

218

18 CONFIDENTIAL ITEMS

18.1 EXECUTIVE COUNCIL HOUSING - TENDER REPORT

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 Acting Chief Executive Officer, Manager Corporate Services, Acting Manager Infrastructure Services, Manager Property and Development Services, Manager Major Project Delivery, Coordinator Executive Services, Finance Consultant and the Minute Secretary be excluded from attendance at the meeting held on Wednesday 20 July 2022 for Agenda Item 18.1 Executive Council Housing - Tender Report;
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 Council Housing - Tender Report 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 MICK SPARNON
SECONDED COUNCILLOR REBECCA BOSELEY**

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 Acting Chief Executive Officer, Manager Corporate Services, Acting Manager Infrastructure Services, Manager Property and Development Services, Manager Major Project Delivery, Coordinator Executive Services, Finance Consultant and the Minute Secretary be excluded from attendance at the meeting held on Wednesday 20 July 2022 for Agenda Item 18.1 Executive Council Housing - Tender Report;
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 Council Housing - Tender Report 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 COUNCIL HOUSING - TENDER REPORT

Responsible officer: Samuel Wellington, Manager Major Project Delivery

- Attachments:**
1. Kookaburra Homes - Lameroo House Plan - Confidential
 2. Kookaburra Homes - Pinnaroo House Plan - Confidential
 3. Kookaburra Homes - Lameroo House Quote - Confidential
 4. Kookaburra Homes - Pinnaroo House Quote - 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 two proposals from suppliers 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.

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 15 minutes to facilitate informal discussion in relation to Executive Council Housing – Tender Report at 6.42pm

Meeting procedures resumed at 6.57pm

RECOMMENDATION

That Council notes the two submissions received.

**MOVED COUNCILLOR REBECCA BOSELEY
SECONDED COUNCILLOR MICK SPARNON**

That Council notes the two submissions received.

CARRIED.

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.

At the time of writing this report we have received a response from Kookaburra homes, which is attached to this report. GJ Gardner have stated that they will be submitting a proposal however this has not been received. If the proposal is received prior to the Council meeting, Wednesday 20 July 2022, it will be forwarded to Elected Members.

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

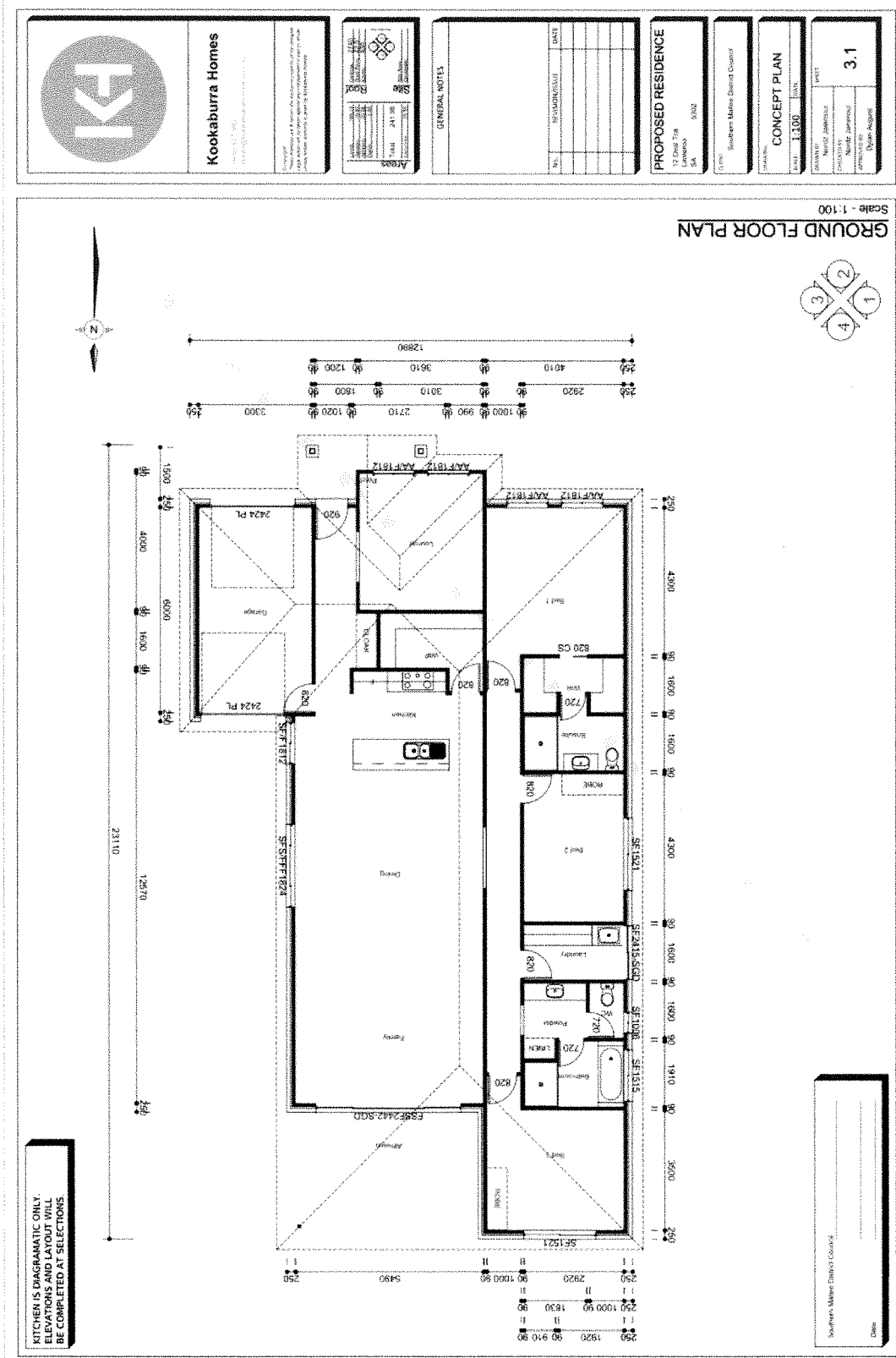
The financial implications are a total of up to \$750,000.

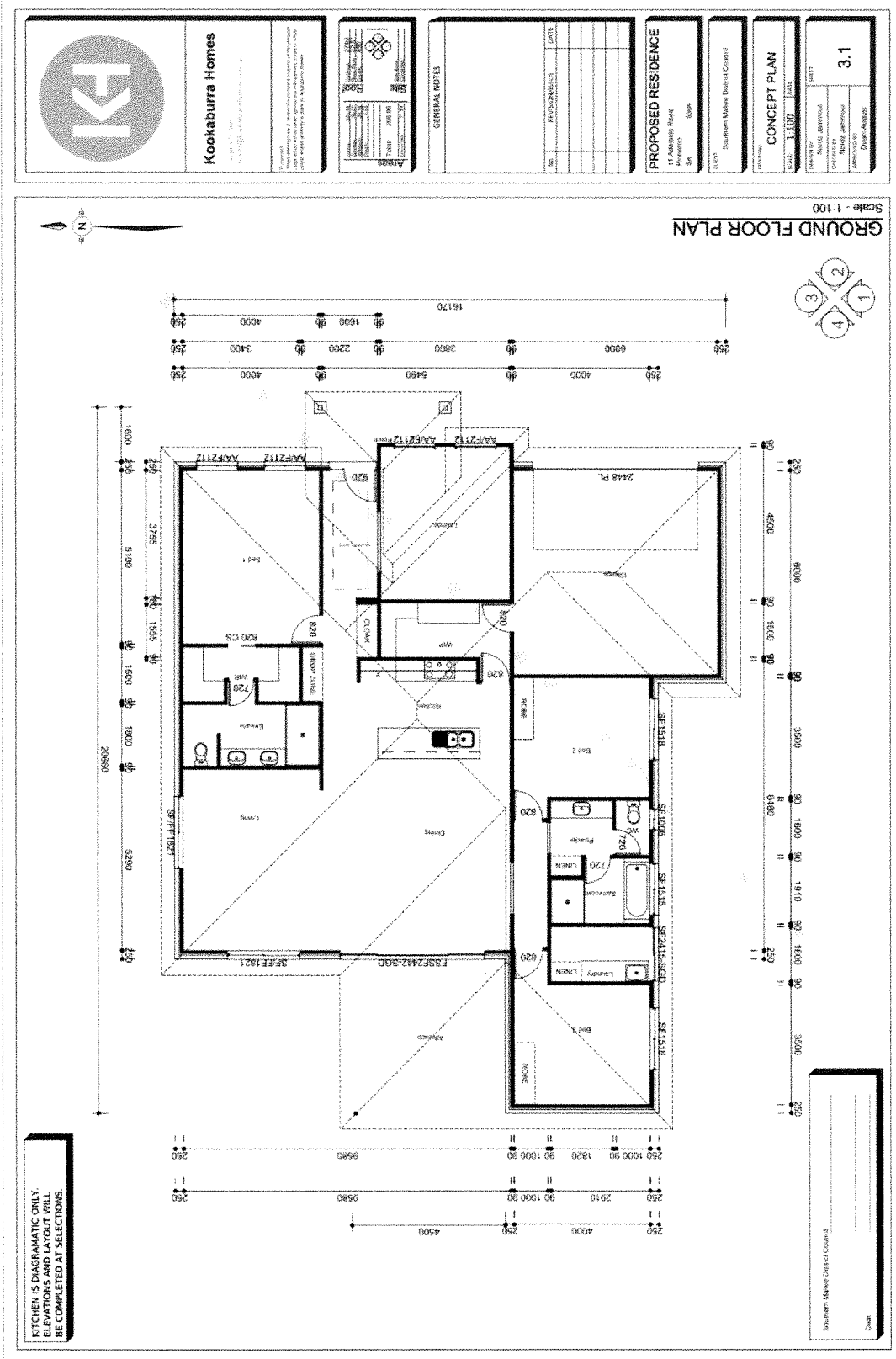
Work Health and Safety and Risk implications

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.







NEW HOME PRICE ESTIMATE

Dear Southern Mallee District Council,

Kookaburra Homes would like to thank you for the opportunity to build your new home.

Attached is the price estimate which I will work with you to design and inclusions to suit your needs. The more information you can provide in relation to your requirements as well as details of the building site will assist in creating the best outcome for your new home.

Upon acceptance of this price estimate Kookaburra Homes will begin our preliminary process towards the presentation of a building contract. The initial works require a non refundable deposit of \$5,000.

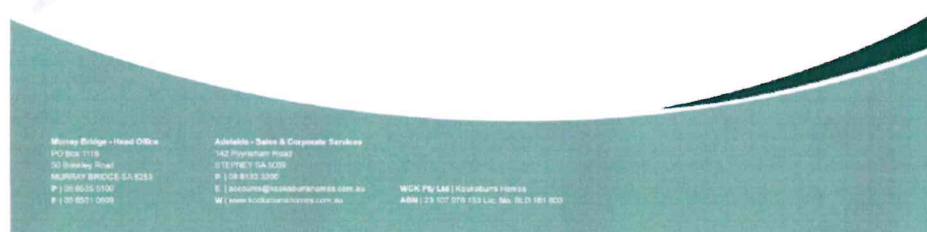
Kookaburra Homes will then carry out the following towards the construction of your new home;

- ◆ Prepare architectural drawings, incorporating floor and elevation plans.
- ◆ Undertake an energy efficiency assessment.
- ◆ Provide a preliminary engineering report, incorporating soil testing and a contour survey
- ◆ Provide a preliminary civil site plan
- ◆ A fixed priced quotation (where possible) for your new home

This information will then enable Kookaburra Homes to prepare a building contract for your approval prior to starting the next stage of building your new home.

If you have any questions or require any additional information please do not hesitate to contact myself on the details below.

Nordz Jammoul
Sales and Design Consultant
nordz@kookaburrahomes.com.au
0458 877 595





Kookaburra Homes
 Lic. No. BLD 181 800
 ABN. 23 107 076 193

Murray Bridge Office
 PO Box 1116 – 30 Brinkley Rd
 Murray Bridge SA 5253
 Phone. (08) 8535 5100
 Fax. (08) 8531 0609

NEW HOME PRICE ESTIMATE

Date: 12/07/2022
Name: Southern Mallee District Council C/O Sam Wellington
Address: Railway Tce North
Suburb & Post Code: Lameroo SA 5302
Phone: 0428 903 360
Email: samuel.wellington@southernmallee.sa.gov.au
Site Address: 12 Oval Tce
Suburb & Post Code: Lameroo SA 5302

Item Description	Unit	Quantity	Price
Design			
Custom design Brick home to Kookaburra Homes standard Lifestyle specifications. <i>Note: Price is based on dwelling with 198.33m² of living, 19.8m² garage under the main roof with automatic pannel lift door (2x remotes), 20.86m² alfresco under the main roof (no floor) and 2.99m² porch under the main roof</i> Total: 241.98m²	ea	1	\$308,796
Site Associated			
Spoil removal from siteworks, footing and service trench excavations - To be completed by the owner unless otherwise specified	NOTE		NOTE
Allowance for additional siteworks and footing/slab upgrades (if required) subject to site survey, soil testing and engineers report. ALLOWANCE ONLY	ALLOWANCE		\$20,000
Allowance for additional energy efficiency requirements to home subject to energy efficiency assessment. ALLOWANCE ONLY	ALLOWANCE		\$2,000
Upgrade from R4.0 to R6.0 insulation batts to ceiling.	m ²	241.98	\$2,420
Travel cost for brick veneer single storey home constructed on site at Lameroo ESTIMATE ONLY - price on application.	ea	1	\$25,000



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Structural Modifications			
25 Year Structural Guarantee			
Visit http://kookaburrahomes.com.au/25-year-structural-guarantee/ for more information	NOTE		INCLUDED
H2 treated timber wall and roof frame	NOTE		INCLUDED
2700mm high ceilings throughout dwelling	NOTE		INCLUDED

Services			
To comply with council requirements, rainwater provision will be plumbed to the LAUNDRY as standard unless otherwise specified. If you would prefer for connection to be plumbed to the toilet (also compliant with council requirements) please advise your sales consultant	NOTE		NOTE
Consumer mains single phase 16mm power connection up to 15m pit to meter box. Includes Telstra conduit if connection in same position as electrical point. Excludes SAPN fees. Costs will apply for removal/reinstatement of paths. (if connecting to Stobie Pole allow under over protection)	NOTE		INCLUDED
Mains water - Water connection up to 15 lm from either owner supplied pump from tank or water meter on site. Note: Water meter fees to be paid by owner. (Up to 50km's from Murray Bridge or Adelaide CBD)	NOTE		INCLUDED
Supply and install Thermann 26Ltr Instant Gas hot water system	NOTE		INCLUDED
Sewer Drains and Connections from underfloor plumbing and up to 30 metres underground to legal point of discharge, including 2 inspection points, Sewer Invert Connections - Max 1.8m deep	NOTE		INCLUDED
Rainwater tanks to be supplied and installed BY OWNER	NOTE		BY OWNER
Stormwater management system to be completed BY OWNER	NOTE		BY OWNER
Community Wastewater Management System (CWMS) septic tank. (Pricing includes council applications, up to 50km's from Murray Bridge or Adelaide CBD). ESTIMATE ONLY	ea	1	\$6,500



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External			
Flyscreens to all windows and sliding glass doors (excluding bi-fold)	NOTE		INCLUDED
Keylocks to all windows	NOTE		INCLUDED
Supply and install of brick from Kookaburra Homes standard range	NOTE		INCLUDED
Concrete Slab to alfresco area to be completed BY OWNER	NOTE		BY OWNER
Concrete Slab to porch area to be completed BY OWNER	NOTE		BY OWNER
Concrete path to perimeter of home to be completed BY OWNER	NOTE		BY OWNER
Upgrade standard front entrance door to 2340mm high x 920mm wide.	ea	1	\$445
Upgrade standard entry door and single door frame to 2340mm high up to 820mm wide to garage .	ea	1	\$392
Provide cement render finish to brick pier on front porch	NOTE		INCLUDED
Provide a rendered Harditex bulkhead to front porch .	NOTE		INCLUDED

Internal			
Quality 3 coat washable paint system to internal walls	NOTE		INCLUDED
Provide carpet to all bedrooms, walk in robe and lounge , from builders Gold range. ESTIMATE ONLY	m ²	56.19	\$3,315
Provide vinyl planks to remainder of floor area (excluding wet areas, tiled as standard) , from builders silver range. ESTIMATE ONLY	m ²	122.19	\$11,241
Upgrade standard cavity sliding door to 2340mm high up to 820mm wide.	ea	1	\$232
Upgrade standard internal door to 2340mm high up to 820mm wide.	ea	8	\$984

Kitchen			
Doors and panels - Polytech melamine range: Texture, Smooth, Matt, Finegrain, Sheen, Woodmatt, Ashgrain	NOTE		INCLUDED
Overhead cupboards to fridge and cooktop run with bulkhead	NOTE		INCLUDED
Laminate bench tops in tight form or square edge	NOTE		INCLUDED
Stainless steel under bench oven, cooktop, rangehood and dishwasher	NOTE		INCLUDED
Upgrade standard oven and cooktop to Technika 900mm stainless steel dual fuel upright cooker TU950TME8, includes standard range tiling behind cooker.	ea	1	\$590
Upgrade standard rangehood to Technika 900mm concealed undermount rangehood TUR90S.	ea	1	\$354



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Wet Areas			
Bathroom / ensuite tiling: 2100mm to shower and 1200mm around walls.	NOTE		INCLUDED
Wall niche to wet area wall including tiling up to 400mm high x 600mm wide to all showers . Tiles to be selected from builders standard range, includes aluminium tile trim to external corners (includes credit of standard soap holder)	ea	2	\$790
Melamine range overhead cupboard to suit 2700mm ceiling - includes 2 x adjustable shelves, soft close hinges and bulkhead to laundry .	NOTE		INCLUDED
Benchtop 600mm deep laminate with 600mm high tiled splashback to laundry	lm	2	\$690

Electrical			
Supply and install reverse cycle ducted air conditioning unit with sufficient capacity to heat/ cool dwelling. ALLOWANCE ONLY - subject to final air conditioning assessment. Price Match Guarantee Visit the below link for more details http://kookaburrahomes.com.au/terms-and-conditions/	ALLOWANCE		\$12,500
Supply, wire and install single phase 32AMP air conditioning feed and isolator switch for air conditioning unit	ea	1	\$533
Supply, wire and install 30 LED downlight to main living area, hallways and powder room TPDL1C1 cool/warm white with white cover plate - locations to be determined during selections appointment	NOTE		INCLUDED
Supply, wire and install standard double power point - locations to be determined during selections appointment	ea	10	\$600

Total (GST Inclusive):	\$397,383
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Note: This pricing is an estimate only and is subject to review and acceptance by Kookaburra Homes.

Southern Mallee District Council C/O Sam Wellington: _____

Date / /20_____



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STANDARD INCLUSIONS - LIFESTYLE SPECIFICATION

PLANNING AND GENERAL WORKS

Fixed price contract	✓
3 month maintenance period	✓
Council application and building fees	✓
Working drawings, soil report and contour plans	✓
Mains electrical connection - up to 15 metres	✓
Sewers and drain connections - up to 30 metres	✓
Downpipes from gutter terminated at floor level	✓
Mains water connection from meter - up to 15 metres	✓
Two garden taps on house outside wet areas	✓

FOOTINGS AND FOUNDATIONS

Siteworks up to 300mm Crossfall	✓
Footings included to 'S' Class classification	✓
20 MPA concrete	✓
Termite treatment collars to slab penetrations	✓
Engineered footing design	✓

FRAME CONSTRUCTION

2700mm high ceilings	✓
H2 Termite Resistant Timber	✓
Trenched top and bottom plates	✓
Engineered timber frames and trusses	✓

ROOF COVER

Colorbond fascia, gutters and roof sheeting	✓
22.5 degree pitch	✓
450mm wide eaves	✓

BRICK WORK

Clay Bricks - builders range	✓
Mortar: Grey	✓
Joints: Raked	✓

INSULATION

External walls	R2.5HD
Ceiling: R4 insulation batts	✓
Sisalation foil to external walls	✓



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WINDOWS

Powder coated aluminium sliding windows with fly screens	✓
Locks to all windows	✓
Obscure glass to bathroom, ensuite and WC	✓

LININGS

Walls and ceiling 10mm plasterboard	✓
55mm cornice	✓
Three coat wash and wear paint	✓

JOINERY

Architraves: 67 x 18mm single beveled MDF - painted	✓
Skirtings: 67 x 18mm single beveled MDF - painted	✓
Linen cupboard: 4 x melamine shelves	✓
Polytech melamine range: Texture, Matt, Finegrain, Sheen, Woodmatt, Ashgrain finish to linen doors and drawers	✓
Walk In Robe: Melamine shelf and hanging rail	✓
Shelf bank to Walk In Robe	✓
Built In Robes and linen	✓

DOORS AND FURNITURE

Entry/External: powder coated sliding door with screen or panel carved hinged door	✓
Internal: flush panel	✓
Furniture: lever door handles	✓

ELECTRICAL

Light and double powerpoint per room	✓
2 x double powerpoints to kitchen	✓
Single powerpoint to fridge	✓
Smoke detectors hard wired battery backup	✓
2x TV Point and 2x Phone Point	✓
External power points to HWS and pump	✓
External lights to exits	✓
Earth leakage safety switch	✓
Up to 30 LED downlights to internal area (design specific)	✓



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TILING

- Kitchen: 600mm splashback
- Bathroom / ensuite: 2100mm to shower, 600mm above bath
- Bathroom / ensuite: 1200mm around walls
- WC: Up to 300mm skirting row around walls
- Laundry: Up to 300mm splashback, Up to 300mm skirting row around walls
- Floor tiles to wet areas laid on square

- ✓
- ✓
- ✓
- ✓
- ✓
- ✓

LAUNDRY

- 45L inset trough with 800mm Polytech melamine cabinet with soft close hinges and laminate tight form or square edge benchtop
- Tapware from builders range
- ¼ Turn washing machine taps

- ✓
- ✓
- ✓

KITCHEN

- 1 ¾ bowl stainless steel sink with Clark kitchen flickmixer (choice of black or chrome)
- Top of the range Blum motion soft close doors and drawer
- Set of 4 Cutlery Drawers
- Handles from Builders Range
- Laminated Pantry
- Stainless steel under bench oven and cooktop
- Stainless steel rangehood
- Stainless steel dishwasher
- Overhead cupboards to fridge and cooktop run. 720mm high with bulkhead
- Laminate bench tops in tight form or square edge
- Polytech melamine range: Texture, Matt, Finegrain, Sheen, Woodmatt, Ashgrain finish doors and drawers
- Pantry: 4 x melamine shelves

- ✓
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BATHROOM AND ENSUITE

- Vanity cupboard with drawer set up to 900mm, powder room wall to wall - Choice of 4 Caroma vanity basins
- Polytech melamine range: Texture, Matt, Finegrain, Sheen, Woodmatt, Ashgrain finish to vanity doors and drawers
- Acrylic bath approximately 1500mm
- Clark pin mixer to vanity basins and wall spout to bath (choice of black or chrome)
- Dual flush porcelain toilet suites
- Caroma or Clark shower heads – wall or ceiling mount (choice of black or chrome)
- Shower screens: laminated clear glass, semi-frameless surround
- Mirrors with polished edge - up to 900mm
- 3 in 1 exhaust / heat / fan
- M20 Instantaneous gas HWS for single bathroom designs or M26 Instantaneous gas HWS for multiple bathroom designs
- Caroma Cosmo bathroom accessories (choice of black or chrome)

- ✓
- ✓
- ✓
- ✓
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- ✓
- ✓
- ✓

GARAGE

- Cement sheet lining
- Concrete slab
- Automatic panel lift door opener with remotes

- ✓
- ✓
- ✓



NEW HOME PRICE ESTIMATE

Dear Southern Mallee District Council,

Kookaburra Homes would like to thank you for the opportunity to build your new home.

Attached is the price estimate which I will work with you to design and inclusions to suit your needs. The more information you can provide in relation to your requirements as well as details of the building site will assist in creating the best outcome for your new home.

Upon acceptance of this price estimate Kookaburra Homes will begin our preliminary process towards the presentation of a building contract. The initial works require a non refundable deposit of \$5,000.

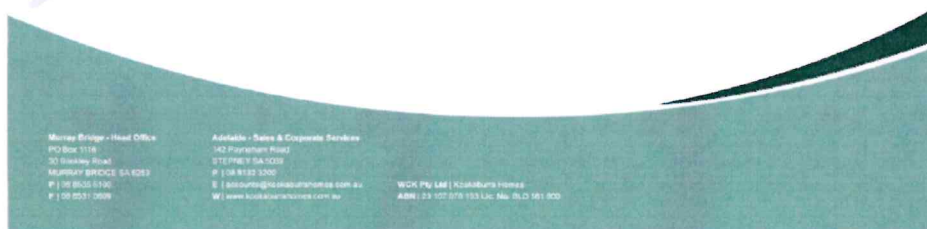
Kookaburra Homes will then carry out the following towards the construction of your new home;

- ◆ Prepare architectural drawings, incorporating floor and elevation plans.
- ◆ Undertake an energy efficiency assessment.
- ◆ Provide a preliminary engineering report, incorporating soil testing and a contour survey
- ◆ Provide a preliminary civil site plan
- ◆ A fixed priced quotation (where possible) for your new home

This information will then enable Kookaburra Homes to prepare a building contract for your approval prior to starting the next stage of building your new home.

If you have any questions or require any additional information please do not hesitate to contact myself on the details below.

Nordz Jammoul
 Sales and Design Consultant
 nordz@kookaburrahomes.com.au
 0458 877 595





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NEW HOME PRICE ESTIMATE

Date: 12/07/2022

Name: Southern Mallee District Council C/O Sam Wellington
Address: Railway Tce North
Suburb & Post Code: Lameroo SA 5302
Phone: 0428 903 360
Email: samuel.wellington@southernmallee.sa.gov.au

Site Address: 11 Adelaide Road
Suburb & Post Code: Pinnaroo SA 5304

Item Description	Unit	Quantity	Price
Design			
Custom design Brick home to Kookaburra Homes standard Lifestyle specifications. <i>Note: Price is based on dwelling with 205.44m² of living, 36.27m² garage under the main roof with automatic pannel lift door (2x remotes), 20.16m² alfresco under the main roof (no floor) and 4.99m² porch under the main roof (no floor)</i> Total: 266.86m²	ea	1	\$326,957
Site Associated			
Spoil removal from siteworks, footing and service trench excavations - To be completed by the owner unless otherwise specified	NOTE		NOTE
Allowance for additional siteworks and footing/slab upgrades (if required) subject to site survey, soil testing and engineers report. ALLOWANCE ONLY	ALLOWANCE		\$20,000
Allowance for additional energy efficiency requirements to home subject to energy efficiency assessment. ALLOWANCE ONLY	ALLOWANCE		\$2,000
Upgrade from R4.0 to R6.0 insulation batts to ceiling.	m ²	266.86	\$2,669
Travel cost for brick veneer single storey home constructed on site at Pinnaroo ESTIMATE ONLY - price on application.	ea	1	\$25,000



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Structural Modifications			
25 Year Structural Guarantee			
Visit http://kookaburrahomes.com.au/25-year-structural-guarantee/ for more information	NOTE		INCLUDED
H2 treated timber wall and roof frame	NOTE		INCLUDED
2700mm high ceilings throughout dwelling	NOTE		INCLUDED
Provide a 300mm high raised ceiling to entry foyer	m ²	6.84	\$891

Services			
To comply with council requirements, rainwater provision will be plumbed to the LAUNDRY as standard unless otherwise specified. If you would prefer for connection to be plumbed to the toilet (also compliant with council requirements) please advise your sales consultant	NOTE		NOTE
Consumer mains single phase 16mm power connection up to 15m pit to meter box. Includes Telstra conduit if connection in same position as electrical point. Excludes SAPN fees. Costs will apply for removal/reinstatement of paths. (if connecting to Stobie Pole allow under over protection)	NOTE		INCLUDED
Mains water - Water connection up to 15 lm from either owner supplied pump from tank or water meter on site. Note: Water meter fees to be paid by owner. (Up to 50km's from Murray Bridge or Adelaide CBD)	NOTE		INCLUDED
Supply and install Thermann 26Ltr Instant Gas hot water system	NOTE		INCLUDED
Sewer Drains and Connections from underfloor plumbing and up to 30 metres underground to legal point of discharge, including 2 inspection points, Sewer Invert Connections - Max 1.8m deep	NOTE		INCLUDED
Rainwater tanks to be supplied and installed BY OWNER	NOTE		BY OWNER
Stormwater management system to be completed BY OWNER	NOTE		BY OWNER
Community Wastewater Management System (CWMS) septic tank. (Pricing includes council applications, up to 50km's from Murray Bridge or Adelaide CBD). ESTIMATE ONLY	ea	1	\$8,500



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External			
Flyscreens to all windows and sliding glass doors (excluding bifold)	NOTE		INCLUDED
Keylocks to all windows	NOTE		INCLUDED
Supply and install of brick from Kookaburra Homes standard range	NOTE		INCLUDED
Concrete Slab to alfresco area to be completed BY OWNER	NOTE		BY OWNER
Concrete Slab to porch area to be completed BY OWNER	NOTE		BY OWNER
Concrete path to perimeter of home to be completed BY OWNER	NOTE		BY OWNER
Upgrade standard front entrance door to 2340mm high x 920mm wide.	ea	1	\$445
Upgrade standard entry door and single door frame to 2340mm high up to 820mm wide to garage .	ea	1	\$392
Provide cement render finish to brick pier on front porch	NOTE		INCLUDED
Provide a rendered Harditex bulkhead to front porch .	NOTE		INCLUDED

Internal			
Quality 3 coat washable paint system to internal walls	NOTE		INCLUDED
Provide carpet to all bedrooms, walk in robe and lounge , from builders Gold range. ESTIMATE ONLY	m ²	71.93	\$4,244
Provide vinyl planks to remainder of floor area (excluding wet areas, tiled as standard) , from builders silver range. ESTIMATE ONLY	m ²	111.07	\$10,218
Upgrade standard cavity sliding door to 2340mm high up to 820mm wide.	ea	1	\$232
Upgrade standard internal door to 2340mm high up to 820mm wide.	ea	8	\$984



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 PO Box 1116 – 30 Brinkley Rd
 Murray Bridge SA 5253
 Phone. (08) 8535 5100
 Fax. (08) 8531 0609

Kitchen			
Doors and panels - Polytech melamine range: Texture, Smooth, Matt, Finegrain, Sheen, Woodmatt, Ashgrain	NOTE		INCLUDED
Overhead cupboards to fridge and cooktop run with bulkhead	NOTE		INCLUDED
Laminate bench tops in tight form or square edge	NOTE		INCLUDED
Stainless steel under bench oven, cooktop, rangehood and dishwasher	NOTE		INCLUDED
Upgrade standard oven and cooktop to Technika 900mm stainless steel dual fuel upright cooker TU950TME8, includes standard range tiling behind cooker.	ea	1	\$590
Upgrade standard rangehood to Technika 900mm concealed undermount rangehood TUR90S.	ea	1	\$354
Upgrade standard benchtop to Caesarstone benchtop. 600mm wide 40mm Standard range to oven run	lm	2.41	\$1,663
Upgrade standard benchtop to Caesarstone benchtop. 600mm wide 40mm Standard range to walk in pantry benchtop	lm	1.8	\$1,242
Upgrade standard benchtop to Caesarstone benchtop. 900mm wide 40mm Standard range to island bench	lm	3	\$3,225

Wet Areas			
Bathroom / ensuite tiling: 2100mm to shower and 1200mm around walls.	NOTE		INCLUDED
Wall niche to wet area wall including tiling up to 400mm high x 600mm wide to all showers . Tiles to be selected from builders standard range, includes aluminium tile trim to external corners (includes credit of standard soap holder)	ea	2	\$790
Melamine range overhead cupboard to suit 2700mm ceiling - includes 2 x adjustable shelves, soft close hinges and bulkhead to laundry .	NOTE		INCLUDED
Benchtop 600mm deep laminate with 600mm high tiled splashback to laundry	lm	1.2	\$414



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Electrical			
Supply and install reverse cycle ducted air conditioning unit with sufficient capacity to heat/ cool dwelling. ALLOWANCE ONLY - subject to final air conditioning assessment. Price Match Guarantee Visit the below link for more details http://kookaburrahomes.com.au/terms-and-conditions/	ALLOWANCE		\$12,500
Supply, wire and install single phase 32AMP air conditioning feed and isolator switch for air conditioning unit	ea	1	\$533
Supply, wire and install 30 LED downlight to main living area, hallways and powder room TPDL1C1 cool/warm white with white cover plate - locations to be determined during selections appointment	NOTE		INCLUDED
Supply, wire and install standard double power point - locations to be determined during selections appointment	ea	10	\$600
Total (GST Inclusive):			\$422,243

Note: This pricing is an estimate only and is subject to review and acceptance by Kookaburra Homes.

Southern Mallee District Council C/O Sam Wellington: _____

Date / /20 _____



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STANDARD INCLUSIONS - LIFESTYLE SPECIFICATION

PLANNING AND GENERAL WORKS

Fixed price contract	✓
3 month maintenance period	✓
Council application and building fees	✓
Working drawings, soil report and contour plans	✓
Mains electrical connection - up to 15 metres	✓
Sewers and drain connections - up to 30 metres	✓
Downpipes from gutter terminated at floor level	✓
Mains water connection from meter - up to 15 metres	✓
Two garden taps on house outside wet areas	✓

FOOTINGS AND FOUNDATIONS

Siteworks up to 300mm Crossfall	✓
Footings included to 'S' Class classification	✓
20 MPA concrete	✓
Termite treatment collars to slab penetrations	✓
Engineered footing design	✓

FRAME CONSTRUCTION

2700mm high ceilings	✓
H2 Termite Resistant Timber	✓
Trenched top and bottom plates	✓
Engineered timber frames and trusses	✓

ROOF COVER

Colorbond fascia, gutters and roof sheeting	✓
22.5 degree pitch	✓
450mm wide eaves	✓

BRICK WORK

Clay Bricks - builders range	✓
Mortar: Grey	✓
Joints: Raked	✓

INSULATION

External walls	R2.5HD
Ceiling: R4 insulation batts	✓
Sisalation foil to external walls	✓



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WINDOWS

Powder coated aluminium sliding windows with fly screens	✓
Locks to all windows	✓
Obscure glass to bathroom, ensuite and WC	✓

LININGS

Walls and ceiling 10mm plasterboard	✓
55mm cornice	✓
Three coat wash and wear paint	✓

JOINERY

Architraves: 67 x 18mm single beveled MDF - painted	✓
Skirtings: 67 x 18mm single beveled MDF - painted	✓
Linen cupboard: 4 x melamine shelves	✓
Polytech melamine range: Texture, Matt, Finegrain, Sheen, Woodmatt, Ashgrain finish to linen doors and drawers	✓
Walk In Robe: Melamine shelf and hanging rail	✓
Shelf bank to Walk In Robe	✓
Built In Robes and linen	✓

DOORS AND FURNITURE

Entry/External: powder coated sliding door with screen or panel carved hinged door	✓
Internal: flush panel	✓
Furniture: lever door handles	✓

ELECTRICAL

Light and double powerpoint per room	✓
2 x double powerpoints to kitchen	✓
Single powerpoint to fridge	✓
Smoke detectors hard wired battery backup	✓
2x TV Point and 2x Phone Point	✓
External power points to HWS and pump	✓
External lights to exits	✓
Earth leakage safety switch	✓
Up to 30 LED downlights to internal area (design specific)	✓



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TILING

Kitchen: 600mm splashback	✓
Bathroom / ensuite: 2100mm to shower, 600mm above bath	✓
Bathroom / ensuite: 1200mm around walls	✓
WC: Up to 300mm skirting row around walls	✓
Laundry: Up to 300mm splashback, Up to 300mm skirting row around walls	✓
Floor tiles to wet areas laid on square	✓

LAUNDRY

45L inset trough with 800mm Polytech melamine cabinet with soft close hinges and laminate tight form or square edge benchtop	✓
Tapware from builders range	✓
¼ Turn washing machine taps	✓

KITCHEN

1 ¾ bowl stainless steel sink with Clark kitchen flickmixer (choice of black or chrome)	✓
Top of the range Blum motion soft close doors and drawer	✓
Set of 4 Cutlery Drawers	✓
Handles from Builders Range	✓
Laminated Pantry	✓
Stainless steel under bench oven and cooktop	✓
Stainless steel rangehood	✓
Stainless steel dishwasher	✓
Overhead cupboards to fridge and cooktop run. 720mm high with bulkhead	✓
Laminate bench tops in tight form or square edge	✓
Polytech melamine range: Texture, Matt, Finegrain, Sheen, Woodmatt, Ashgrain finish doors and drawers	✓
Pantry: 4 x melamine shelves	✓



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BATHROOM AND ENSUITE

- Vanity cupboard with drawer set up to 900mm, powder room wall to wall - Choice of 4 Caroma vanity basins
- Polytech melamine range: Texture, Matt, Finegrain, Sheen, Woodmatt, Ashgrain finish to vanity doors and drawers
- Acrylic bath approximately 1500mm
- Clark pin mixer to vanity basins and wall spout to bath (choice of black or chrome)
- Dual flush porcelain toilet suites
- Caroma or Clark shower heads – wall or ceiling mount (choice of black or chrome)
- Shower screens: laminated clear glass, semi-frameless surround
- Mirrors with polished edge - up to 900mm
- 3 in 1 exhaust / heat / fan
- M20 Instantaneous gas HWS for single bathroom designs or M26 Instantaneous gas HWS for multiple bathroom designs
- Caroma Cosmo bathroom accessories (choice of black or chrome)

- ✓
- ✓
- ✓
- ✓
- ✓
- ✓
- ✓
- ✓
- ✓
- ✓
- ✓

GARAGE

- Cement sheet lining
- Concrete slab
- Automatic panel lift door opener with remotes

- ✓
- ✓
- ✓

18 CONFIDENTIAL ITEMS**18.1 EXECUTIVE COUNCIL HOUSING - TENDER REPORT****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 MICK SPARNON
SECONDED COUNCILLOR PAUL IRELAND**

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.