

PARKSIDE RESIDENTIAL VILLAGE



293 - 297 Midland Hwy. Epsom,
Bendigo. Vic. 3551
Tel: 5448 4747
www.parksidecommunity.com.au

21/03/2019

PROJECT SPECIFICATION

The GLEESON HARLEY



STANDARD INCLUSIONS

2 Bedrooms & Study
Lounge, Dining, En-suite, Laundry
2.5hp Air Conditioning, Ceiling Fans
Gas Cooktop, Oven, Instant HWS
Clothesline, Ample Cupboard space
6m Outdoor Deck

From only ...

\$ SOLD

Client : Gleeson
Project : The GLEESON HARLEY
Site : R20
Date : 13-Oct-13
Revision : Final

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PROJECT SPECIFICATION



Gold Nugget Tourist Park



293 - 295 Midland Highway, Epsom
Bendigo, Victoria. 3551
Tel. (03) 5448 4747
Fax (03) 5448 4030



BENDIGO'S PREMIER TOURIST PARK

Reservations Toll Free
1800 637 176
www.goldnugget.com.au
info@goldnugget.com.au

Bill of Sale

Private Party Contract for Sale of Relocatable Home

Agreement made between Seller

and Buyer

Gold Nugget Tourist Park
293 - 295 Midland Highway, Epsom
Bendigo, Victoria 3551

<Client Name>
<Address>
<City>, <State>, <Postcode>

Item for Sale	Residential Home by PreCon Living
Description	<Name of Home> Relocatable Home as per attached Specification, Floor & Electrical Plans
Location	Site No R<Site No>, Parkside Residential Precinct, Gold Nugget Tourist Park
Sale Price	\$<Final Price>
Deposit (non refundable)	\$<Deposit_Amt>
Settlement Period	<Settlement Days> days from date of this contract.
Appliances & Fittings included	As per attached Specification, Floor & Electrical Plans
Warranty	6.5 year Structural Warranty 3 Month Maintenance Warranty

Signed this <Date>

Seller:

Buyer:

Colin Johnston
(Name)

.....
(Print Name)

Director
(Position)

.....
(Phone)

.....
(Signature)

.....
(Signature)

on behalf of
Gold Nugget Tourist Park
293 - 295 Midland Highway, Epsom
Bendigo, Victoria 3551

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PROJECT SPECIFICATION

Specification

1 Preliminaries

1.1 Initial Site Investigation & Project Briefing Hour

1.2 Insurance Per job

1.3 Administration Per job

3 Hire Items

3.1 Scaffolding - roof fall protection Per job

3.2 Waste Management & Recycling Per job

4 Steel Sub-Floor

4.1 Supagal 2/ 150x50x2.0 - Bearer 1m

4.2 Supagal 1/ 150x50x2.0 - Perimetre Beam 1m

4.3 Supagal 1/ 150x50x2.0 - Joist 1m

4.4 Supagal 50x50x2.0 - strut 1m

4.5 Supagal 75x75x2.5 - posts 1m

4.6 Supagal 90x90x2.5 - posts 1m

4.7 Killrust steel primer ltr

4.8 PC SUM material rate - steel sub-floor m2

4.9 Labour - factory welding (per LM of bearer) 1m

4.10 Labour - welding posts Ea

4.11 Labour - welding shower base Ea

5 Flooring

5.1 New Flooring - 22mm particleboard m2

5.2 Labour to install PB flooring Hour

6 Steel Wall & Roof Framing & Structural

6.1 Truecor Steel Wall & Roof Framing - supply & delivery 1m

6.2 Lintels as per engineering 1m

6.3 Labour - Carpenter general framing Hour

8 Roofing

8.1 Colourbond Roof m2

8.2 Colourbond Fascia 1m

8.3 Colourbond Quad Gutter 1m

8.4 Colourbond Downpipes Ea

8.5 Colourbond Ridge Capping 1m

8.6 Colourbond Barge Capping 1m

8.7 Hardware Per job

8.8 Labour - Install Hour

8.9 Labour - compliance certificate Ea

9 Plumbing Services

9.1 Rough-in all fittings & fixtures Hour

9.2 Fit-off all fittings & fixtures Hour

9.3 Rough-in material allowance Per job

9.4 Certificate of compliance Per job

9.5 Excludes: connection to main service supply

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PROJECT SPECIFICATION

10 Electrical Services

- 10.1 Single & Double GPO (20)
- 10.2 Lighting - LED downlight (20)
- 10.3 Pendant lighting - (4)
- 10.4 Ceiling Fan (3)
- 10.5 Exhaust fan ducted - (3 wc, ldy, ens)
- 10.6 Oven 20A circuit
- 10.7 Rangehood
- 10.8 Smoke detector (2)
- 10.9 TV points (2)
- 10.10 Phone point (1)
- 10.11 New RCBO's & Sub-board
- 10.12 External lighting to carport and front verandah (3)
- 10.13 External GPO (2)
- 10.14 Tastic Heater Light - supply & install
- 10.15 Air-conditioner circuit (unit install onsite by others)
- 10.16 Labour - Rough-in Hour
- 10.17 Labour - Fit-off Hour
- Note: excludes - Telstra, Foxtel, Security, upgrades to power supply and pit installation, connection to main services
- 10.18

11 Lock-Up

- 11.1 Sisalation foil - supply & fit Roll
- 11.2 Insulation Batts - external walls R2.5 m2
- 11.3 Insulation Batts - ceilings R3.5 m2
- Feature Weathertex section front facade selection from standard builders range
- 11.4 m2
- Prefinished vinyl weatherboard selection from standard builders range
- 11.5 m2
- 11.6 Labour - Cladding installation Hour
- 11.7 Eave & verandah lining - 4.50mm FC sheet m2
- 11.8 Timber 19mm Trimold/Quad lm
- 11.9 Cavity slider units ea**
- 11.10 Shower base - walk-in graded floor screed m2
- 12 Decks, Landings & Balustrade
- 12.1 90 x 19 Merbau Decking to front verandah m2
- 12.2 Balustrade to front verandah lm
- 12.3 Steps to ground level to front entry Per job
- 12.4 Labour to install decking to front verandah Hour

13 Plastering

- 10mm Ceiling with battens including 55mm cove cornice throughout
- 13.1
- 13.2 10mm walls including wet area plaster to bathroom & laundry
- 13.3 Supply & install the above mentioned

14 Waterproofing

- 14.1 Waterproofing - WC, bathroom & laundry floors, shower walls m2

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PROJECT SPECIFICATION

15 Internal Fix-Out

- 15.1 Internal Door - Prehung, Arcs, Passage or Priv Set ea
- 15.2 Window & Door Architraves - 67mm single bevel MDF ea
- 15.3 Skirting - 67mm single bevel MDF lm
- 15.4 WIR Shelving Fit-out lm
- 15.5 Labour - internal fix Hour

16 Painting

- 16.1 Exterior Painting - low sheen acrylic Hour
- Interior Painting - flat acrylic to ceilings, low sheen acrylic walls, aquanamel woodwork & doors
- 16.2 m2

17 Wall Tiling & Splash Backs

- Wall tiling - Ceramic white gloss 600 x 300 - shower walls to 2.1, kitchen & vanity splash backs
- 17.1 m2

18 Floor Coverings

- Ceramic floor tiles to Wet areas / Dining / entry - 600 x 300 (pc \$35m2) S&I
- 18.1 m2
- 18.2 Carpet with underlay to Bedrooms / Lounge - S&I m2

19 Joinery

- Kitchen - gloss white vinyl wrap with laminate benchtops, including island breakfast bar,
- 19.1
- 19.2 Laundry - laminate benchtop only
- Study - laminate benchtop with open shelf bookcase on wall above (note: white melamine allowance)
- 19.3
- Bathroom - gloss white vinyl wrap cupboard with laminate benchtops or agreed equiv.
- 19.4
- 19.5 Supply the above mentioned Per job
- 19.6 Labour to install the above mentioned Hour
- Note: All joinery supplied with s/steel rail handles, soft close doors & drawers. Alternate door colour selection will be priced separately

20 Windows & External Doors

- 20.1 Supply aluminium sliding windows with flyscreen as per plan Per job
- 20.2 Supply & install fetaure front door and security door each
- 20.3 Supply & install laundry door and security door each
- 20.4 Labour to install windows Hour

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PROJECT SPECIFICATION

21 Internal Fit-Off

- 21.1 BIR doors/fit out to Bed 1 Ea
 - 21.2 BIR doors/fit-out to Bed 2
 - 21.3 Broom cupboard fit-out
 - 21.4 Shower screen - clear glass, semi-frameless panel only Ea
 - 21.5 Toilet Roll Holder (2)
 - 21.6 600mm single towel rail (2)
 - 21.7 Hand towel rail (2)
 - 21.8 Soap Holder
 - 21.9 Vanity Mirror (2)
 - 21.10 Labour to fit-off Hour
 - 21.11 Builders clean & detail Hour
- NOTE: Window Furnishings quoted separately upon confirmation of final specification
- 21.12

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22 Fixtures / Appliances

- 22.1 Kitchen sink - 1 3/4 bowl single drain
 - 22.2 Kitchen sink tapware mixer
 - 22.3 Vanity basin
 - 22.4 Wall hung Vanity basin (WC)
 - 22.5 Vanity basin tapware mixer
 - 22.6 Shower outlet - adjustable on rail as per image
 - 22.7 Shower tapware mixer with diverter
 - 22.8 Toilet Suite - close coupled, ceramic cistern, soft close seat
 - 22.9 Laundry trough and cabinet
 - 22.10 Laundry trough tapware mixer
 - 22.11 Washing machine tapware - ministop
 - 22.12 Instantaneous hot water service (16lt)
- Air conditioning - 2.5hp rev/cyc s/sys (concealed rough in & supply only) connection on-site by others
- 22.13
 - 22.14 Bosch 600mm U/B oven - electric HBA11B150A
 - 22.15 Bosch 600mm canopy rangehood
 - 22.16 Bosch 600mm Cooktop - Nat or LPG PBP615A80A

23 Delivery / Installation / On-site works

- Load, deliver with pilot vehicles including permits, assisted unload on site
- 23.1 Per job
- On-site crane allowance (PC sum \$2400exc GST) final price to be charged at cost value
- 23.2 Per job
 - 23.3 Labour to install on-site Hour
 - 23.4 Re-plastering of module joins on-site Hour
 - 23.5 Re-painting of modules joins on-site Hour
- Suppy & install carport, side deck, sheds, water tanks - BY OTHERS
- 23.6 m2
- ### 24 Sundries & Hardware
- 24.1 Material Delivery Per job
 - 24.2 General nail & hardware allowance Per job

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PROJECT SPECIFICATION

25 Exclusions

- 25.1 Driveways, Landscaping & Baseboards
- 25.2 Furniture, white goods & appliances other than specified
- 25.3 Window furnishings
- 25.4 Floor coverings & Light fittings other than specified
- 25.5 Service connections including fit-off of air-conditioning unit

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Pre & Post Install Inclusions by Gold Nugget

23.1 Service Connections

Driveways, Landscaping, Fencing & Baseboards, Carport, Verandahs.

23.2

Supply & fitment of TV antenna, Pay TV, Internet & Phone connections

23.3

23.4 Furniture, white goods & appliances other than specified

23.5 Floor coverings & Light fittings other than specified

23.6 Window furnishings

and ...

Concreting

20 @ 900mm x 450mm x 450mm Foundations
Chains & Turnbuckles installed

14m x 3.6m Carport concreting

Steel Mesh Rio

Cranage

Connections

Electrical

Plumbing: Sewer, Storm, Water

Air Cond (Sparkie)

Post Install Options included

Carport (Epsom Steel)

Baseboards (Materials)

Outdoor Deck (Materials)

Blinds Online

Clothesline

Garden Soil

Sell Price (GST Included)

SOLD

PARKSIDE RESIDENTIAL VILLAGE

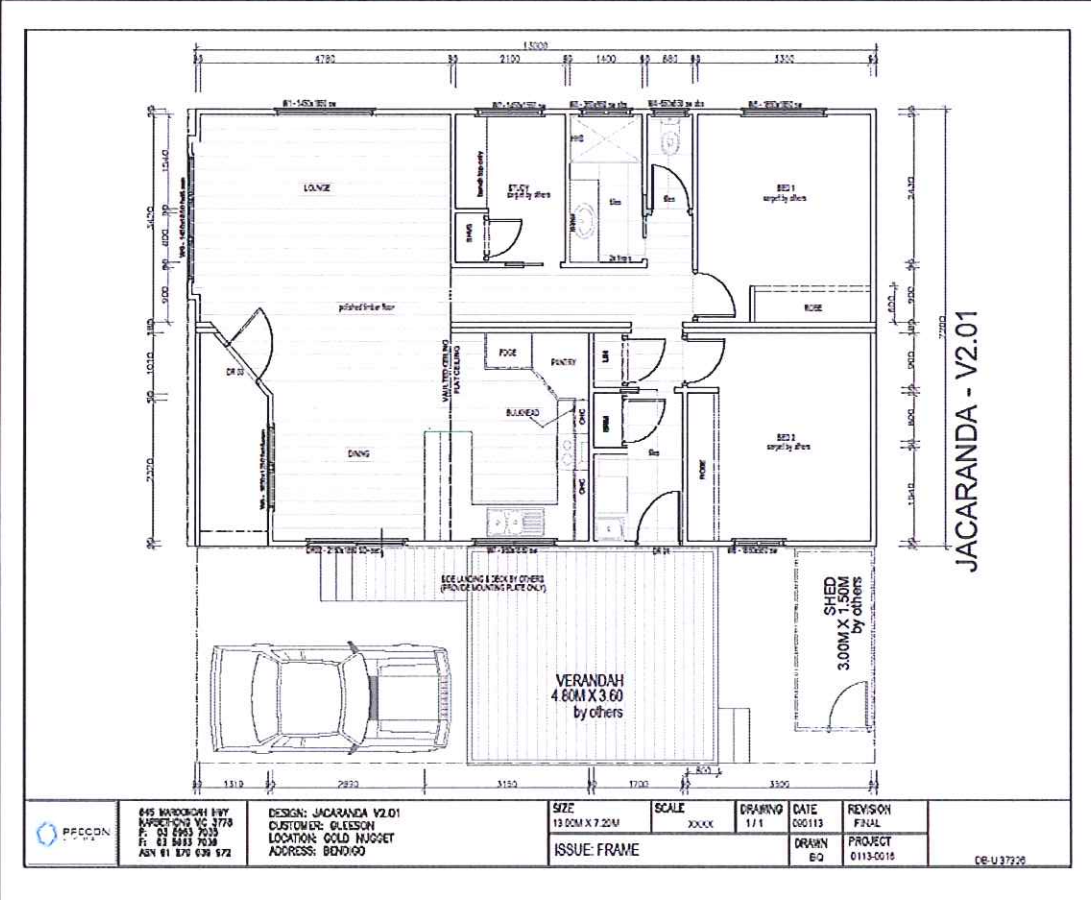


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FLOOR PLAN

Project :	The GLEESON HARLEY	Drawing :	Floorplan
Client :	Gleeson	Scale :	1:100
Location :	R20	Sheet Size :	A3
		Date :	13-Oct-13
		Revision :	Final



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			13.50M X 7.20M	XXXX	1/1	06/11/13	FINAL
			ISSUE: FRAME		DRAWN	PROJECT	
					EQ	0113-0016	CE-U37226

PARKSIDE RESIDENTIAL VILLAGE

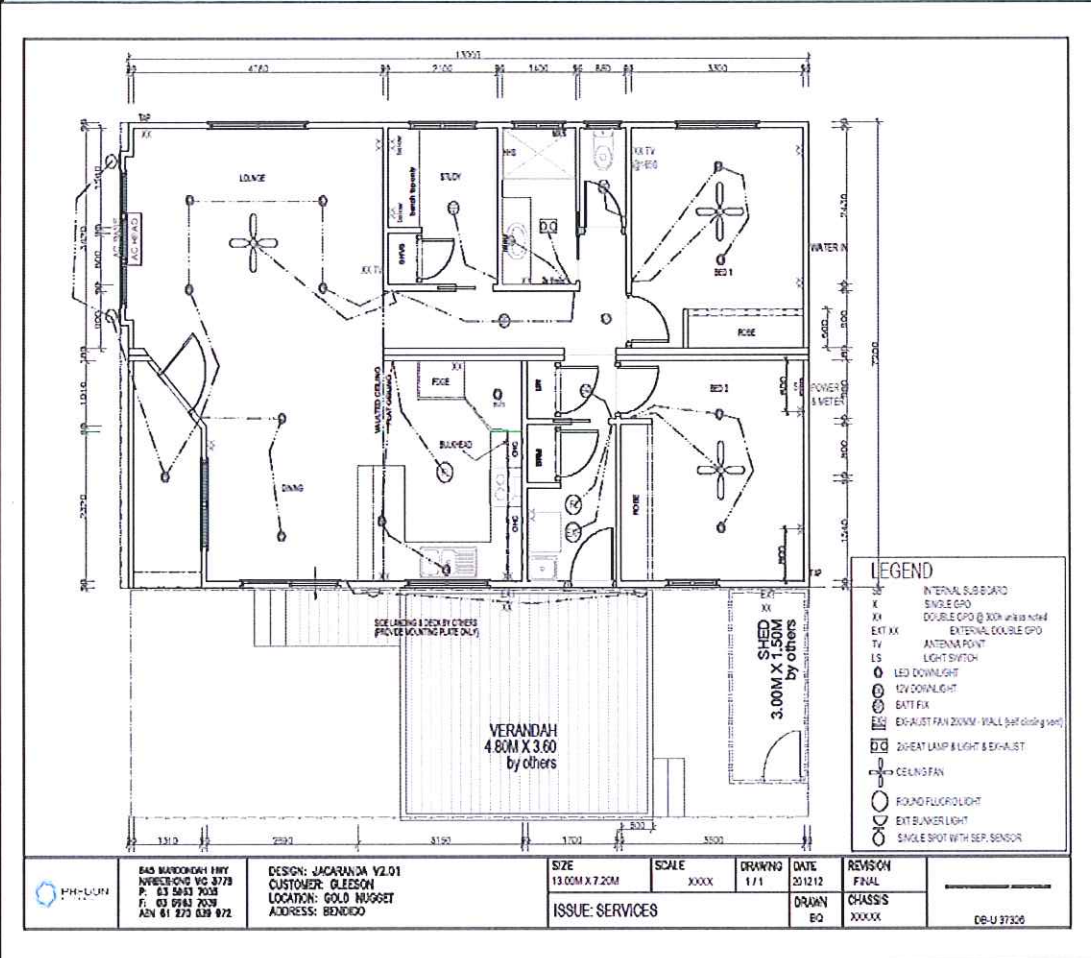


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ELECTRICAL SERVICES

Project :	The GLEESON HARLEY	Drawing :	Floorplan
Client :	Gleeson	Scale :	1:100
Location :	R20	Sheet Size :	A3
		Date :	13-Oct-13
		Revision :	Final



PARKSIDE RESIDENTIAL VILLAGE

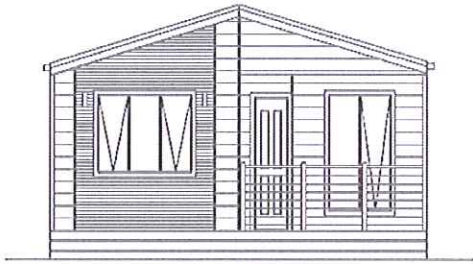


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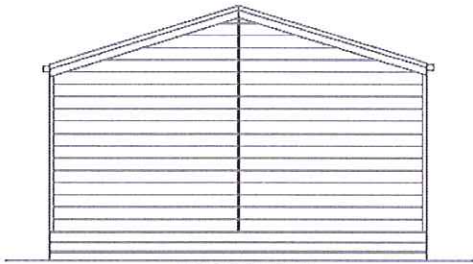
21/03/2019

ELEVATIONS


Project : The GLEESON HARLEY	Drawing : Floorplan	
Client : Gleeson	Scale : 1:100	Date : 13-Oct-13
Location : R20	Sheet Size : A3	Revision : Final



FRONT ELEVATION



REAR ELEVATION

	845 MARSDEN HWY WREDFIELD VIC 3778 P: 03 5482 7035 F: 03 5482 7038 ABN 61 870 038 872	DESIGN: JACARANDA 2.01 CUSTOMER: GLEESON LOCATION: GOLD NUGGET ADDRESS: BENDIGO	SIZE 13.00M X 7.25M	SCALE XXXXX	DRAWING 1 / 1	DATE 06/11/13	REVISION FINAL	
	ISSUE: ELVT 1			DRAWN EQ	PROJECT 0113-0015	DB:U 37325		

PARKSIDE RESIDENTIAL VILLAGE

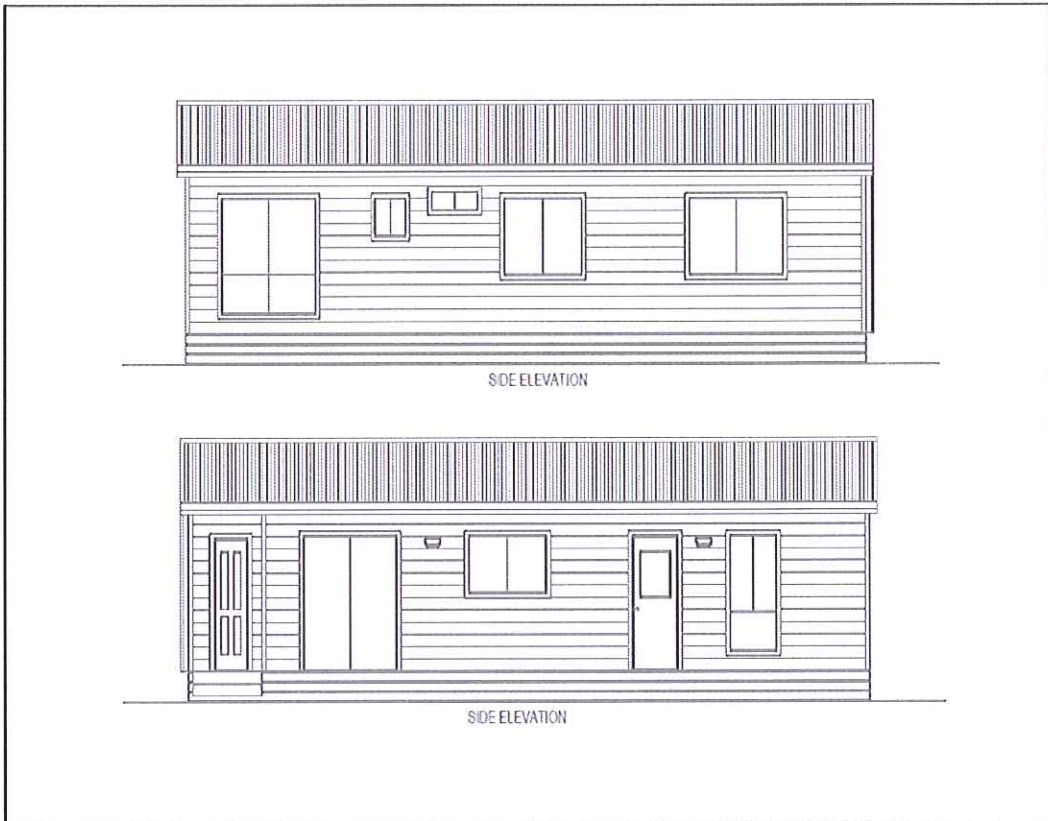


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ELEVATIONS (2)

Project :	The GLEESON HARLEY	Drawing :	Floorplan
Client :	Gleeson	Scale :	1:100
Location :	R20	Sheet Size :	A3
		Date :	13-Oct-13
		Revision :	Final



	645 WARRIOCK HWY WARRIBONG VIC 3778 P: 03 9563 7053 F: 03 9563 7251 ASN 81 278 658 872	DESIGN: JACARANDA 2.01 CUSTOMER: GLEESON LOCATION: GOLD NUGGET ADDRESS: BENDIGO	SIZE	SCALE	DRAWING	DATE	REVISION	EB-U 37326
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			ISSUE: ELVT 2		DRAWN	PROJECT		
					BO	0113-0019		

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SUB-FLOOR PLAN

Project : The GLEESON HARLEY	Drawing : Floorplan	
Client : Gleeson	Scale : 1:100	Date : 13-Oct-13
Location : R20	Sheet Size : A3	Revision : Final

BEARING CAPACITY	SECTION	BPI DL	BPI SOCKET	REINFORCEMENT
10T	H	150	150	WAS CONCR F
10L	H	300	300	WAS CONCR F
10L	H	150	300	WAS CONCR F
10L	H	300	300	WAS CONCR F
10L	D	150	300	WAS CONCR F

	645 WARRONGHIE HWY WARRONGHIE VIC 3778 P: 03 8943 7633 F: 03 8933 7638 ABN 41 420 430 672	DESIGN: JACARANDA 2.01 CUSTOMER: GLEESON LOCATION: GOLD NUGGET ADDRESS: BENDIGO	SIZE 13 00M X 7 20M	SCALE XXXX	DRAWING 1 / 1	DATE 09/11/13	REVISION FINAL	
	ISSUE: CHASSIS & PAD			DRAWN B2	PROJECT 0113-0018			

Further Reading

- 1 Part 4a Timelines
- 2 Cooling Off Notice
- 3 Acknowledgement by Resident
- 4 CAV Booklet - Movable-dwellings--a-guide-for-residents-owners-and-managers
- 5 Part 4A Site Agreement 2014 08 26.pdf
- 6 Schedule to Site Agreement
- 7 ParkMap and Policies
- 8 Frequently Asked Questions - 2016

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21/03/2019

[Image]



RESIDENTIAL TENANCIES ACT 1997

PART 4A AGREEMENT

Revised August 2014

BETWEEN:

The Park Owner described in Item 1 of the Schedule

AND

The Site Tenant described in Item 2 of the Schedule

IN RESPECT OF

The Caravan Park described in Item 3 of the Schedule.

[Image]

SCHEDULE TO SITE AGREEMENT

Schedule 1

Item No.	Description of Item	Details
1.	PARK OWNER:	Gold Nugget Tourist Park operating as the Parkside Residential Village.
	Address:	293 - 295 Midland Highway, Epsom, Bendigo Victoria 3551
	Telephone Number:	03 5448 4747
2.	RESIDENT:	< Resident(s) Name(s) >
	Address:	< Address >
	Telephone Number:	< Contact No >
3.	PARK:	Gold Nugget Tourist Park operating as the Parkside Residential Village
4.	SITE:	< Site No >
5.	COMMENCEMENT DATE:	< Start Date >
6.	SITE FEE:	\$ 130.00 per week (up to 2 persons) (payable weekly / fortnight / calendar monthly / quarterly) (Rates valid from 1/7/2017 - 30/6/2018)
7.	PAYMENT OF SITE FEE:	By weekly / fortnightly / calendar monthly / quarterly instalments in advance. The first payment shall be payable on the date of commencement of the Term. The Site fee can be made by Cash, Cheque, Master Card, Visa Card or by EFT to nominated account.
8 (a).	SITE FEE REVIEW DATES:	1 st July each year
8 (b).	METHOD OF SITE FEE ADJUSTMENT:	CPI or 3.5% whichever is greater

... continues ...

Park Owner (initial here)

Resident (initial here)

Part 4A Schedule

Page 1 of 2

SCHEDULES TO SITE AGREEMENT

(continued)

9.1	MAXIMUM NUMBER OF PERSONS ON SITE:	N/a
9.2	MAXIMUM NUMBER OF VISITORS:	N/a
9.3	MAXIMUM PERIOD THAT VISITORS CAN STAY AT ONE TIME OR OVER 12 MONTH PERIOD:	Up to 30 Days @ no charge. Visitors staying longer than 30 days to be subject to the current 'Extra Person Fee' that applies in the Tourist Park
9.4	MAXIMUM NUMBER OF VEHICLES THAT CAN BE KEPT ON THE SITE:	1
10.	NAMES OF OCCUPANTS:	< Resident(s) Name(s) >
11.	SPECIAL TERMS AND CONDITIONS:	Pets are allowed, subject to the same Terms & Conditions that apply to short term tourist traffic as specified in the Park Policies.
12.	SELLING AGENT'S FEE	4.0% of Sale Price (inclusive of GST)

Schedule 2

13.	RATES FOR ELECTRICITY, SEWER, GAS, WATER & MUNICIPAL RATES	<p>Electricity: Network Infrastructure Fee - \$10.00 per week plus usage as per meter reading at the (Essential Services Commission) mandated rate.</p> <p>Gas: (Currently) \$97.00 per 45kg bottle (subject to change).</p> <p>Water & Sewer: No charge applies</p> <p>Municipal Rates: No charge applies</p>
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Park Owner (initial here)

Resident (initial here)

Part 4A Schedule

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