

18th May 2020

Mark Chapman  
Hama Constructions  
Maitland, NSW  
2320

Att - Chris Henry  
River Realty  
Church Street  
Maitland, NSW 2320

**RE -11 Maher Av, East Maitland.**

Chris

Please find the breakdown of works requested and inspected at the above address.

- Builders Insurance

Front Veranda

- Install timber H3 battens to front entry porch
- Install 136 x 136 Merbau columns to replace concrete
- Install 86mm Merbau decking with face board
- Stainless Steel fixings allowed
- Repair front fascia detected on site as rotten

\$2,130.00 + GST

Carport

- Install R3.0 insulation to carport
- Install to steel rafters 90 x 35 H2 timber for fixings
- Install pre primed 140mm cover V groove lining boards with trims
- Install colorbond capping to front and side of carport
- Install in new ceiling 4 x LED downlights

\$5,810.00 + GST

### Architraves

- Install to all external windows and doors 67mm H3 architrave  
\$1,260.00 + GST

### Garage Works

- Install to rear of garage room new light fitting
- Insulation to walls before lining in garage
- Install to walls of garage 4.5mm FC lining with H moulds and timber capping  
\$2,245.00 + GST

### Miscellaneous External Works

- Complete to external of garage and house miscellaneous trims, eaves and flashings ready for painter
- Install to side of garage FC eaves and trims
- Install existing gutter with new brackets
- Install to gutter one down pipe to ground level (into existing concrete spoon drain)
- Close in existing timber stairs ready for paint  
\$1,599.00 + GST

### Cupboard Roof Leak

- Deck tight to vent pipe in cupboard
- Remove existing cupboard shelves and replace with melamine ready for painter  
\$972.00 + GST

### Investigate roof leak over bedroom

- Remove cornice and ceiling to bedroom and replace with new as for like set and sanded ready for paint
- Check roof external/internal for issue - Fix allowance is \$250.00 + GST
- Allowed to remove existing light and fan and install when completed  
\$2,055.00 + GST

### Miscellaneous Internal Works

- Misc patch and repair ready for painter
- Remove all rubbish from site when completed.

\$1,032.00 + GST

### Carpet Replacement

- Remove all carpet and disposed to landfill is \$15sqm + GST + Margin
- Replace carpet with underlay is \$45sqm + GST + Margin

### Laundry Joinery

- Remove and replace benchtop
- Overhead cupboards to match
- Miscellaneous patch and repair ready for paint

\$1,927.00 + GST

### Investigate Plumbing Leak

- Plumber attend site and pressure test all hot/cold lines
- Action plan from results of pressure test.

\$410.00 + GST

Note prices do not include River Realty marketing fee.

### Exclusions:

- Upgrades to any incoming services other than mentioned above;
- No new HWS, white goods or mechanical other than mentioned above;
- No allowance to replace window furnishings;
- No allowance for the painting of existing cladding, timber doors, ceilings, architraves or skirtings.
- No allowance for DA or CC costs if required.

Price valid for 30 days.

Regards



Mark Chapman

# HAMA

## CONSTRUCTIONS



Hama Constructions Pty Ltd  
ABN - 53 616 426 209  
Builders Lic: 305920C  
Office - 02 4930 1942  
[office@hamaconstructions.com](mailto:office@hamaconstructions.com)

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# QUOTE

## PRIDE AND PERFECTION

License number: 282099c

26/04/2020  
Expiration Date: May 16,  
2020

To River Realty  
Maitland

address	Job	Payment Terms	Due Date
11 Maher Ave East Maitland	Interior work	EFT details on invoice	14 days of invoice

Job type	Description	Line Total
Interior	Covering of all floor and finished surfaces	
	All wet area ceilings sanded, filled and finished in low sheen for moisture.	
	Bare timber built in sealed and finish in walls in front bedroom.	
	Ceilings throughout house sanded, patched, 2x coated premium ceiling flat	
	New ceiling and plaster repairs sealed and finished accordingly.	
	Windows, doors, architraves and skirts, sanded prepared, undercoated, glossed to specified colour, any imperfections found with be fixed. All surfaces to receive 3 coats for prime adequate coverage. To specified colour on time of painting.	
	All walls to be sanded initially, patched if noticed extra works, finished with 2x coats wash n wear low sheen to clients specified colours.	
	All work to be carried out by qualified tradesman in a clean and polite manner, all materials used are premium Dulux products	
	All remaining paint to be left onsite and a clean of job on completion of work.	
		Subtotal \$5800
		GST \$580
		TOTAL \$6380

Quotation prepared by:

JUSTIN HILL FROM LIGHT TO DARK PAINTING

This is a quotation on the goods named, subject to the conditions noted below:  
All stated work has been allowed for any unforeseen problems or changes to  
original quote alters price accordingly or suitable outcome discussed.

To accept this quotation, sign here and return: \_\_\_\_\_

*Thank you for your business!*

**LIGHT TO DARK PAINTING Phone 0401587149 Email: [light2dark@outlook.com](mailto:light2dark@outlook.com)**



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## PRIDE AND PERFECTION

License number: 282099c

26/04/2020  
Expiration Date: May 16,  
2020

To River Realty  
Maitland

address	Job	Payment Terms	Due Date
11 Maher Ave East Maitland	Exterior work	EFT details on invoice	14 days of invoice

Job type	Description	Line Total
Exterior	Covering of all floor and finished surfaces	
	New lining board carport ceiling patched, sanded and finished in white.	
	Existing timber decking including timber slats between piers sanded, washed and oiled again with merbau tinted oil.	
	New architraves around all windows and openings to be filled and finished in exterior gloss white.	
	Hardieplank cladding to be sanded and washed due to colour oxidization to remove powdery surface, few sections of peeling reprimed and finished in exterior semi-gloss tinted to specified colour.	
	New timber decking and timber posted to be oiled the same as back decks.	
	Exterior eaves to be sanded, prepared and coated in exterior semi-gloss white, timber fascia's to be coated exterior semi-gloss deep ocean to match guttering.	
	Gardens beds to receive new coatings to match coated brick piers.	
	Current feature walls on verandahs to be painted in with chosen wall colour.	
	All work to be carried out by qualified tradesman in a clean and polite manner, all materials used are premium Dulux products	
	All remaining paint to be left onsite and a clean of job on completion of work.	
		Subtotal \$6680
		GST \$668
		TOTAL \$7348

Quotation prepared by:

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03rd September 2020

Mark Chapman  
HAMA Constructions  
Maitland, NSW  
2320

Att - Chris Henry  
River Realty  
7 Church Street  
Maitland NSW

**RE -Storm Water upgrades to 11 Maher Ave, East Maitland.**

Chris

Please find below the scope allowed for in the above works as inspected and discussed on site:

- Builders Insurance
- Supply and install 2,000 litre pvc water tank
- Supply and install rain harvester dual pump
- Connect two WC to the harvester pump for tank use
- Supply and install double GPO outlet for the pump
- Supply and install first flush system before tank inlet
- Connect all existing storm water pipes to the new water tank
- Connect all garage downpipes to new tank
- All pipes new and old to be strapped to underside of floor joists with correct falls
- 100mm overflow from water tank to 450 x 450 concrete pit with seepage holes over 7-10mm blue metal bed
- Concrete pit connected to new hand dug rubble pit with geo fabric liner and 7-10mm blue metal fill
- All works completed by licenced plumber and electrician
- Remove all waste from site on completion.

**Total \$7,948.00 + GST**

- No allowance for any plumbing service upgrades
- No allowance for any electrical upgrades
- No other works to existing building other than stated above.

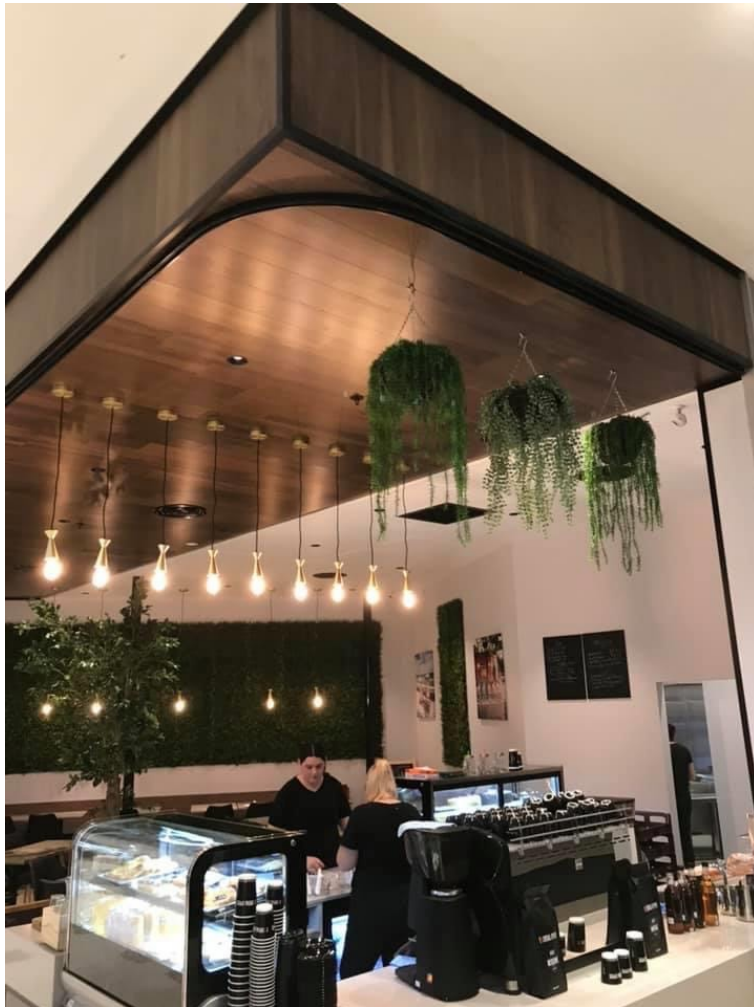
Regards



Mark Chapman

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# DRAFT QUOTE

Chris Henry  
Attention: River Realty  
7 Church St  
MAITLAND NSW 2320  
AUSTRALIA

**Date**  
8 Jul 2020

**Expiry**  
31 Jul 2020

**Quote Number**  
QU-0246

**Reference**  
11 Maher Avenue, East  
Maitland

**ABN**  
38 914 945 027

Saige Designs  
7/71 Racecourse Road  
RUTHERFORD NSW  
2320  
AUSTRALIA

Description	Quantity	Unit Price	Discount	GST	Amount AUD
8 weeks hire of furniture and accessories at 11 Maher Avenue, East Maitland, as per attached styling proposal	1.00	4,500.00	20.00%	10%	3,600.00
Price includes River Family and Friends Discount					
INCLUDES GST 10%					327.27
<b>TOTAL AUD</b>					<b>3,600.00</b>

## Terms

**Terms**  
In order to accept this quotation and engage our service, we kindly ask for full payment on receipt of invoice. We will not secure your booking until a receipt of payment is received. Please let us know when you would like to have your home staged prior to paying your invoice so that we can ensure we have a vacancy available for you. If you wish to proceed with the styling of the property please deposit the payment into our nominated bank account. Please reference your last name and/or quote number.

**GENERAL:** - Our service is inclusive of the delivery, set up, and later removal of furniture. - All quotations include a furniture hire period of up to 6 weeks. - No refunds or discounts are applied in the event where properties sell quickly and the furniture can be returned to us after less than 6 weeks. - Optional extended hire is available after the initial 6 week hire period has ended. Extension charges will be calculated based on 10% of the original quotation.

For staging to make its full impact, statement artworks are required. We will hang artwork using picture hooks, which will leave small holes in the walls after the artwork is removed.

**PAYMENT:** - We will send an invoice for the total balance owed on acceptance of the quotation. We do kindly ask that the full amount is paid within 7 days of receiving the invoice. We will not accept any other payment terms. We will not accept payment after the settlement of your property.

**CANCELLATIONS:** - Should you need to cancel our services for any reason, 20% of the amount paid will be non-refundable. This is due to the work that we carry out in preparation for your job completed by our Interior Designer and stylists, planning and drawing,

selecting and setting aside furniture etc. - If you need to postpone the scheduled installation date for your job, we are happy to re-schedule your booking for a later date provided that 48 hours notice is given. Please keep in mind that our booking schedule can become quite busy, so should you need to move your booking we will only be able to offer our next available vacancy. - If you postpone or cancel your job with less than 48 hour's notice leading up to the scheduled installation, an additional \$150 fee will be applied. This is due to the work that we will have completed in preparation for your job such as preparing our warehouse and trucks for delivery.

#### OCCUPATIONAL HEALTH AND SAFETY

- a. Due to OHS safety regulations, our team will not remove shoes during installation and collection of display.
- b. Due to OHS safety requirements Saige Designs will only install whilst a property is connected to power. Suitable light and electricity is required for our installation and Saige Designs request the vendor and agent ensure power is on. Saige Designs cannot be held responsible for locating power boxes or ensuring power is on. No power in a property for install may be cause for installation delay and attract additional fees.

#### PROTECTION OF GOODS

- a. The client must not remove, alter or modify the hire goods from the property without the written authorization from Saige Designs. The client must take reasonable steps to protect the hire goods from loss or damage.
- b. If any hire goods are lost or damaged, other than fair wear and tear, the client will be deemed to continue hiring the goods at the agreed rate, until the client pays for the repair or replacement of the hire goods as agreed with us.

#### INSURANCE

- a. Saige Designs includes insurance of the hired goods for fire and theft with evidence of forcibly entry, in the agreed rental fee. We are covered for the following:
  - i. Accidental Damage to client's home because of our business activity the policy will respond.
  - ii. Malicious Damage by a Third Party is covered along with Accidental Damage.
  - iii. Injury to a third party that has been caused or associated with our business activity is covered.