

PARKSIDE RESIDENTIAL VILLAGE



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

21/03/2019

PROJECT SPECIFICATION

The KENNEDY - Tilling



STANDARD INCLUSIONS

2 Bedrooms, Study & Utility Room
Lounge, Dining, En-suite, Laundry
7Kw Air Conditioning, Ceiling Fans
Gas Cooktop, Oven, Instant HWS
Clothesline, Water Filtration, Ethernet Cabling
3m Outdoor Deck, 1.5 m Cladded Shed at rear

From only ...

\$ 245000

Client : **TILLING**
Project : **The KENNEDY - Tilling**
Site : **R14**
Date : **21-Sep-17**
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
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PROJECT SPECIFICATION

Specification

123

Site Establishment & Foundations

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/ 75x50x3.0 - Bearer
- 3.2 Supagal 1/ 100x50x2.0 - Perimetre Beam
- 3.3 Supagal 1/ 100x50x2.0 - Joist
- 3.4
- 3.5 Supagal 75x75x2.0 - posts
- 3.6 Supagal 100x100x2 - 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 PVC 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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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

Build On-Site

- 22.1
- 22.2 Labour to install on-site
- 22.3 On-site crane - NIL

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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

and ...

Concreting

24 @ 900mm x 450mm x 450mm Foundations

Chains & Turnbuckles installed

8m x 3.6m Carport concreting

Steel Mesh Rio

Connections

Electrical

Plumbing: Sewer, Storm, Water

Air Cond (Sparkie)

Post Install Options included

Carport (Bendigo Patios)

Baseboards (Materials)

Outdoor Deck (Materials)

Blinds Online

Clothesline

Garden Soil

Sell Price (GST Included)

\$ 245,000

PARKSIDE RESIDENTIAL VILLAGE

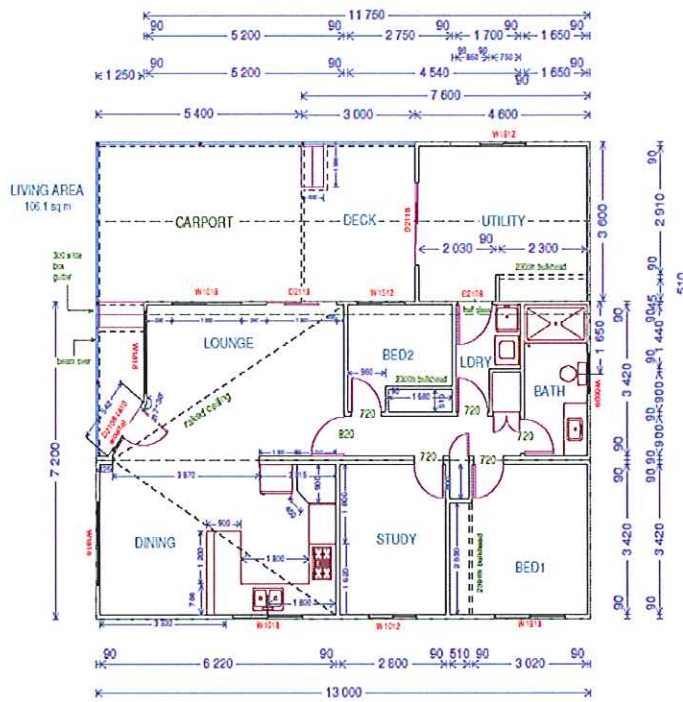


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FLOOR PLAN

Project :	The KENNEDY - Tilling	Drawing :	Floorplan
Client :	TILLING	Scale :	1:100
Location :	R14	Sheet Size :	A3
		Date :	21-Sep-17
		Revision :	Final



		Client :	Gold Nugget Tourist Park	Drawing Ref. :	BQ4629	All Steel Framing Supplied by : Bendigo Building Products Pty Ltd ABN 43 094 324 464 49 McDowalls Road, East Bendigo 3550 Phone 03 5448 4008 Fax 03 5448 4449 www.Aussisteel.com.au
		Address :	293 Midland Highway Epsom	Floor Plan	Date :	
			TILLING PLAN version 3.0			

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ELECTRICAL SERVICES

Project : The KENNEDY - Tilling	Scale : 1:100	Drawing : Floorplan
Client : TILLING	Sheet Size : A3	Date : 21-Sep-17
Location : R14		Revision : Final

LEGEND

- ⊘ INTERNAL DOUBLE GPO
- ⊚ DOUBLE GPO
- ⊚ WITH SWITCH
- ⊚ EXTERNAL DOUBLE GPO
- ⊚ EXTERNAL DOUBLE GPO WITH SWITCH
- LED DOWNLIGHT
- ⊙ DIMMABLE LIGHT
- ⊙ CEILING FAN
- ⊙ CEILING FAN
- ⊙ RIT DOWNLIGHT
- ⊙ ROUND FLOOD
- ⊙ SQUARE DET TO ALICE
- PH PHONE POINT

Table:

Project : DELUXE PARK HOME	Drawing : ELECTRICAL PLAN	Sheet No. : 4/4
Location : PARKSIDE LIFESTYLE COMMUNITY	Scale : 1:50	Drawn : BQ
Client : MR. & MRS. BOND	Sheet Size : A3	Project No. : XXXXXXX
		Date : 20150114
		Revision : CONCEPT 20150114

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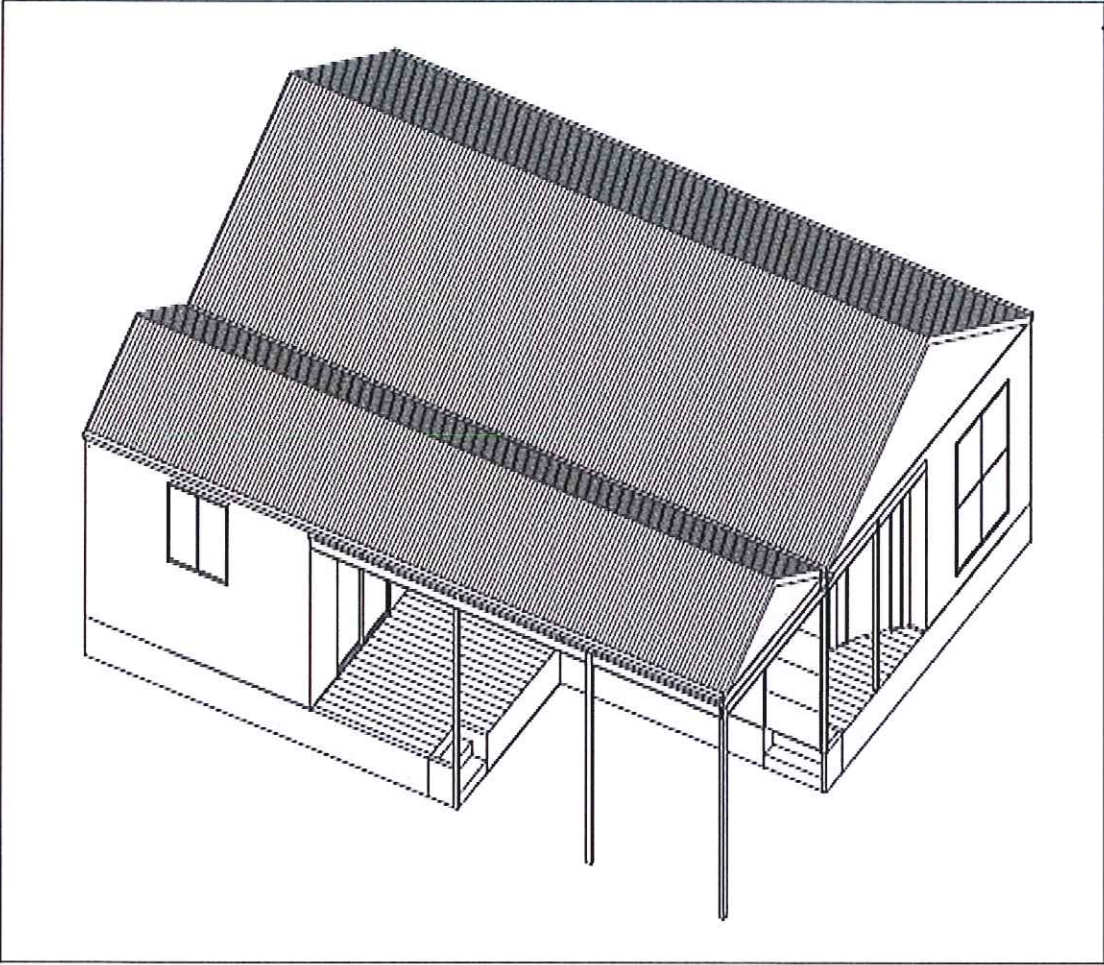


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ELEVATIONS

Project :	The KENNEDY - Tilling	Scale :	1:100	Drawing :	Floorplan
Client :	TILLING	Sheet Size :	A3	Date :	21-Sep-17
Location :	R14			Revision :	Final



PARKSIDE RESIDENTIAL VILLAGE

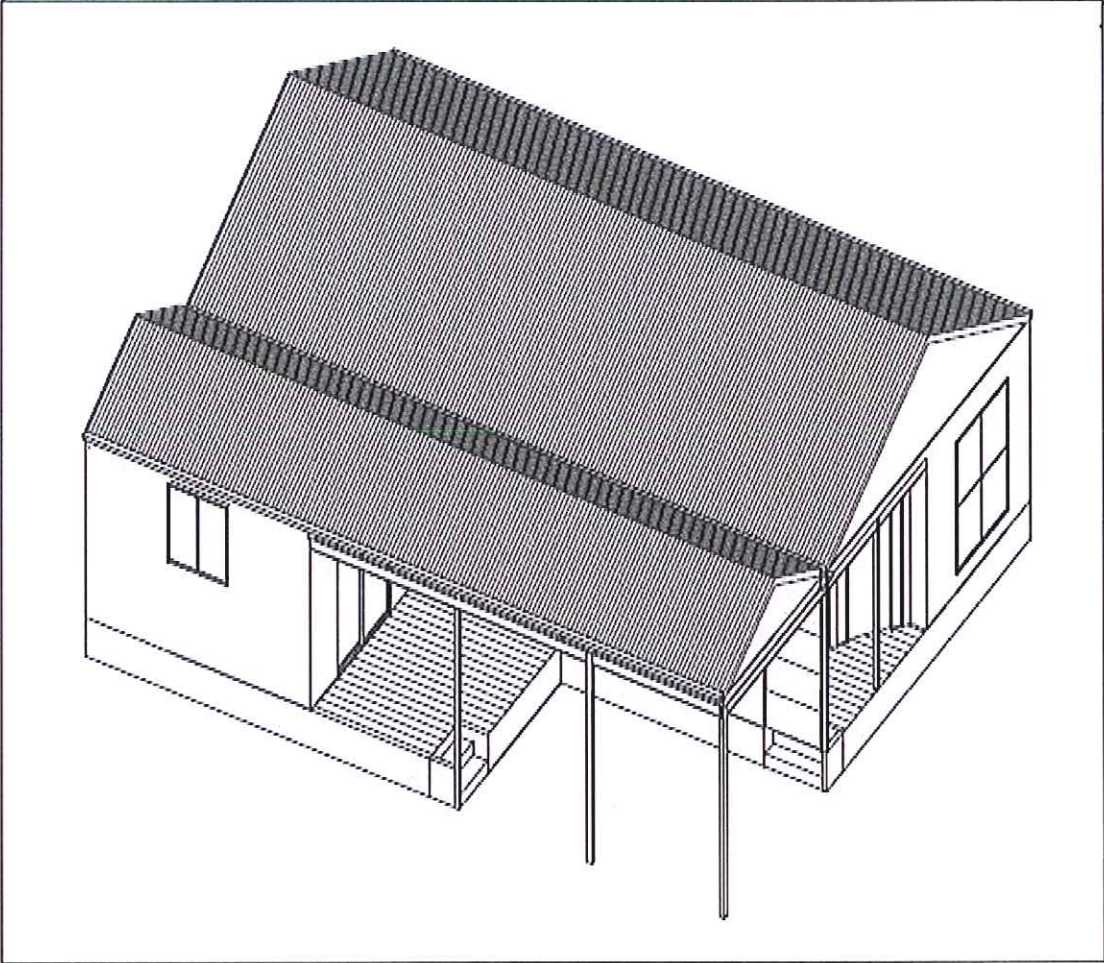


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ELEVATIONS (2)

Project :	The KENNEDY - Tilling	Scale :	1:100	Drawing :	Floorplan
Client :	TILLING	Sheet Size :	A3	Date :	21-Sep-17
Location :	R14			Revision :	Final



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SUB-FLOOR PLAN

Project :	The KENNEDY - Tilling	Scale :	1:100	Drawing :	Floorplan
Client :	TILLING	Sheet Size :	A3	Date :	21-Sep-17
Location :	R14			Revision :	Final

BEARING CAPACITY	SOIL PROFILES	BP DA	BP SOCKET	REINFORCEMENT
18	W	60	150	W8 2NOES
18	W	60	180	W8 2NOES
18	W	60	210	W8 2NOES
18	W	60	240	W8 2NOES
18	W	60	270	W8 2NOES

BEARING CAPACITY AND PROFILES TO BE DETERMINED BY REGISTERED GEOTECHNICAL ENGINEER.

All within dimensions to take precedence over scaled dimensions. All loads and dimensions to be confirmed prior to commencement of work on site. This document and all related documents pertaining to this document are subject to copyright law. All content within these documents that remain the intellectual property of Project Lingo Pty Ltd.

Project :	DELUXE PARK HOME	Drawing :	FOOTING PLAN	Sheet No. :	5/5
Location :	PARKSIDE LIFESTYLE COMMUNITY	Scale :	1:50	Drawn :	EQ
Client :	MR. & MRS. CLEATOR	Sheet Size :	A3	Project No. :	CLEATOR
				Date :	20161202
				Revision :	FINAL 20161202

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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[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



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





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 that 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