

PARKSIDE RESIDENTIAL VILLAGE



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

21/03/2019

PROJECT SPECIFICATION

The EUREKA - Gow



STANDARD INCLUSIONS

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

From only ...

\$ SOLD

Client :	GOW
Project :	The EUREKA - Gow
Site :	R28
Date :	10-Oct-16
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
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PROJECT SPECIFICATION

Specification

123

Site Establishment & Foundations - BY OTHERS

Note: Assumes finished floor will not exceed 750mm at any location

1.1

2 Hire Items

- 2.1 Scaffolding - roof fall protection
- 2.2 Waste Management & Recycling

3 Steel Sub-Floor

- 3.1 Supagal 2/ 150x50x2.0 - Bearer
- 3.2 Supagal 1/ 150x50x2.0 - Perimetre Beam
- 3.3 Supagal 1/ 150x50x2.0 - Joist
- 3.4 Supagal 50x50x2.0 - strut
- 3.5 Supagal 75x75x2.5 - posts
- 3.6 Supagal 90x90x2.5 - posts
- 3.7 Killrust steel primer
- 3.8 PC SUM material rate - steel sub-floor
- 3.9 Labour - factory welding (per LM of bearer)
- 3.10 Labour - welding posts
- 3.11 Labour - welding shower base

4 Flooring

- 4.1 New Flooring - 22mm particleboard
- 4.2 Labour to install PB flooring

5 Steel Wall & Roof Framing & Structural

- 5.1 Truecor Steel Wall & Roof Framing - supply & delivery
- 5.2 Labour - Carpenter general framing
- Note: Vaulted ceiling to Lounge/Dining/Kitchen. 2400h flat ceiling throughout balance
- 5.3

6

7 Roofing

- 7.1 Colourbond Roof
- 7.2 Colourbond Fascia
- 7.3 Colourbond Quad Gutter
- 7.4 Colourbond Downpipes
- 7.5 Colourbond Ridge Capping
- 7.6 Colourbond Barge Capping
- 7.7 Supply & Installation -

8 Plumbing Services

- 8.1 Rough-in all fittings & fixtures
- 8.2 Fit-off all fittings & fixtures
- 8.3 Rough-in material allowance
- 8.4 Certificate of compliance
- 8.5 Connection to main service supply - BY OTHERS

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PROJECT SPECIFICATION

9 Electrical Services

- 9.1 Single & Double GPO (16)
- 9.2 Lighting - LED downlight (18)
- 9.3 Ceiling Fan (4)
- 9.4 Exhaust fan ducted - (bath)
- 9.5 Oven 20A circuit
- 9.6 Rangehood
- 9.7 Smoke detector (2)
- 9.8 TV points (2)
- 9.9 Phone point (1)
- 9.10 New RCBO's & Sub-board
- 9.11 External lighting to carport (1)
- 9.12 External lighting to front verandah and front facade (3)
- 9.13 External GPO (3)
- 9.14 Tastic Heater Light - supply & install
- 9.15 Air-conditioner circuit
- 9.16 Labour - Rough-in
- 9.17 Labour - Fit-off
- Note: excludes - Telstra, Foxtel, Security, upgrades to power supply and pit installation, connection to main services
- 9.18

10 Lock-Up

- 10.1 Sisalation foil - R0.5 supply & fit
- 10.2 Insulation Batts - external walls R2.0
- 10.3 Insulation Batts - ceilings R3.5
- 10.4 Insulation Batts - installation
- Prefinished vinyl weatherboard selection from standard builders range
- 10.5
- 10.6 Labour - Cladding installation
- 10.7 Eave & verandah lining - 4.50mm FC sheet
- 10.8 Timber 19mm Trimold/Quad
- 10.9 Shower base - walk-in graded floor screed

11 Decks, Landings & Balustrade

- 11.1 90 x 19 Merbau Decking
- Balustrade to verandah - painted steel post and LOSP timber handrail with timber pickets
- 11.2
- 11.3 Steps to ground level to front verandah
- 11.4 Labour to install decking to verandah

12 Plastering

- 10mm Ceiling with battens including 55mm cove cornice throughout
- 12.1
- 12.2 10mm walls including wet area plaster to bathroom & laundry
- 12.3 Supply & install the above mentioned

13 Waterproofing

- 13.1 Waterproofing - WC, bathroom & laundry floors, shower walls
- 13.2 Caulking

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14 Internal Fix-Out

- 14.1 Internal Door - Prehung, Arcs, Passage or Priv Set
- 14.2 Window & Door Architraves - 67mm single bevel MDF
- 14.3 Skirting - 67mm single bevel MDF
- 14.4 Shelving Fit-out
- 14.5 Labour - internal fix

15 Painting

- 15.1 Exterior Painting - low sheen acrylic
- Interior Painting - flat acrylic to ceilings, low sheen acrylic walls, aquanamel woodwork & doors
- 15.2

16 Wall Tiling & Splash Backs

- Wall tiling - Ceramic white gloss 600 x 300 - shower walls to 2.1, kitchen & vanity splash backs
- 16.1

17 Floor Coverings

- 17.1 Ceramic floor tiles to Wet areas - 600 x 300 S&I
- 17.2 Floating Oak Laminate plank to Lounge/Dining/Kitchen - S&I
- 17.3 Carpet with underlay to Bedrooms & Study - S&I

18 Joinery

- Kitchen - gloss white vinyl wrap with laminate benchtops, including island breakfast bar,
- 18.1
- 18.2 Study - gloss white vinyl wrap with laminate benchtop
- Bathroom - gloss white vinyl wrap cupboard with laminate benchtop
- 18.3
- 18.4 Supply the above mentioned
- 18.5 Labour to install the above mentioned
- Note: All joinery supplied with s/steel rail handles, soft close doors & drawers. Alternate door colour selection will be priced separately

19 Windows & External Doors

- Supply aluminium sliding door and windows with flyscreen as per plan
- 19.1
- 19.2 Supply & install feature front door and security door

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20 Internal Fit-Off

- 20.1 BIR doors/fit out to Bed 1
- 20.2 BIR doors/fit-out to Bed 2
- 20.3 BIR doors/fit-out to Study
- 20.4 Broom/Linen cupboard fit-out
- Shower screen - clear glass, semi-frameless panel 2100h x 1100w (ceiling support stem)
- 20.5
- 20.6 Toilet Roll Holder (1)
- 20.7 800mm single towel rail (2)
- 20.8 Hand towel rail (1)
- 20.9 Soap Holder
- 20.10 Vanity Mirror
- 20.11 Labour to fit-off
- 20.12 Builders clean & detail
- 20.13 Window Furnishings - BY OTHERS

21 Fixtures / Appliances

- 21.1 Kitchen sink - 1 3/4 bowl single drain
- 21.2 Kitchen sink tapware mixer
- 21.3 Vanity basin
- 21.4 Vanity basin tapware mixer - Posh Solus MKII
- Shower outlet - American Standard Cygnet Round Twin Shower - 9506814
- 21.5
- 21.6 Shower tapware mixer with diverter control - Posh Solus MKII
- 21.7 Toilet Suite - close coupled, ceramic cistern, soft close seat
- 21.8 Washing machine tapware - ministop
- 21.9 Instantaneous hot water service (16lt)
- 21.10 Air conditioning - 5.0Kw rev/cyc s/sys - supply only
- 21.11 Westinghouse 600mm wall oven - gas
- 21.12 Westinghouse WHC742BA Electric Cooktop
- 21.13 Westinghouse WRH605IS Slideout Rangehood
- 21.14 Dishwasher - Bosch model TBC full size

22 Delivery / Installation / On-site works

- Load, deliver with pilot vehicles including permits, assisted unload on site
- 22.1
- 22.2 Labour to install on-site
- 22.3 On-site crane - BY OTHERS

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PROJECT SPECIFICATION

23 Exclusions

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

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Date :	10-Oct-16
Revision :	Final

Pre & Post Install Inclusions by Gold Nugget

23.1 Service Connections

Driveways, Landscaping, 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 (Eureka Sheds)

Baseboards (Materials)

Outdoor Deck (Materials)

Blinds Online

Clothesline

Garden Soil

Sell Price (GST Included)

SOLD

PARKSIDE RESIDENTIAL VILLAGE

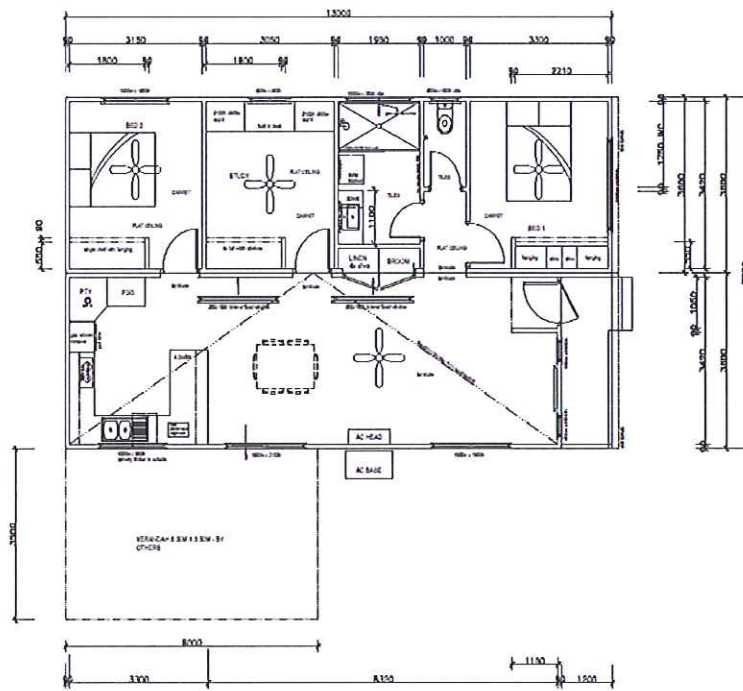


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FLOOR PLAN

Project :	The EUREKA - Gow	Scale :	1:100	Drawing :	Floorplan
Client :	GOW	Sheet Size :	A3	Date :	10-Oct-16
Location :	R28			Revision :	Final



	Project: CUSTOM DESIGN	Design: FLOOR PLAN	Sheet No.: 1 of 1
	Location: PARKSIDE LIFESTYLE VILLAGE	Scale: 1:100	Date: 20161010
	Client: GOW	Sheet Size: A3	Project No.: XXXXXXX Revision: FINAL 20161010

All other dimensions to be provided on detail drawings. All notes and dimensions to be confirmed prior to construction of walls or slab.
The accuracy of all detail drawings pertaining to this document is subject to copyright law. All content within these documents shall remain the Intellectual Property of Parkside Living Pty Ltd.

PARKSIDE RESIDENTIAL VILLAGE

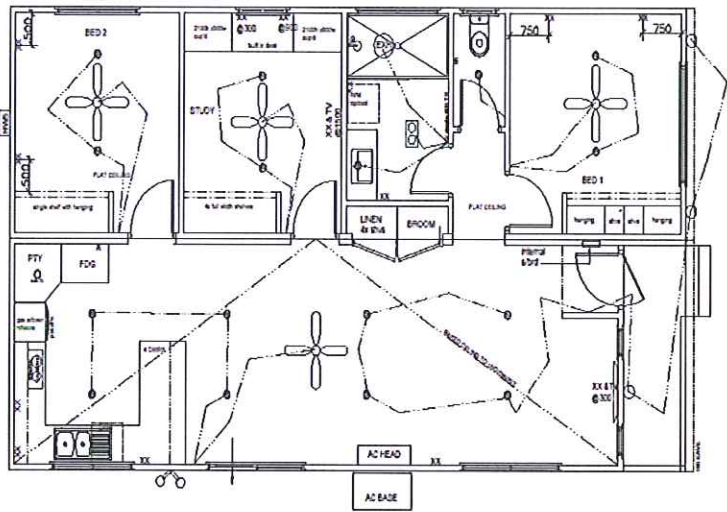


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ELECTRICAL SERVICES

Project :	The EUREKA - Gow	Drawing :	Floorplan
Client :	GOW	Date :	10-Oct-16
Location :	R28	Scale :	1:100
		Sheet Size :	A3
		Revision :	Final



Project: CUSTOM DESIGN	Drawing: SERVICES	Sheet No: 4 of 5
Location: PARKSIDE LIFESTYLE VILLAGE	Scale: 1:100	Drawn: EQ
Client: GOW	Sheet Size: A3	Date: 20161010
	Project No.: XXXXXX	Revision: FINAL 20161010

All written dimensions to take precedence over scaled dimensions. All levels and dimensions to be confirmed prior to commencement of works on site.
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PARKSIDE RESIDENTIAL VILLAGE

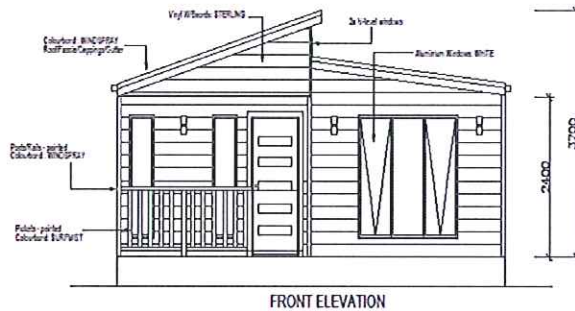


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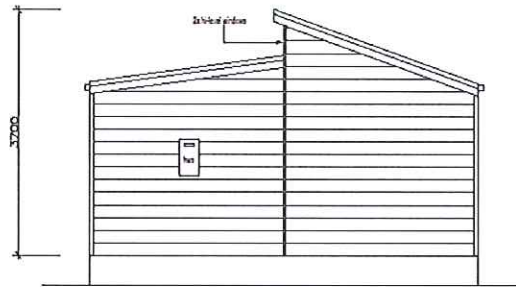
21/03/2019

ELEVATIONS

Project :	The EUREKA - Gow	Scale :	1:100	Drawing :	Floorplan
Client :	GOW	Sheet Size :	A3	Date :	10-Oct-16
Location :	R28			Revision :	Final



FRONT ELEVATION



REAR ELEVATION



Project:	CUSTOM DESIGN	Drawing:	FRONT & REAR ELEVATION	Sheet No.:	2 of 5
Location:	PARKSIDE LIFESTYLE VILLAGE	Scale:	1:100	Drawn:	BO
Client:	GOW	Sheet Size:	A3	Project No.:	XXXXXX
				Revision:	FINAL 20161010

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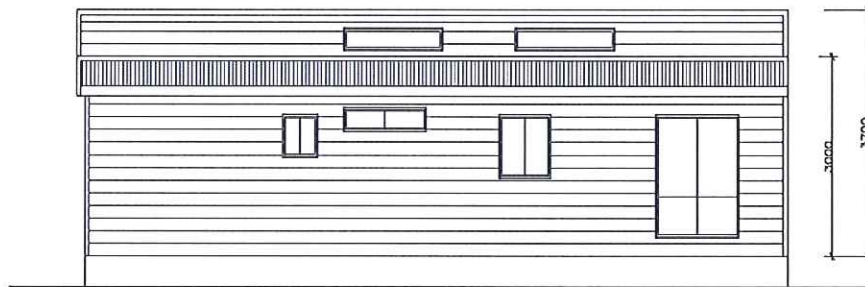


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ELEVATIONS (2)

Project :	The EUREKA - Gow	Scale :	1:100	Drawing :	Floorplan
Client :	GOW	Sheet Size :	A3	Date :	10-Oct-16
Location :	R28			Revision :	Final



SIDE ELEVATION (bedrooms)



SIDE ELEVATION (carport)

	Project :	CUSTOM DESIGN	Drawing :	SIDE ELEVATION	Sheet No :	3 of 5
	Location :	PARKSIDE LIFESTYLE VILLAGE	Scale :	1:100	Drawn :	BQ
	Client :	GOW	Sheet Size :	A3	Project No. :	XXXXXX
					Date :	20161010
					Revision :	FINAL 20161010

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SUB-FLOOR PLAN

Project : The EUREKA - Gow	Drawing : Floorplan
Client : GOW	Date : 10-Oct-16
Location : R28	Revision : Final
Scale : 1:100	
Sheet Size : A3	

EPI FOOTING SCHEDULE				
BEARING CAPACITY	SOIL PROVISION	BF DIA.	BF SPOULT	REINFORCEMENT
10	H	40	100	M16 SHOULDER
10	H	40	100	M16 SHOULDER
10	H	40	100	M16 SHOULDER
10	H	40	100	M16 SHOULDER
10	H	40	100	M16 SHOULDER
10	H	40	100	M16 SHOULDER

As built dimensions to take precedence over named dimensions. All levels and dimensions to be confirmed prior to commencement of works on site. This document and all material contained herein is the confidential and proprietary information of Parkside Lifestyle Pty Ltd. All content within these documents are made for the use of Parkside Lifestyle Pty Ltd.

Project: DELUXE PARK HOME	Drawing: FOOTING PLAN	Sheet No.: 5.5
Location: PARKSIDE LIFESTYLE COMMUNITY	Scale: 1:50	Drawn: BG
Client: MR. & MRS. GOW	Sheet Size: A3	Project No.: GOW
		Date: 2016/10/10
		Revision: FINAL 2016/10/10

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

Page 2 of 2



Life at Parkside Residential Village, Relax Today... Explore Tomorrow!

