

18 CONFIDENTIAL ITEMS**18.1 EXECUTIVE HOUSING TENDER**

217

RECOMMENDATION

That:

1. Pursuant to Section 90(2) & (3) of the Local Government Act 1999 the Council orders that the public, with the exception of the Chief Executive Officer, Manager Corporate Services, Manager Infrastructure Services, Manager Property and Development Services, Manager Major Project Delivery, Coordinator Executive Services, Coordinator Organisational Development and the Minute Secretary be excluded from attendance at the meeting held on Wednesday 15 June 2022 for Agenda Item 18.1 Executive Housing Tender;
2. The Council is satisfied that pursuant to section 90 (3) (k) of the Local Government Act 1999, the information to be received, discussed or considered in relation to the Agenda Item 18.1 Executive Housing Tender is:
tenders for the supply of goods, the provision of services or the carrying out of works.
3. The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed by the need to discuss this Agenda Item 18.1 in confidence.

**MOVED COUNCILLOR REBECCA BOSELEY
SECONDED COUNCILLOR PAUL IRELAND**

That:

1. Pursuant to Section 90(2) & (3) of the Local Government Act 1999 the Council orders that the public, with the exception of the Chief Executive Officer, Manager Corporate Services, Manager Infrastructure Services, Manager Property and Development Services, Manager Major Project Delivery, Coordinator Executive Services, Coordinator Organisational Development and the Minute Secretary be excluded from attendance at the meeting held on Wednesday 15 June 2022 for Agenda Item 18.1 Executive Housing Tender;
2. The Council is satisfied that pursuant to section 90 (3) (k) of the Local Government Act 1999, the information to be received, discussed or considered in relation to the Agenda Item 18.1 Executive Housing Tender is:
tenders for the supply of goods, the provision of services or the carrying out of works.
3. The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed by the need to discuss this Agenda Item 18.1 in confidence.

CARRIED.

18.1 EXECUTIVE HOUSING TENDER

Responsible officer: Samuel Wellington, Manager Major Project Delivery

- Attachments:**
1. GJ Gardner - Lameroo Quote - Kurrajong - Confidential
 2. GJ Gardner - Lameroo Floor Plan - Kurrajong - Confidential
 3. GJ Gardner - Lameroo Quote - Inclusions List - Confidential
 4. GJ Gardner - Pinnaroo Quote - Northbridge - Confidential
 5. GJ Gardner - Pinnaroo Floor Plan - Northbridge - Confidential
 6. GJ Gardner - Pinnaroo Quote - Inclusions List - Confidential

Section under the Act	The grounds on which part of the Council or Committee may be closed to the public are listed in Section 90(2) & (3) of the <i>Local Government Act 1999</i> .
Sub-clause and Reason:	(k) - tenders for the supply of goods, the provision of services or the carrying out of works.

Executive Summary

The purpose of this report is to enable Council to consider the tender process and the preferred supplier’s proposal for the design and construction of two executive staff houses.

Following Council’s original approach to the market earlier in 2022, the project team have undertaken a select tender process.

The outcomes of this tender process and a recommendation are listed below for review.

<p>RECOMMENDATION</p> <p>That Council approves the continuation of negotiations with GJ Gardner Homes Pty Ltd for the construction of two properties, one in Lameroo and one in Pinnaroo, to a total of no more than \$750,000.</p>
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The Mayor with approval of two-thirds of the members present suspended the meeting procedures pursuant to regulation 20(1) of the Local Government (Procedures at Meetings) Regulations 2013, for a period of 20 minutes to facilitate informal discussion in relation to Executive Housing Tender at 7.43pm

Meeting procedures resumed at 8.03pm

Background

Key to ensuring that the Southern Mallee District Council continues to attract and retain high quality workforce is the provision of quality housing for executive staff.

In a review of Councils staff executive housing assets, a planned replacement approach was strategically adopted on 21 October 2020 by Council.

The planned replacement approach provided for the sale of one house in Lameroo, the construction of a new CEO residence in Pinnaroo and a new manager residence in Lameroo, and the sale of the remaining existing houses on completion of the development of the two new houses.

Council's annual business plan and budget for 2021/2022 includes an allocation of \$600,000 for implementation of executive staff housing project – planned replacement approach.

Council originally considered the outcome of the original tender process at its March 2022 meeting and requested the project team undertake a select tender. This has been completed and brought back to Council for review.

Context

A project brief was developed for the design and construction of a new CEO residence at 11 Adelaide Road, Pinnaroo and a new managers residence at 17 Oval Terrace, Lameroo.

Following the original tender process, the project team has undertaken a second tender process utilising a select tender approach. Three companies were approached, being Rivergum Homes, Kookaburra Homes and GJ Gardner Homes.

Policy and statutory implications

Council has a procurement policy and the tender process has been undertaken in accordance with the policy.

All Council purchases must be carried out in compliance with the Local Government Act 1999 (the Act). Section 49 (a1) of the Act requires Council to develop and maintain procurement policies, practices and procedures directed towards:

- Obtaining value in the expenditure of public money, and
- Providing for ethical and fair treatment of participants, and
- Ensuring probity, accountability and transparency in the procurement process.

Council is not obliged to accept the lowest tender or any tender.

Council's asset management and accounting policy is also relevant to this report which also stipulates the need for acquisition and disposal of assets to be considered in accordance with Section 49 (a1) of the Act.

Issues

Three companies were approached as part of the select tender, being Rivergum Homes, Kookaburra Homes and GJ Gardner homes. Rivergum declined to tender, indicating they are not currently building in the Southern Mallee area.

We received one response, from GJ Gardner, which is attached to this report. Kookaburra Homes are continuing to develop a proposal; however it was not complete at the time the Agenda was released for this meeting.

It is worth noting that if a preferred tender is selected, further negotiation will be required. A report for awarding of a contract would be presented to Council for approval before it is executed, as per Council's procurement policy.

Alternate options

Council could decide not to pursue either tender response, and decline to proceed with this tender.

Financial implications

The financial implications are a total of up to \$750,000.

Work Health and Safety and Risk implications

There are no new work, health and safety or risk implications relating to this matter.

Consultation

Council included this capital allocation for implementation of executive staff housing project – planned replacement approach in the 2021/22 Annual Business Plan and Budget which was the subject of community consultation.

G.J. Gardner. HOMES

Thursday, June 09, 2022

Quote No : 2259
Site Address: 17 Oval Tce, Lameroo 5302
Client Name: Southern Mallee Council

Dear Southern Mallee Council,

Thank you for choosing G.J. Gardner Homes. As discussed, please find below the quote for the standard design Kurrajong 147 Classic Street Scape and our standard inclusions together with your individual options as listed :-

Other Exterior

- Concrete driveway, natural colour L: 12m x W: 3m
- Upgrade to 2.7 Stud (external wall)
- Additional 14m² Alfresco. Total of 24m²
- Budget Upgrade to 900 x 200 Grillage N128 T&B (25mPa) Subject to soil test & engineering

Cabinetry

- Kitchen Overhead Cupboards 900 high

Heating/Cooling

- Mitsubishi 1PH 15.3kw C - 18Kw H Ducted R/C A/C (PEAM140GAA) up to 10 Outlets Zoned

Floor coverings

- Studio Style range carpet to bedrooms & MPR
- Vinyl Plank - (illusions range) to living areas

Other Interior

- Upgrade to 2.7 Stud (Internal wall)
- Additional 10m² Floor Area Living (meals / family)
- Curtains/Blinds. PC Sum of \$3000

Building Together.
Your trusted local.

237 Renmark Avenue, PO Box 1795, RENMARK, SA, 5341
SD & ML Pearce Constructions Pty Ltd G.J.Gardner Homes Franchise -
Riverland
P: 08 8586 3133 **F:** 08 8586 3100 **E:** riverland@gjgardner.com.au
gjgardner.com.au

G.J. Gardner. HOMES

The Total cost is:

\$339,692.40

This quote is valid for 7 days and is subject to the final approval of the manager.

If you have any queries about this quote please contact me on 0428 520 066.

Kind regards,

Cristie Gregg
NEW HOME CONSULTANT

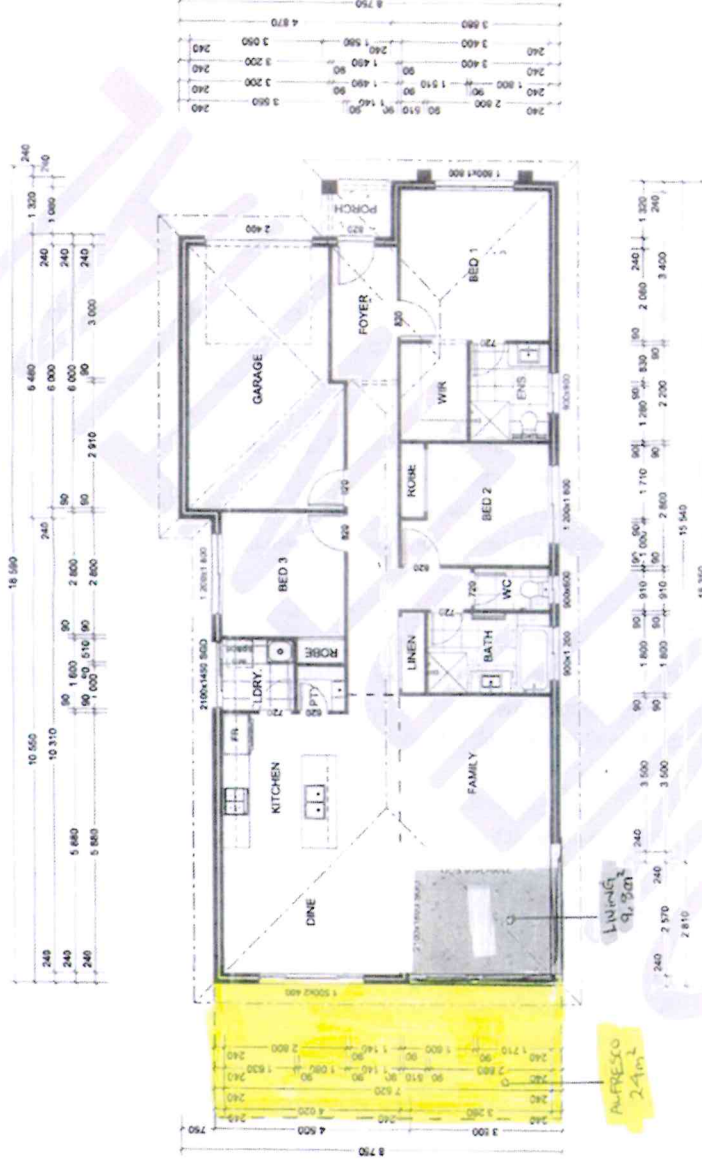
If you are happy to proceed with this quote, please sign & date in the space provided below as acceptance.

Southern Mallee Council Signed & Dated: _____

Building Together.
Your trusted local.

237 Renmark Avenue, PO Box 1795, RENMARK, SA, 5341
SD & ML Pearce Constructions Pty Ltd G.J.Gardner Homes Franchise -
Riverland
P: 08 8586 3133 **F:** 08 8586 3100 **E:** riverland@gjgardner.com.au
gjgardner.com.au

Quote No : 2259



LAMEROO

(Not available in all areas. Check Local office for availability)		PLANS ARE SUBJECT TO LOCAL COUNCIL & DEVELOPERS GUIDELINES (COVENANTS).	
KURRAJONG 150	CONCEPT 15/02/2021	FLOOR AREAS	TOTAL 148.3 m ²
Classic Streetscape	© Copyright Archiman Pty Ltd exclusive to G.J. Gardner Homes Concept plans only. final working drawings may vary	INTERNAL GARAGE ALFRESCO PORCH	113.7 m ² 22.7 m ² 9.8 m ² 2.1 m ²
Metro Series			
		FLOOR PLAN	Scale 1:100 @A3
		Min. Lot Width 10.0 m - 12.0 m	
		G.J. Gardner, HOMES	

GJ GARDNER HOMES SELECT INCLUSION LIST

CLIENT: Southern Mallee Council
DATE: 09/06/2022
QUOTE NO: 2259

General

- All construction to national, state and local government requirements
- Engineers soils test, wind classification and site assessment
- Detailed working drawing
- Detailed specifications
- Public liability and construction insurance
- Local council planning and building applications
- Colour consultation service (4 hours)
- Engineers slab design and computation AS2870

Services

- Power Single phase underground power up to 15 metres from supply
(Owner responsible for SA Power network fees)
- Sewer Underfloor plus a total run of 15 metres outside slab edge to discharge point
(3100 L Polymaster septic tank, up to 400mm poly riser)
- Water 15 metre mains water run (Owner responsible for SA Water fee)
- Stormwater Total of 60L/m
- Gas Gas connections within dwelling only (if applicable)
Owner to supply gas bottles
- Telephone Conduits within house per electrical plan to first point only
Owner to organise connection from street with authority/provider

Structural

- Wind category As designed wind speed
- Framing H2 treated timber for wall and roof trusses to comply with AS1684 National
Timber Framing Code
- Guarantee Section 32 of the Building Work Contractors Act 1995

Termite Protection

- Wall frames & trusses T2 termite resistant frames and trusses
- Foundation & Paving Greenzone collars to all slab penetrations and Greenzone perimeter system
to paving area's

Foundations

- Concrete slab "A" and "S" class for Regional SA (subject to soil test & engineering)
- Floor height As nominated on plans
- Concrete pump Included
- Site fall Cut and fill (no soil removal) up to 300mm over house area

Roofing, Fascia, Guttering & Downpipes

- Roofing Colourbond corrugated iron roof at 22.5 degree pitch
- Fascia Colourbond steel 190mm fascia
- Eaves 450mm as per plans where shown
- Guttering Colourbond OG gutter

- Downpipes 90mm painted PVC, (60 l/m stormwater included)

Ceiling Height & Roof Access

- Nominal height 2400mm (8ft)
- Roof access 600mm x 600mm painted manhole cover

Garage

- Floor Part of slab
- Ceilings 10mm plasterboard & 75mm cove cornice
- Walls Brick veneer lined with 10mm plasterboard and splayed edged primed MDF skirting where indicated
- Garage Door B & D Icon 2100mm x 4800mm auto opening sectional panel lift door with 2 hand controls. Selected from builders range
- External access door Hume flush panel solid core, Lane single cyl lever set, where shown on plans
- Internal access door Hume Oakfield Oak (woodgrain) interior door with Lane single cyl lever set, where shown on plans

Internal Linings

- Walls 10mm plasterboard with WR board to wet areas
- Ceilings 10mm plasterboard to ceilings
- Door jambs Primed MDF
- Architraves 67mm high x 18mm thick primed MDF
- Skirting 67mm high x 18mm thick primed MDF
- Cornice 75mm cove cornice

Insulation

- Ceilings R3.5 ceiling batts (dwelling and garage)
- External walls R2.0 wall batts

Windows

- Sliding windows & doors Standard colour powder coated aluminium in standard sizes
- Key locks To all sliding doors and windows
- Flyscreens To all windows and sliding doors

External Cladding & Lining

- Brick veneer Bricks from PGH standard builders range, with natural mortar joints, coloured emerseal silicon to control joints
- Lining Cement sheet to eaves, flush finish WR board to portico and alfresco where shown on plans
- Second storey As per plan (if applicable)

Floor & Skirting Tiles

- Wet areas Selected from builders standard range (bathroom, ensuite, laundry, WC)
Note: skirting tile to match floor tiles

Wall Tiling

- Bathroom & ensuite Shower Alcove tiles to 2000mm high and 1200 high on other walls
- Laundry Splashback to 600mm above cabinetry
- Kitchen Splashback to 600mm high above sink and cooktop benches
All tiles from builders standard range

Doors

- Front door Hume Newington XN5 (clear glass)
- Sidelight Clear glass if shown on plan (2040 height)
- Internal doors Hume Oakfiled Oak (woodgrain)
- Door stops 75mm cushion stops to hinged doors

Door Furniture

- Entry set Lane Corvan Specifier series single cyl lever entry set to external hinged doors
- Passage set Lane Specifier senesto all internal hinged doors
- Privacy set Lane Specifier series to bathroom, WC and ensuite
- Handles Kitchen and vanity cupboard handles form builders range

Hot Water Service

- Hot water service Instantaneous gas 26L (gas bottles provided by owner)

Storage

- Linen (as per plan) Joinery unit with impact edge laminate swinging doors and four melamine shelves.
- Built in robe(s) (as per plan) Bedroom robes with sliding doors, including a hanging rail & white melamine shelf.
- Walk in robe (as per plan) Built in robes including melamine shelf & chrome rail.

Bathroom /ensuite / WC / Powder

- Vanity units Joinery as per plan, Kado Arc vanity basin with Mizu mixer (Inc 1 set of 4 drawers)
- Mirrors 4mm thick to all vanities (750mm high x length of vanity)
- WC Ceramic wall faced from builders range
- Bath and Taps Base acrylic bath 1650mm x 715mm x 380mm (white) with Mizu Soothe/Drift/Bloc mixer and bath outlet 200mm (chrome)
- Shower Screens AB Pivot shower with standard frame colour and clear glass
- Shower base & taps Tiled shower base with Mizu Soothe/Drift/Bloc mixer (chrome) and Shower tapware - Drift single shower rail 9505905 or Mizu Soothe/Bloc shower rain head & mixer tap selected from Mizu Drift, Soothe or Bloc ranges as per GJ display boards. (chrome)
- Soap holder Mizu Soothe/Drift/Bloc shower shelf (chrome)
- Towel Rails Mizu Soothe/Drift/Bloc 700mm double rail (chrome)
- Toilet roll holder Mizu Soothe/Drift/Bloc toilet roll holder (chrome)

Laundry

- Wash trough Base 45 ltr laundry trough & cabinet
- Tapware Mizu drift Gooseneck 9509120 (chrome) to tub
1/4 turn washing machine stops

Kitchen

- Cupboards Standard 33mm profile laminate benchtops and impact edge doors
- Drawers 1 set of four cutlery drawers
- Kickboard To match cupboards
- Interior White melamine
- Pantry As per plan, including four melamine shelves
- Oven Westinghouse 600mm electric oven WVE613S
- Cook top Westinghouse 600mm electric cook top WHC644BA.
- Range hood Chef 600mm canopy range hood CRC612SB
- Sink and tap Base Mk3 1 3/4 bowl sink (S/S) with Tripla 1, 3 way mixer (chrome)

Paint Finish - 3 Coat Paint System

- Ceilings Haymes premium ceiling white
 - Walls Haymes premium low sheen
 - Skirtings/architraves/doors Haymes premium satin finish
 - External (where applicable) Haymes premium low sheen
- ** Note:** Certain colour shades may not achieve sufficient coverage even with a 3 coat system. Final colour choice should be discussed with your colour consultant to ensure 3 coats will be sufficient as additional coats will attract cost.

6 Star Energy

- Thermo tuff wrap House fully wrapped
- Energy assessment Inc
- Door seals to ext hinged doors Note. Energy rating may require upgrades of products at clients expense.

Electrical

- Power points 1 Double power point per room and 3 to kitchen (2 to bed 1)
- Internal lights 1 Batten light point per room
- External lights 3 External light points
- Smoke Detectors 2 Hard wired (as per regulations)
- Ceiling exhaust fan 2 lamp Heat/fan/lights to bathroom and ensuite
- TV point 1 TV point (Includes digital band TV antenna)

Rainwater Storage

- Rainwater tank 1 Bushmans TT210 / 1000Lt round modular tank with 2 tap pressure pump

External Concrete

- Alfresco and porch Concrete to alfresco and porch, natural colour, where shown on plan
 - Perimeter paths 900mm wide concrete paths, natural colour
- NOTE. paths do not continue past alfresco or portico posts unless specified.

Clothesline

- Folding double clothesline Basalt Grey VPN: 100791
Midnight Sky VPN: 100522
Pebble Beach VPN: 100521

Completion

- House clean Is to be completed by the builder prior to handover.
- Construction rubbish / site clean
- 90 Day maintenance program

Should other brands be used, a written warranty of equivalent performance will be provided by the manufacturer.

Note: This inclusions list may change without notice and may vary depending upon specific local requirements.

This quote assumes the owner will have power and water available at commencement for the entire construction period. The owner will bare all costs for power and water usage which can vary in different building locations. Certain times of the year require different water amounts to prepare the pad to the engineers requirements.

G.J. Gardner. HOMES

Thursday, June 09, 2022

Quote No : 2258
Site Address: 11 Adelaide Road, Pinnaroo
Client Name: Southern Mallee Council

Dear Southern Mallee Council,

Thank you for choosing G.J. Gardner Homes. As discussed, please find below the quote for the standard design Northbridge 152 Classic Streetscape and our standard inclusions together with your individual options as listed :-

Other Exterior

- Concrete driveway, natural colour L. 12m x W. 3m
- Upgrade to 2.7 Stud (external wall)
- Additional 13m² Alfresco. Total of 24m²
- Budget Upgrade to 900 x 200 Grillage N28 T&B (25mPa) Subject to soil test & engineering

Cabinetry

- Kitchen Overhead Cupboards 900 high

Heating/Cooling

- Mitsubishi 1PH 15.3kw C - 18Kw H Ducted R/C A/C (PEAM140GAA)
up to 10 Outlets Zoned

Floor coverings

- Studio Style range carpet to bedrooms & MPR
- (Carpet Court) Vinyl Plank - (illusions range) to living areas

Other Interior

- Upgrade to 2.7 Stud (Internal wall)
- Additional 11m² Floor Area Living (meals / family)
- Curtains/Blinds. PC Sum of \$3000

Building Together.
Your trusted local.

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SD & ML Pearce Constructions Pty Ltd G.J.Gardner Homes Franchise -
Riverland
P: 08 8586 3133 **F:** 08 8586 3100 **E:** riverland@gjgardner.com.au
gjgardner.com.au

G.J. Gardner. HOMES

The Total cost is:

\$340,961.50

This quote is valid for 7 days and is subject to the final approval of the manager.

If you have any queries about this quote please contact me on 0428 520 066.

Kind regards,

Cristie Gregg
NEW HOME CONSULTANT

If you are happy to proceed with this quote, please sign & date in the space provided below as acceptance.

Southern Mallee Council Signed & Dated: _____

CONFIDENTIAL

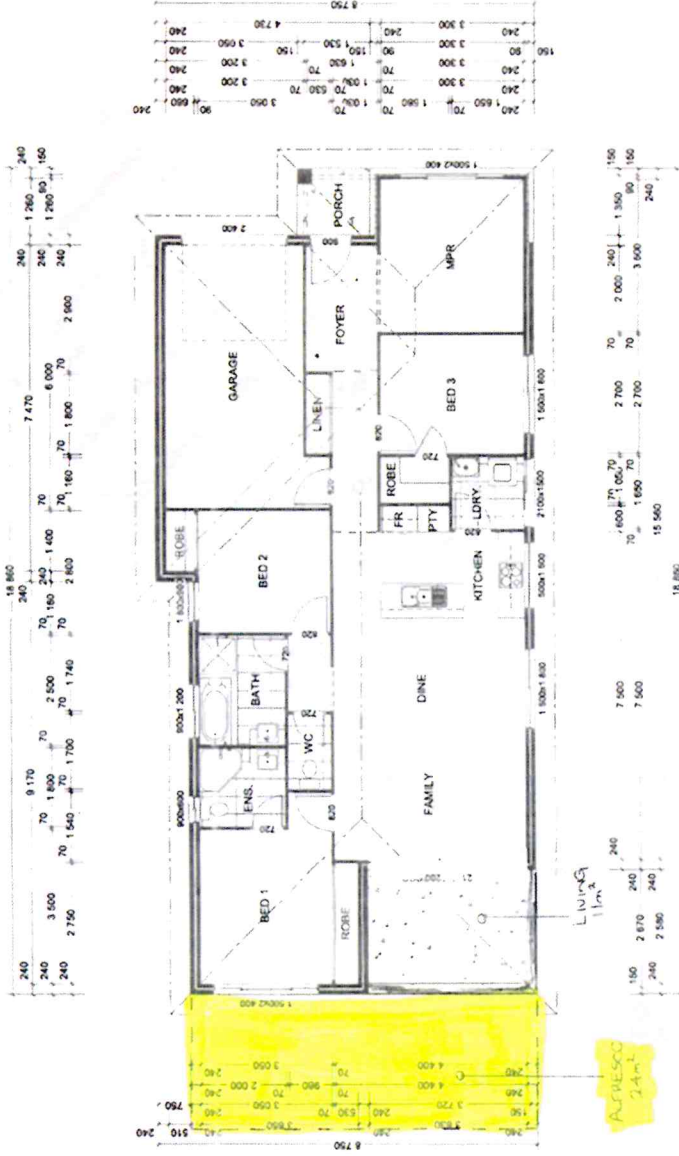
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Riverland
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gjgardner.com.au

Quote No : 2258

Element Series

(Not available in all areas. Check local office for availability)



PINNACCO

PLANS ARE SUBJECT TO LOCAL COUNCIL & DEVELOPERS GUIDELINES (COVENANTS).	
NORTHBRIDGE 152 "Element" Classic Streetscape Copyright© Archiman Pty Ltd exclusive To G.J. Gardner Concept plans only, final working drawings may vary	FLOOR PLAN Scale 1:100
CONCEPT	FLOOR AREAS
DATE: 25/11/14	INTERNAL 117.4 m ² GARAGE 22.2 m ² ALFRESCO 10.9 m ² PORCH 2.5 m ² TOTAL
10m Wide Site	
G.J. Gardner. <small>HOMES</small>	

GJ GARDNER HOMES SELECT INCLUSION LIST

CLIENT: Southern Mallee Council
 DATE: 9/6/2022
 QUOTE NO: 2258

General

- All construction to national, state and local government requirements
- Engineers soils test, wind classification and site assessment
- Detailed working drawing
- Detailed specifications
- Public liability and construction insurance
- Local council planning and building applications
- Colour consultation service (4 hours)
- Engineers slab design and computation AS2870

Services

- Power Single phase underground power up to 15 metres from supply
(Owner responsible for SA Power network fees)
- Sewer Underfloor plus a total run of 15 metres outside slab edge to discharge point
(3100 L Polymaster septic tank, up to 400mm poly riser)
- Water 15 metre mains water run (Owner responsible for SA Water fee)
- Stormwater Total of 60L/m
- Gas Gas connections within dwelling only (if applicable)
Owner to supply gas bottles
- Telephone Conduits within house per electrical plan to first point only
Owner to organise connection from street with authority/provider

Structural

- Wind category As designed wind speed
- Framing H2 treated timber for wall and roof trusses to comply with AS1684 National
Timber Framing Code
- Guarantee Section 32 of the Building Work Contractors Act 1995

Termite Protection

- Wall frames & trusses T2 termite resistant frames and trusses
- Foundation & Paving Greenzone collars to all slab penetrations and Greenzone perimeter system
to paving area's

Foundations

- Concrete slab "A" and "S" class for Regional SA (subject to soil test & engineering)
- Floor height As nominated on plans
- Concrete pump Included
- Site fall Cut and fill (no soil removal) up to 300mm over house area

Roofing, Fascia, Guttering & Downpipes

- Roofing Colourbond corrugated iron roof at 22.5 degree pitch
- Fascia Colourbond steel 190mm fascia
- Eaves 450mm as per plans where shown
- Guttering Colourbond OG gutter

- Downpipes 90mm painted PVC, (60 l/m stormwater included)

Ceiling Height & Roof Access

- Nominal height 2400mm (8ft)
- Roof access 600mm x 600mm painted manhole cover

Garage

- Floor Part of slab
- Ceilings 10mm plasterboard & 75mm cove cornice
- Walls Brick veneer lined with 10mm plasterboard and splayed edged primed MDF skirting where indicated
- Garage Door B & D Icon 2100mm x 4800mm auto opening sectional panel lift door with 2 hand controls. Selected from builders range
- External access door Hume flush panel solid core, Lane single cyl lever set, where shown on plans
- Internal access door Hume Oakfield Oak (woodgrain) interior door with Lane single cyl lever set, where shown on plans

Internal Linings

- Walls 10mm plasterboard with WR board to wet areas
- Ceilings 10mm plasterboard to ceilings
- Door jambs Primed MDF
- Architraves 67mm high x 18mm thick primed MDF
- Skirting 67mm high x 18mm thick primed MDF
- Cornice 75mm cove cornice

Insulation

- Ceilings R3.5 ceiling batts (dwelling and garage)
- External walls R2.0 wall batts

Windows

- Sliding windows & doors Standard colour powder coated aluminium in standard sizes
- Key locks To all sliding doors and windows
- Flyscreens To all windows and sliding doors

External Cladding & Lining

- Brick veneer Bricks from PGH standard builders range, with natural mortar joints, coloured emerseal silicon to control joints
- Lining Cement sheet to eaves, flush finish WR board to portico and alfresco where shown on plans
- Second storey As per plan (if applicable)

Floor & Skirting Tiles

- Wet areas Selected from builders standard range (bathroom, ensuite, laundry, WC)
Note: skirting tile to match floor tiles

Wall Tiling

- Bathroom & ensuite Shower Alcove tiles to 2000mm high and 1200 high on other walls
- Laundry Splashback to 600mm above cabinetry
- Kitchen Splashback to 600mm high above sink and cooktop benches
All tiles from builders standard range

Doors

- Front door Hume Newington XN5 (clear glass)
- Sidelight Clear glass if shown on plan (2040 height)
- Internal doors Hume Oakfiled Oak (woodgrain)
- Door stops 75mm cushion stops to hinged doors

Door Furniture

- Entry set Lane Corvan Specifier series single cyl lever entry set to external hinged doors
- Passage set Lane Specifier series to all internal hinged doors
- Privacy set Lane Specifier series to bathroom, WC and ensuite
- Handles Kitchen and vanity cupboard handles from builders range

Hot Water Service

- Hot water service Instantaneous gas 26L (gas bottles provided by owner)

Storage

- Linen (as per plan) Joinery unit with impact edge laminate swinging doors and four melamine shelves.
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Bathroom /ensuite / WC / Powder

- Vanity units Joinery as per plan, Kado Arc vanity basin with Mizu mixer (Inc 1 set of 4 drawers)
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- WC Ceramic wall faced from builders range
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- Shower Screens AB Pivot shower with standard frame colour and clear glass
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- Soap holder Mizu Soothe/Drift/Bloc shower shelf (chrome)
- Towel Rails Mizu Soothe/Drift/Bloc 700mm double rail (chrome)
- Toilet roll holder Mizu Soothe/Drift/Bloc toilet roll holder (chrome)

Laundry

- Wash trough Base 45 ltr laundry trough & cabinet
- Tapware Mizu drift Gooseneck 9509120 (chrome) to tub
1/4 turn washing machine stops

Kitchen

- Cupboards Standard 33mm profile laminate benchtops and impact edge doors
- Drawers 1 set of four cutlery drawers
- Kickboard To match cupboards
- Interior White melamine
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- Oven Westinghouse 600mm electric oven WVE613S
- Cook top Westinghouse 600mm electric cook top WHC644BA.
- Range hood Chef 600mm canopy range hood CRC612SB
- Sink and tap Base Mk3 1 3/4 bowl sink (S/S) with Tripla 1, 3 way mixer (chrome)

Paint Finish - 3 Coat Paint System

- Ceilings Haymes premium ceiling white
 - Walls Haymes premium low sheen
 - Skirtings/architraves/doors Haymes premium satin finish
 - External (where applicable) Haymes premium low sheen
- ** Note:** Certain colour shades may not achieve sufficient coverage even with a 3 coat system. Final colour choice should be discussed with your colour consultant to ensure 3 coats will be sufficient as additional coats will attract cost.

6 Star Energy

- Thermo tuff wrap House fully wrapped
- Energy assessment Inc
- Door seals to ext hinged doors Note. Energy rating may require upgrades of products at clients expense.

Electrical

- Power points 1 Double power point per room and 3 to kitchen (2 to bed 1)
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- Smoke Detectors 2 Hard wired (as per regulations)
- Ceiling exhaust fan 2 lamp Heat/fan/lights to bathroom and ensuite
- TV point 1 TV point (Includes digital band TV antenna)

Rainwater Storage

- Rainwater tank 1 Bushmans TT210 / 1000Lt round modular tank with 2 tap pressure pump

External Concrete

- Alfresco and porch Concrete to alfresco and porch, natural colour, where shown on plan
 - Perimeter paths 900mm wide concrete paths, natural colour
- NOTE. paths do not continue past alfresco or portico posts unless specified.

Clothesline

- Folding double clothesline Basalt Grey VPN: 100791
Midnight Sky VPN: 100522
Pebble Beach VPN: 100521

Completion

- House clean Is to be completed by the builder prior to handover.
- Construction rubbish / site clean
- 90 Day maintenance program

Should other brands be used, a written warrantry of equivalent performance will be provided by the manufacturer.

Note: This inclusions list may change without notice and may vary depending upon specific local requirements.

This quote assumes the owner will have power and water available at commencement for the entire construction period. The owner will bare all costs for power and water usage which can vary in different building locations. Certain times of the year require different water amounts to prepare the pad to the engineers requirements.

18 CONFIDENTIAL ITEMS**18.1 EXECUTIVE HOUSING TENDER****RECOMMENDATION**

That having considered agenda Item 18.1 in confidence under section 90 (2) and (3) (k) of the Local Government Act 1999, the Council pursuant to section 91 (7) of the Act orders that the documents considered by the Council, including the officer's report and all minutes be retained in confidence. This order is to be reviewed at or before the ordinary Council meeting to be held in January 2023, as to if this order is to continue in operation.

**MOVED COUNCILLOR NEVILLE PFEIFFER
SECONDED COUNCILLOR REBECCA BOSELEY**

That having considered agenda Item 18.1 in confidence under section 90 (2) and (3) (k) of the Local Government Act 1999, the Council pursuant to section 91 (7) of the Act orders that the documents considered by the Council, including the officer's report and all minutes be retained in confidence. This order is to be reviewed at or before the ordinary Council meeting to be held in January 2023, as to if this order is to continue in operation.

CARRIED.

