen.  NOTE: THIS ITEM IS ONLY AVAILABLE IF A SINK IS EXISTING OR ADDED TO THE BUTLER'S PANTRY.	\$215

## Staircase Variations

22-2	Provide Classic Staircase including: - KDHW treads and risers to the bottom 2 treads with a square butted edge. - MDF treads and risers to remainder of stairs. - 40mm x 6mm flat matt black wrought iron balusters (S17) - DIM07 Stained KDHW diminished newel posts. - KDHW handrail with drop down feature to start of flight. - Outer closed MDF stringer hidden behind plaster wall. - KDHW stringer capping. - Exposed MDF inner stringer. - KDHW wall rail (product specific).  Note: Stair is enclosed underneath.	<b>365Days Inclusion</b>
22-3	Provide Rebated glass balustrade - to {Traditional, Classic} staircase instead of standard balusters, including: - Glass panel to be rebated between KDHW bottom rail and underside of handrail. - KDHW stained handrail with drop down newel post - KDHW stained closed outer stringer	\$11,657

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## Electrical Variations

- 25-1** The electrical requirements of your home have been assessed based on an electrical current of 63 Amps being available at the premises. In some instances the relevant electrical authority may only have provided 40 Amps, which could be insufficient to power all electrical load simultaneously. **Note Only**
- If only 40 Amps are available, then any of the following electrical loads will require an upgrade to Three Phase Power at an additional cost:
- Add-on refrigerated cooling
  - Reverse cycle heating/cooling
  - Two or more split system air conditioners
  - Electric induction and ceramic cooktops
  - Provision for future split systems
  - Provision for future pool or spa pump or heating systems
  - Electric vehicle charging or electrical supply for future charging

In some cases, the relevant power authority can upgrade a site that is limited to 40 Amps, to 63 Amps, which may avoid the need for three phase power. This must be arranged by the land owner directly with the power authority. If a site is upgraded from 40 Amps to 63 Amps by agreement with the power authority, then Carlisle Homes must be notified at least 7 days prior to site start.

## Plumbing Variations

- 27-1** Product Specification Change Standard Toilet Suite **Note Only**  
Seima Chios Closed Coupled Suite (191788) has been replaced by Seima Chios II Closed Coupled Suite (192213).  
Model 191788 as displayed is no longer available.
- 27-2** Provide 1No. capped gas point to Alfresco, protruding through brickwork for client's future use. **\$1,205**  
Client is to confirm that the item is suitable for client's future purpose.  
  
Note: Gas points to home cannot be used for future pool or spa.  
(MAXIMUM of 2 No Additional points, including fireplace(s) if selected).
- 27-3** Provide cold water point to fridge space including cistern stop for future connection by Owner. **\$345**  
Water point to be located at 2000mm above floor level behind wine rack.

## Wall Covering Variations

- 29-1** Additional Category 1 - full height wall tiling to ground floor Powder (no shower) in addition to standard tiling. **\$1,594**  
Refer to colour selection document for tile selection.  
  
Includes the following additional items to suit:  
  - wall studs @ 300mm centres
  - square set cornice including laser levelling
  - 18mm architrave instead of 12mm
  - chipboard backing to mirror - tiles can not abut mirror
  - tile trims to external corners at openings
  - tiling can not be provided on wall where a cavity sliding door is installed but full height will be installed in shower recess

Note: An 18mm profile architrave needs to be selected with full height wall tiling, 12mm profile are not suitable for use in wet areas with full height wall tiling due to thickness of tile and glue finishing up to edge of architrave. Not all architrave profiles are available in 18mm.  
Cavity sliding door can not be provided due to requirement for studs at 300mm centres, additional studs can not be provided to cavity sliding pocket.

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29-2

Additional Category 1 - full height wall tiling to Bathroom in addition to standard tiling.  
Refer to colour selection document for tile selection.

\$1,669

Includes the following additional items to suit:

- wall studs @ 300mm centres
- square set cornice including laser levelling
- 18mm architrave instead of 12mm
- chipboard backing to mirror - tiles can not abut mirror
- tile trims to external corners at openings
- tiling can not be provided on wall where a cavity sliding door is installed but full height will be installed in shower recess

Note: An 18mm profile architrave needs to be selected with full height wall tiling, 12mm profile are not suitable for use in wet areas with full height wall tiling due to thickness of tile and glue finishing up to edge of architrave. Not all architrave profiles are available in 18mm.

Cavity sliding door can not be provided due to requirement for studs at 300mm centres, additional studs can not be provided to cavity sliding pocket.

29-3

Additional Category 1 - full height wall tiling to Ensuite 2 in addition to standard tiling.  
Refer to colour selection document for tile selection.

\$1,578

Includes the following additional items to suit:

- wall studs @ 300mm centres
- square set cornice including laser levelling
- 18mm architrave instead of 12mm
- chipboard backing to mirror - tiles can not abut mirror
- tile trims to external corners at openings
- tiling can not be provided on wall where a cavity sliding door is installed but full height will be installed in shower recess

Note: An 18mm profile architrave needs to be selected with full height wall tiling, 12mm profile are not suitable for use in wet areas with full height wall tiling due to thickness of tile and glue finishing up to edge of architrave. Not all architrave profiles are available in 18mm.

Cavity sliding door can not be provided due to requirement for studs at 300mm centres, additional studs can not be provided to cavity sliding pocket.

## Floor Covering Variations

30-1

Category 2 timber laminate/hybrid flooring to upper floor Bedroom 4 instead of carpet.  
Includes sub floor preparation and acoustic underlay. Note: Timber quad to be used adjoining skirting and flooring where required.

\$1,391

## Quote Terms And Conditions

31-1

### 2. PRICE LOCK AGREEMENT

**Note Only**

(a) Carlisle Standard Price Lock Agreement

Price Lock Agreement: Pricing contained in this quotation (the base house price, 365 Inclusions, More Luxury promotion, quoted variations, and upgrades) will be held by Carlisle Homes for eighteen (18) months from the date of the initial deposit until site start. If site start does not occur within 18 months of the initial deposit, Carlisle Homes reserves the right to withdraw or revise all pricing contained in the quotation/contract.

In order to be eligible Carlisle's standard Price Lock agreement, the customer must adhere to all appointments as scheduled by Carlisle Homes and sign the Pre-Contract Agreement promptly once prepared, usually within 5 weeks after Initial Payment of \$2000 is paid.

Note: Carlisle Homes requires a minimum of ninety days to commence building works from when the customer becomes the registered owner of the land. 'Site Start' has the same meaning as 'Commencement' in the HIA New Homes Building Contract and means the day on which excavation works for the Building Works commences on the Building Site. Carlisle Homes may revise all pricing and promotions if the customer does not adhere to all appointments, promptly sign documentation as required, or if the Site Start does not occur on or prior to the last day of the 18th month from Initial \$2000 payment.

DocuSigned by:

DocuSigned by:

Owner:

Quote prepared by Rizwan Tariq

Phone

Email Rizwan.Tariq@carlislehomes.com.au

This quote is valid for 7 days. \* Prices are indicative only and may be subject to change. See page 3 - Quote and speak to your Sales Consultant for further details.

Date prepared:

2 APRIL 2024

Quotation id: QT0000416458

Last amended date:

2 Apr 2024



Quote prepared for:  
Arshdeep Singh & Anureet Kaur

For a site start in:  
December 2024

Quote valid until:  
9 Apr 2024

- 31-2** **1. INITIAL DEPOSIT**
- (a) This deposit is non-refundable as it covers all your appointments with your sales consultant; the preparation of your quotation, siting and associated documents; and all other necessary works to prepare your paperwork for the Tender Stage.
- (b) The Client has been informed that upon payment of the initial deposit they may be contacted by Loan Studio offering finance options(unless the Client has expressly informed Carlisle not to provide contact details to Loan Studio).

- 31-3** **2. PRICING**
- (a) Except for Fixed Price Packages and House & Land Packages, the pricing and quantities contained in this Sales Quotation are approximates only and subject to adjustment, and Carlisle is not bound by the estimated pricing and/or any representation set out in this Sales Quotation. The pricing will be confirmed by Carlisle at the Client's Tender / Contract signing appointment.
- (b) All prices quoted are GST inclusive, unless stated otherwise.
- (c) Once the Sales Quotation has been presented to the Client, the Client has 7 days to sign the Sales Quotation and pay the initial deposit ("Quotation Period"). During the Quotation Period, the Client must also provide all necessary paperwork to his/her sales consultant in order to allow Carlisle to finalise the Sales Quotation. If during the Quotation Period the Sales Quotation is not signed, or the initial deposit is not paid or the paperwork is not provided by the Client, Carlisle reserves the right to amend the prices quoted in the Sales Quotation.
- (d) This Sales Quotation is accepted by the Client once the Sales Quotation is signed and the initial deposit paid.

- 31-4** **3. ITEMS IN THE SALES QUOTATION**
- (a) Any non-standard requests are subject to approval by Carlisle.
- (b) The Client has been made aware that display homes may have options on display that differ from the standard plans and standard specification for the home type in this Sales Quotation. The Client has been provided with a copy of the standard inclusions, upgrade options list and promotional material specific to their selected home, and based on these documents, the Client has selected the options identified in the Sales Quotation.
- (c) The Client acknowledges that options chosen by them may affect the energy rating of their home and may have additional cost consequences for the Client to achieve the required energy rating standard.
- (d) All specifications, inclusions and conditions of this Sales Quotation at the time of signing are subject to change without notice to comply with changes to Victorian State and Local Government Planning and Development legislation and the availability of materials and labour etc. The Client acknowledges that such changes may alter the price stated in the Sales Quotation.
- (e) The dimensions, openings and bulkheads are indicative only and may vary in accordance with construction details. The Client should refer to the working drawings for their selected home.

Owner: Arshdeep Singh

DocuSigned by:  
Anureet Kaur

Quote prepared by Rizwan Tariq

Phone

Email Rizwan.Tariq@carlislehomes.com.au

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Quote valid until:  
9 Apr 2024

### 31-5

#### 4. DISPLAY HOME

- (a) Specifications: Some items in the display home have been upgraded for display purposes and are not included in the standard home including: For example (without limitation) cabinetry and cabinetry handles, decorative mirrors, contrasting cabinetry colours, feature walls, and door furniture.
- (b) Tiles: Feature floor, wall tiles and decorative tiles may be available for an additional charge (as they are not included in Carlisle's standard range) and are subject to availability.
- (c) Electrical Items: Additional internal and external light points and decorative light fittings, low voltage down lights, security systems, intercom system, home theatre wiring and decorative switch cover plates may be displayed but are not included in the standard inclusions. These items may be available for additional costs. The locations of electrical fittings in the displays homes are indicative only.
- (d) Heating & Cooling: The quantity and location of ducted heating and cooling outlets, unit size/models, and controllers in display homes may differ from the standard inclusions for the selected home.
- (e) Internal Items: Window furnishings, furniture and décor items, feature paint colours and/or non-standard finishes, door closers, timber flooring and carpets are not included in the standard home (and some are not available).
- (f) External items: Paving, decking, deadlocks, pergolas, landscaping, water features, outdoor fireplaces, swimming pools, fences, concrete paths and driveways, etc. are not included in the standard inclusions (and some are not available).
- (g) Mortar colour: Availability of mortar colour may be dependent on developer's guidelines.
- (h) Timber finishes: Where external timber components are included in the standard home or façade upgrade options, they will be painted by Carlisle (stained finishes may be available for an additional cost). Display homes may feature stained timber finishes.
- (i) Product Improvement: Carlisle reserves the right to use alternative suppliers to those whose products are displayed, due to reasons of product improvement or availability of supply. Please refer to the standard specifications and Carlisle's Spectra showroom for currently available items.

### 31-6

#### 5. BUSHFIRE PRONE AREA

Carlisle will conduct a preliminary bushfire assessment at the time of the site survey. The costs associated with any additional works resulting from the Client's land being in a bushfire prone area will be borne by the Client.

### 31-7

#### 6. SIGNING THE SALES QUOTATION

By signing this Sales Quotation, the Client agrees and acknowledges:

- (a) The Client agrees with all the terms and conditions contained in this Sales Quotation;
- (b) Carlisle will prepare a Tender based upon the information provided by the Client; and
- (c) The initial deposit will form part of the contract price.

### 31-8

#### 7. TAX OR DUTY INCREASE

The Builder reserves the right to increase the price of this Sales Quotation to recover any increase in the GST rate which takes effect after the date of this Sales Quotation and which causes an increase in the cost to the Builder in constructing your home.

**Note Only**

### 31-9

Any request by the Owner to terminate the arrangement after contract signing will be determined by Carlisle Homes in its sole discretion. Should Carlisle Homes accept a requested termination, Carlisle Homes is entitled to a reasonable price for the work performed, including but not limited to third party and administration costs, plus consequential losses including loss of profits.

**Note Only**

## Notes & Conditions

### 32-1

Carlisle Homes handles your personal information in accordance with its Privacy Policy (for details please see Carlisle Homes' Privacy Policy at [www.carlislehomes.com.au/privacy/](http://www.carlislehomes.com.au/privacy/)).

**Note Only**

### 32-2

Carlisle Homes reserves the right to cancel this build job (in its absolute sole discretion) prior to the building contract being signed. If Carlisle Homes elects to cancel your build job, a full refund will be provided to you within seven (7) days of Carlisle Homes' cancellation notice.

**Note Only**

Owner:

DocuSigned by:  
Arshdeep Singh

DocuSigned by:  
Anureet Kaur

Quote prepared by

Rizwan Tariq

Phone

Email Rizwan.Tariq@carlislehomes.com.au

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32-3	Note: The stair render image shown is for illustrative purposes and is to be used as a guide only. Configurations of stairs may change subject to house type or size selection, construction requirements, ceiling heights and stair manufacturer's requirements. Carpet and floors as shown in the render image may not be included in the base house price.	<b>Note Only</b>
32-4	The Owner acknowledges and agrees that if any works are required in the void area after handover of the home, such as painting or plastering the ceiling above the void, for the duration of the works: 1. Carlisle Homes may be required to erect a scaffold; 2. The Owner will arrange to protect, remove and/or store their furniture and goods, as directed by Carlisle Homes; 3. The Owner may elect to stay in alternative accommodation; and 4. All costs associated with alternative accommodation and the protection, removal and storage of furniture and goods will be borne by the Owner.	<b>Note Only</b>
32-5	Due to Victorian Government requirements, from January 2024 onwards new homes requiring a planning permit are required to be all-electric, meaning gas connections will not be permitted. New homes that do not require a planning permit are not affected by this policy and can be constructed with gas connections. Carlisle Homes will advise owners when a planning application is required and the application will be assessed by the Council in accordance with the Council's planning scheme. Once the permit and any conditions are received from the Council, Carlisle Homes will raise a variation to change to all-electric. This will include changing appliances and hot water units to suit. It is the owner's responsibility to confirm the power supply in the electricity pit available to their block to ensure it has enough capacity to cater for their appliance selections, heating and cooling, personal requirements and overall wattage. It is advisable to have a 3 phase pit with 40amps per phase. If a single phase pit is available the owner is required to advise Carlisle Homes and make the necessary changes to their selected products to suit.	<b>Note Only</b>

**Grand Total****\$733,697**

Owner: Arshdeep Singh  
 DocuSigned by:

DocuSigned by: Anureet Kaur

Quote prepared by Rizwan Tariq

Phone

Email Rizwan.Tariq@carlislehomes.com.au

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2 Apr 2024

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Quote prepared for:  
Arshdeep Singh & Anureet Kaur

For a site start in:  
December 2024

Quote valid until:  
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## Cost Breakdown

House ( <i>Rothbury Grand Theatre Atrium 51 (30.3)</i> )	\$599,900
Facade ( <i>Classique</i> )	\$18,950
Site costs *	\$45,000
Council & other Authority requirements *	\$25,000
Developer requirements *	\$0
Options	\$44,847
<b>Grand total</b>	<b>\$733,697</b>

### Acceptance

DocuSigned by:  
 6D9D0E39B0A2457...

DocuSigned by:  
 8DC47F72DEC444E...

Please sign and date to indicate acceptance of this document

Owner: DocuSigned by:

6D9D0E39B0A2457...

DocuSigned by:  
 8DC47F72DEC444E...

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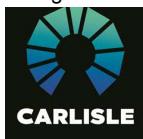
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Arshdeep Singh & Anureet Kaur

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# 365 DAYS INCLUSIONS

## SITE COSTS & CONNECTIONS

- Site costs and connections are based on an allotment of up to 650 square metres. There is a maximum six metre setback to house and 300mm fall over the building platform. Connection to stormwater and sewer points are provided within the building lot. Single phase underground power up to 12 metres from the pit and same side dry water tapping. Engineer designed class "M" concrete waffle raft slab. Temporary fencing to front boundary in accordance with relevant council requirements. Crushed rock to driveway area to enable heavy vehicle access to site. Includes part A & B termite treatment. Excludes rock removal, consumer account fees and any bushfire protection measures
- Soil test with five bore holes
- Concrete waffle raft slab – Engineer designed class "M" concrete slab – 310mm overall height. 300mm wide perimeter beams with 3-L12 trench mesh, 110mm wide internal ribs with 1No. N12 bar
- Upgraded slab mesh to SL82
- 100mm stormwater drains

## FRAME

- 90mm pine wall frames with stabilised pine roof trusses

## EXTERNAL ITEMS

- Selection of bricks from the Carlisle Classic range with natural rolled joints (raked product specific)
- Selection of concrete roof tiles from the Carlisle Classic range
- Brickwork over all windows and external doors (home design specific)
- Colour-bond metal fascia, gutter and downpipes from the standard colour range
- 450mm-wide eaves to first floor of double storey homes including in-fills over windows where required (facade dependent)
- Facade with part render in up to three colours (facade dependent, excludes feature finishes)
- Rendered foam to walls above garage roof line or,

**AFFINITY**  
LUXURY LIVING

- Rendered foam to top section of double storey extending down to lower-storey roof areas (facade/home design specific) or,
- Painted fibrous cement sheet weatherboard cladding to double storey above rear lower storey roof line (facade/home design specific)

## GARAGE

- Brick veneer double garage including double sectional overhead door to front
- Brickwork over garage door opening (facade dependent)
- Remote controlled garage door with three transmitters

## WINDOWS (FAÇADE & HOME DESIGN SPECIFIC)

- Designer aluminium feature windows to front facade
- Aluminium windows to remainder of house
- Locks to all openable windows

## ENERGY EFFICIENCY

- Ceiling batts to tiled roof areas (excluding garage, porch and alfresco ceilings), achieving a minimum 6-star energy rating on the standard plan
- Wall batts to external home walls (including garage/home common wall, excludes external garage walls), achieving a minimum 6-star energy rating on the standard plan
- Foil wrap to external walls including garage (excludes garage/home common wall)
- Weather seals to all external doors and aluminium windows
- Self-sealing exhaust fans
- Solar hot water service with gas-boosted continuous flow assistance

## ELECTRICAL

- Double power points as per electrical plan
- Single power points to microwave and dishwasher provisions
- Exhaust fans above all showers and where required, vented through to external air

Owner: Arshdeep Singh

DocuSigned by:  
Anureet Kaur

Quote prepared by Rizwan Tariq

Phone

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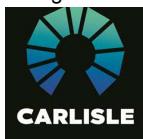
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# 365 DAYS INCLUSIONS

- Hard-wired smoke detectors
- Two television points (with seven metres of coaxial cable left in ceiling for future antenna connection by others)
- Ceiling batten lights as per detailed electrical plan including energy saving light globes and shades

## HEATING

- Gas ducted heating with ceiling vents, including programmable thermostat

## CEILINGS, CORNICES, SKIRTING & ARCHITRAVES

- 2590mm nominal ceiling height to single storey homes and ground floor of double storey homes
- 2440mm nominal ceiling height to the first floor of double storey homes
- Feature 2890mm nominal ceiling height to entry with square set cornice (home and facade dependent)
- Feature plaster bulkheads, niches and master suite bedhead details (home design specific)
- 75mm cove cornice to home and garage
- 67mm x 12mm skirting boards and architraves throughout the home from the Carlisle Classic range

## DOORS

- Front entry door(s): choice of Corinthian Madison PMAD101, PSLM202, PSLM204, Blonde Oak AWO21 clear fully glazed door (820mm/1020 wide x 2040mm/2340mm high - house design and facade specific)
- Internal doors: 2340mm high hinged flush panel, where specified (to single storey homes and ground floor of double storey homes) and 2040mm high flush panel to first floor of double storey homes and where specified on single storey home plan
- Cavity sliding door(s) as per home plan (home design specific)
- Garage entry access door: 2340mm high flush panel
- Feature aluminium entertainer sliding doors with clear glazing to alfresco (home design specific)
- External aluminium sliding door with clear glazing or 2040mm high (single storey)/2340mm high (double

**AFFINITY**  
LUXURY LIVING

storey) x 820mm wide clear fully glazed hinged door to laundry (house design specific)

- White cushioned door stops (where required)

## DOOR FURNITURE

- Front entry door: Lockwood Symmetry Series Manor entry set with single cylinder deadlock
- External Doors, External Garage door and Garage to house access doors; Lockwood Symmetry Series Manor entry set
- Internal doors: Lockwood Velocity Series lever handles to passage doors
- Robe and linen cupboard doors: polished chrome cylinder knobs
- Chrome hinges, latches and striker plates throughout the home

## KITCHEN

- Designer kitchen with oversized laminate square-edged benchtops, laminate panel doors and 16mm end panels to cabinets and island bench
- Large pantry with four white melamine shelves
- Full-width laminate overhead cupboards including up to four feature aluminium-framed Perspex\* doors with choice of four configurations (home design specific)
- Feature laminate open shelf and wine rack above fridge space
- Clear float glass splashback, including behind rangehood (home design specific)
- Large pot drawers
- Dishwasher space with powerpoint
- Laminate microwave space with powerpoint
- Double-bowl, topmount stainless steel sink
- Choice of laminated stainless steel or laminated kick rail in matching cabinet colour
- Choice of designer cabinet handles from the Carlisle Classic range

Owner: Arshdeep Singh

DocuSigned by:  
Anureet Kaur

Quote prepared by Rizwan Tariq

Phone

Email Rizwan.Tariq@carlislehomes.com.au

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# 365 DAYS INCLUSIONS

## KITCHEN APPLIANCES

- Technika® 900mm-wide, stainless steel multifunction upright cooker with wok burner and electronic programmable timer (model TU950TME8) OR Technika® 900mm underbench oven and 900mm gas cooktop
- Choice of two Technika® 900mm-wide canopy rangehoods ducted to external air

## LAUNDRY

- 1350mm wide laminate base cupboards with square-edge laminated benchtop and overhead cupboards
- Stainless steel inset trough
- Tiled splashback from the Carlisle Classic range

## BATHROOM/SECONDARY ENSUITE(S) (HOME DESIGN SPECIFIC)

- Choice of three contemporary vitreous china hand basins with chrome pop-up waste outlet
- Designer laminate floating vanity unit on a laminate pedestal with laminated square-edge benchtop
- Semi-frameless 2000mm high designer shower screen with pivot door and clear safety glass
- Shower recess with tiled shower base and tiled waste outlet
- Polished-edge mirror to width of vanity unit above tiled splashback
- Feature designer acrylic bath (home design specific)
- Choice of designer cabinet handles from the Carlisle Classic range

## MASTER ENSUITE

- Choice of three contemporary vitreous china hand basins with chrome pop-up waste outlet
- Designer laminate floating vanity unit on a laminate pedestal with laminated square-edge benchtop
- Feature laminate towel rack to vanity unit (home design specific)
- Semi-frameless 2000mm high designer shower screen with pivot door and clear safety glass
- Shower recess with tiled shower base and tiled waste outlet

- Polished-edge mirror to width of vanity unit above tiled splashback
- Designer rectangular spa with chrome jets and hot pump (home design specific)
- Choice of designer cabinet handles from the Carlisle Classic range

## POWDER ROOM (HOME DESIGN SPECIFIC)

- Choice of three contemporary vitreous china hand basins with chrome pop-up waste outlet
- Designer dropped-front vanity benchtop
- Polished-edge mirror (floating off tiled wall)

## TOILET

- Close coupled vitreous china dual flush toilets with soft closing seats

## TAPWARE

- Choice of two Vito Bertoni single lever chrome flick mixers (Nuova or Kali), with slide rail and microphone outlet to showers
- Choice of two Vito Bertoni single lever chrome mixer (Nuova or Kali) with wall outlet over bath and spa including back plate (home design specific)
- Choice of two single lever mixers to all hand basins, (Alder Alto or Vito Bertoni Kali)
- Choice of three kitchen sink mixers: Alder Alto hob mixer with rectangular spout or gooseneck, or Alder Milano vegie mixer
- Alder Milano flick mixer to laundry trough
- Concealed washing machine connections inside laundry cupboards
- Two garden taps, one inside front boundary and one attached to the home

## WET AREA ACCESSORIES

- Phoenix Radii round plate chrome toilet roll holders to WC's and Powder Rooms.
- Phoenix Radii round plate chrome hand towel ring to Powder Rooms (house specific).
- Phoenix Radii round plate chrome single towel rail to Ensuite and Bathrooms (or hand towel ring if towel rail cannot be provided due to limited available wall space)

Owner: DocuSigned by: Arshdeep Singh

DocuSigned by: Anureet Kaur

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Phone

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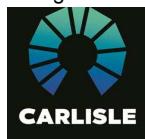
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**AFFINITY**  
LUXURY LIVING



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Arshdeep Singh & Anureet Kaur

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# 365 DAYS INCLUSIONS

## OR

- Phoenix Radii round plate chrome hook to Ensuites, Bathrooms or Powder Rooms if single towel rail or towel ring cannot be provided due to limited available wall space

## PLUMBING

- Concealed plumbing waste pipes (excludes bath waste and spa bath motor)

## ROBES & LINEN

- White melamine shelf with chrome hanging rail to robes
- Four white melamine shelves to linen cupboards
- Feature walk-in robe fit out in a choice of laminate colours with additional shelving and hanging rails (home design specific) or,
- Walk behind robe with mirrored sliding doors, melamine shelving and hanging rail (home and facade specific)
- Flush panel hinged doors to enclosed robes and linen (home design specific)

## STAIRS (DOUBLE STOREY HOMES, HOME DESIGN SPECIFIC)

- Craftsman customwood staircase with stained kiln dried hardwood (KDHW) newel post, black balusters and feature stained KDHW handrail
- Two large stained KDHW bottom treads
- Stained KDHW capping to exposed stringer(s)

## FLOOR COVERINGS

- Ceramic floor tiles to bathroom, ensuite(s), powder room(s) (home design specific), laundry and water closet selected from the Carlisle Classic range size up to 400mm x 400mm
- Tiled skirtings to wet areas (as above)

## WALL TILES

- Ceramic wall tiles to bathroom, ensuite(s), powder room(s) (home design specific) and laundry from the Carlisle Classic range size up to 400mm x 400mm (tile layout home design specific)

**AFFINITY**  
LUXURY LIVING

## PAINT

- Dulux\* Premium matt paint to all internal walls (three coats)
- Dulux\* flat acrylic paint to ceilings (two coats)
- Dulux\* gloss enamel paint to all interior timberwork
- Dulux\* exterior acrylic paint to all exterior timberwork
- Dulux\* exterior varnish stains to facade timber features (facade specific)

## ALFRESCO

- Undercover alfresco area complete with plaster-lined and painted ceiling with one ceiling batten light point

## BALCONY (DOUBLE STOREY HOMES, FACADE DEPENDENT)

- Ceramic floor tiles selected from Carlisle Classic range size up to 400mm x 400mm
- Feature balustrading (facade dependent)

Owner: DocuSigned by: Arshdeep Singh

DocuSigned by: Anureet Kaur

Quote prepared by Rizwan Tariq

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