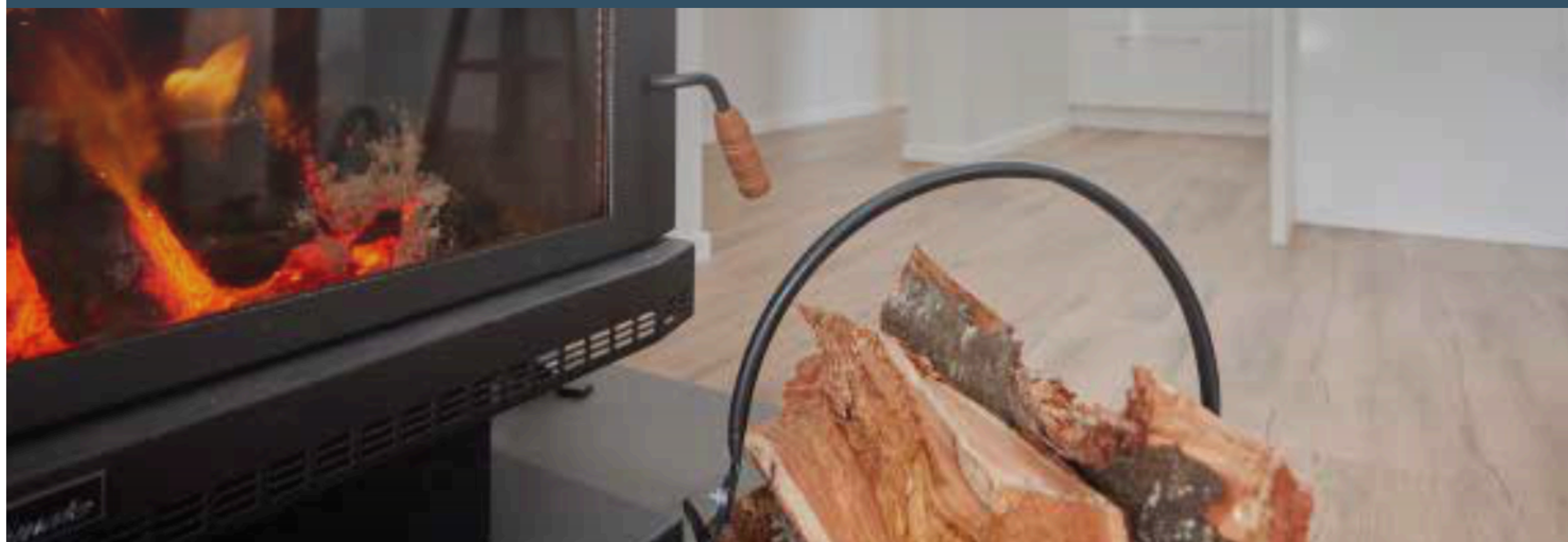




tasbuiltcommercial

Customised | Streamlined | Professional



10th September 2026
Tasmanian Bridge Club
5 Marine Terrace
New Town TAS

Hello Julie,

Thank you for the opportunity to create and prepare this proposal based on our previous discussions
Your proposal is a comprehensive document and will cover the following:

- An overview of the designs
- A dimensioned floor plans and 3D drawings
- A full list of inclusions and exclusions
- An itemised breakdown of your investment
- Payment stages
- Other relevant information

If you have any queries whatsoever regarding this proposal please do not hesitate to contact me. We are here to make the process of building your new development a hassle free and enjoyable experience for you.
With kind regards,

Brett Shedden

Confirming what is important to you –

From our discussions, we understand that the top priorities for you are:

- 1. Ability to construct with minimal impact on member's use of the existing space*
- 2. Larger, separate kitchen, with open tea and coffee area*
- 3. Fixed price contract with all foreseeable inclusions*
- 4. Construction to occur as much as possible during 2 weeks in July 2027*

We appreciate you sharing these priorities with us, as it helps us to focus on what is most important to you and share your vision for your construction project.

Confirming what is important to you (cont')-

To ensure we meet these important priorities for you, we will work on an early submission to council to allow the Bridge Club 6-8 weeks to finalise your approval internally.

We can make alterations to the proposed floorplan if required.

Here are 5 benefits you will enjoy with Tasbuilt...



1. hassle free

Wetake care ofthe whole package from the council application through to floor coverings and connecting the services.



2. peace of mind

We are Tasmanian owned, and our buildings are pre-built in a controlled environment, minimising weather and security issues, and lengthy time delays to



3. enjoyable

We work with you to provide a customised package, so the finished product meets your individual requirements.



4. satisfaction guaranteed

Our twelvemonth maintenance warranty and ten year structural guarantee ensures you get off to a great start.



5. built for comfort

Our thermal ratings meet and exceed council requirements, ensuring your building is comfortable and efficient to run.

Overview of your new development -

The name and style of your new buildings are:

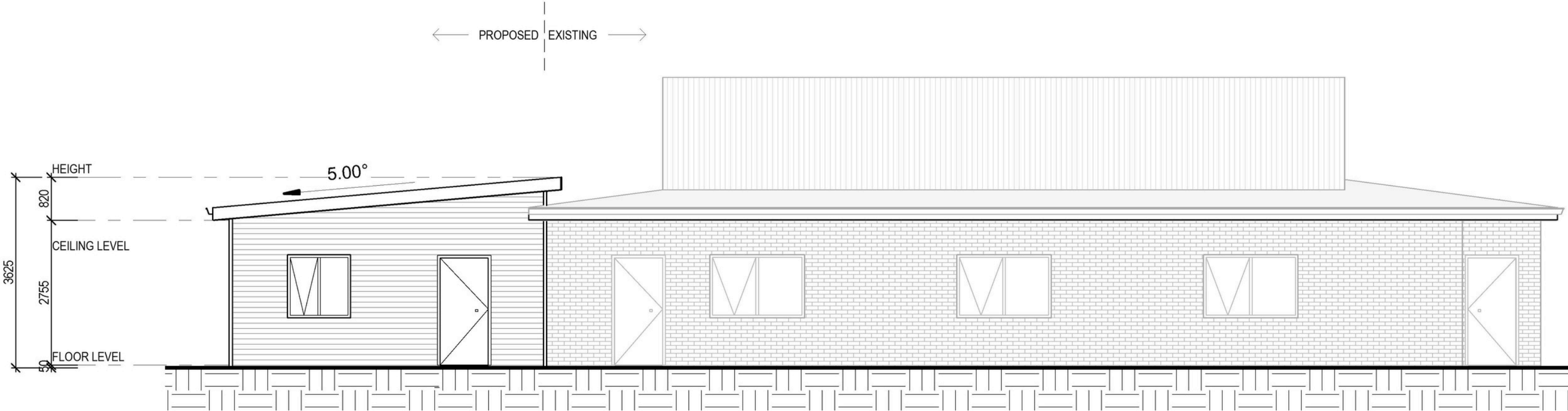
Extension to Existing Property

The proposed site is:

5 Marine Terrace

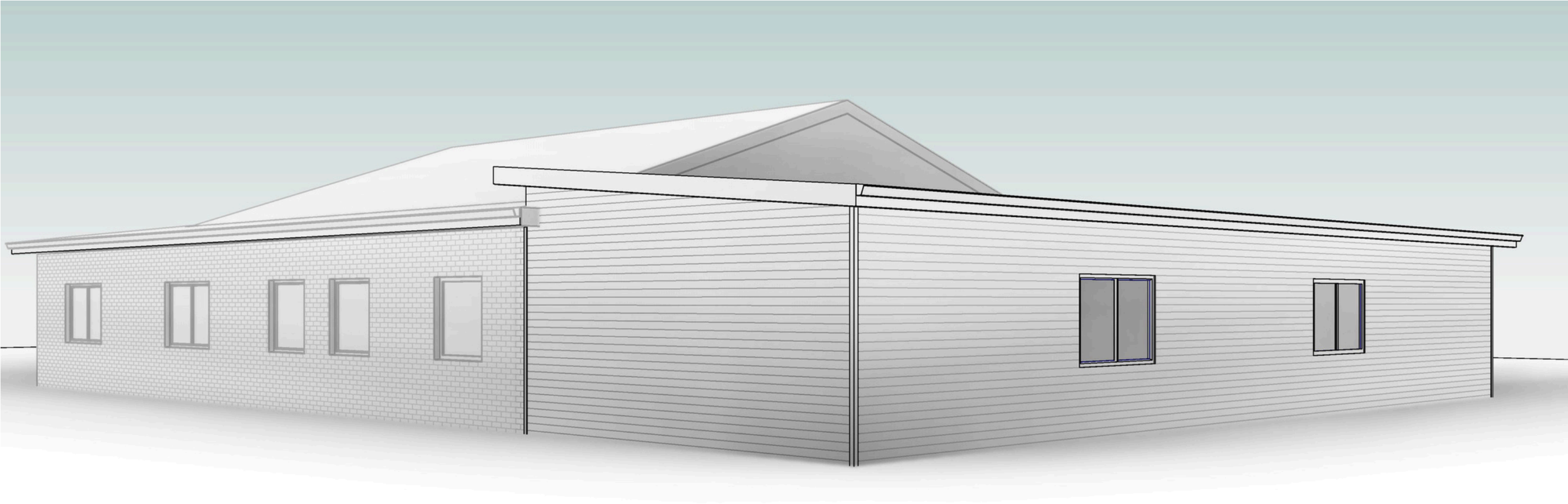
The levels of the site are:

Flat

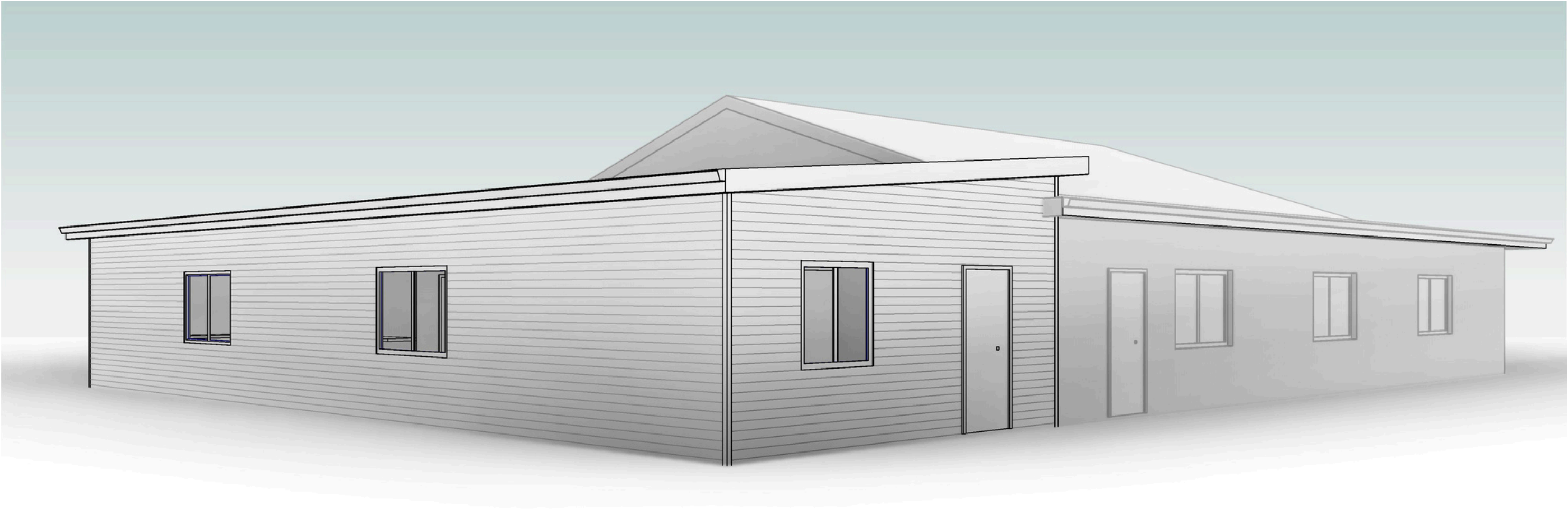


[illegible]

View 1 -



View 2 -



What's in your new building-

GENERAL/CONSTRUCTION

- + Your building fully constructed and placed on site
- + Steel piers positioned in concrete footings, rated to WA1 wind rating (1 48km/h)
- + Engineer designed rigid under-floor chassis
- + Strong 22mm particle board flooring, glued and screwed to joists
- + TRUECORE® wall and roof framing
- + Skillion roof with 'custom- orb' sheeting in your choice of colour
- + Colorbond fascia and guttering
- + New box gutter to existing building
- + PVC downpipes
- + 300mm wide eaves around dwelling
- + Your colour choice of maintenance free horizontal custom orb colorbond cladding
- + Fire retardant foil blanket roof insulation (R1.5)
- + Thermal insulation batts to external walls (R2.5)
- + Thermal insulation batts to ceiling cavity (R3.5)
- + Sub-floor insulation (R2)

- + Double glazed commercial grade aluminium windows and sliding doors of your colour choice, with key locks and flyscreens
- + Aluminium Entrance doors where shown on plan.
- + Heavy duty flyscreen security doors to each external door
- + Internal painted doors flush panel throughout
- + Painted timber skirtings, architraves, and window reveals.
- + Brushed silver door furniture throughout

INTERNAL LINING

- + Plasterboard to ceilings and walls with 55mm coved cornice
- + Wet areas lined with wet area plasterboard
- + 2.7mtr ceiling height

PAINTING

- + Your building fully painted in your colour choice (multi-colour indoor paint schemes and deep tone base colours available as extra)
- + Eaves lining painted in your colour choice

KITCHEN

- + Polytec melamine doors & panels – available in textured, matt or sheen
- + 35mm Polytec laminate bench tops
- + Overall cabinet height 2200mm
- + Laminate kicker panels
- + Standard handle range and Blum hardware (soft close where applicable)
- + Combination of drawers and doors
- + Overhead cupboards (corner kitchen area only)
- + No allowance for appliances

TILING

- + Tiled splash backs to kitchen

FLOORING

- + Commercial Vinyl throughout main area and Kitchen
- + Carpet Tiles in Office and Store Room

What’s in your new building (continued)–

WET AREA FITTINGS & FEATURES

- + Quality chrome tap ware
- + Semi-solid doors and pine architraves to all wet areas

ELECTRICAL & PLUMBING

- + All electrical and plumbing complete within the building
- + External lighting - bunker lights to East side for carpark area
- + Ample double power points including provision for kitchen appliances
- + Internal lighting - 24 x LED downlights
- + Earth leakage circuit breaker
- + Water connection from existing building services
- + Power connection from existing building services
- + Supply & Installation (back to back) of 8KW reverse cycle heat pump

OTHER

- + Site inspection by Tasbuilt personnel to mark out your building
- + Meetings with a Tasbuilt consultant for decor and details selection
- + Twelve-month maintenance warranty and ten-year structural guarantee
- + Full internal detail and clean before hand over
- + Site clean-up, including removal of all building waste, smoothing out of ground, all service trenches neatly levelled off, and ground left smooth and level at the base of any stairs, entry points, and openings of carports or garages.
- + TasBuilt have commenced engineering design work based on Envionmental Report prepared by Pitt and Sherry, dated June 2021. There will be no additional costs relating to piers.

EXCLUSIONS FROM PACKAGE PRICE

- A Variation required by the local Council because of changes in the law or any other unforeseen demand by a statutory authority.
- Flood reports, traffic impact assessments or natural values reports if required by council
- Excavation, cutting, or filling of site, excavation of rock, or removal of soil or rubble from site
- Hire of rock breaker or blasting works if required for installing footings in rock
- Special anti-corrosion measures that may be required on steel components due to coastal environment
- Supply and placement of additional gravel if required for access of crane/trucks
- Survey of site and placement of boundary pegs if required
- All gas work, TV aerial or phone connections, unless specified in proposal
- Decks, verandas, steps, carports, garages, subfloor infill skirting,
- Balustrade (glass/stainless steel wire)
- Service connections to legal point of discharge (sewer & stormwater)
- New, upgraded, or extended service connection points (sewage or water) and any associated headworks charges
- Extension or upgrade to Aurora services to provide electrical connection, including new poles, transformers, and design fees
- Waste water system design requirements outside the scope of what has been quoted for
- Decorative bars to windows unless included in the additional items on next page
- TasNetworks/NBN connection fee if applicable
- Supply & Install of water tank for bushfire protection
- Additional costs may be incurred if your home is assessed as having a BAL (bushfire attack level) rating greater than 12.5
- Upgrade of Colorbond finishes to 'Matt' or 'Ultra' Colorbond
- Installation of appliances apart from those supplied by Tasbuilt
- Ducting of dryer unless dryer has been supplied by Tasbuilt
- Water tap for fridge
- Hardwiring of any appliances other than ovens or hotplates
- Installation of TV brackets
- Additional insulation or changes required to comply with minimum 6-star site specific energy rating
- Retaining walls, unless included in the additional items listed on the next page
- Custom joinery to laundry and walk in pantry
 - + Painted plaster or mirror full height sliding doors to walk in wardobes
 - + Demolition or any works within existing building

Your investment –

Total Standard Package **\$383,200 for the building**, plus GST.
Some other additions that are included in the standard package price above:

+ Preliminaries/permits (including site survey, drafting, engineering, soil test, energy report, bushfire report, waste water design, stormwater design, building surveying, council fees, plumbing & building fees, title searches, and lodgement and management of application process) The following reports are not included: Flood report	\$ INCLUDED
+ Deluxe package (all from builders range), including: Commercial carpet tile to office and store room Commercial Vinyl to remaining areas including kitchen and entrance lobby Blockout roller blinds to all windows	\$ INCLUDED
+ Reduce total building size to 16,300mm (Site Measured) Plans to be updated	Deduct \$8,530.00
+ Extend kitchen to office wall, increase storage room to 2760mm, add 2 x windows above kitchen bench	Add \$6,400.00
Project Price	\$381,070.00
Add GST	\$38,107.00
Total Project Price	\$419,177.00

Payment schedule –

The following payment schedule is based on our standard building contract, and may be negotiated on an individual basis if required:

1	A 10% deposit payment upon signing of contract
2	A 20% progress payment shall be payable at completion of framing
3	A 20% progress payment shall be payable at completion of lock up stage
4	A 20% progress payment shall be payable at completion of lining stage
5	A 20% progress payment shall be payable on delivery of the modules to site
6	A final 10% progress payment shall be payable upon practical completion

VALIDITY

The price quoted herein is firm for thirty (30) days from the date hereon and thereafter subject to confirmation or revision. This proposal is subject to onsite inspection by Tasbuilt site manager, and is deemed to be accepted on receipt of signed copy of contract.

The next step –

WONDERING HOW TO GET STARTED?

You are just a few small steps away from getting started on your new building!

- 1

We will now work with you to finalise your proposal, by making any amendments you wish to make and adding or subtracting your chosen variations.
- 2

We prepare and sign your building contract and attach the completed proposal.

- 3

You pay your 10% starter payment. The 10% starter payment:

a.

Covers the cost of Tasbuilt preparing a complete set of working drawings for your new home. A Tasbuilt consultant will meet you onsite to get the relevant details.

b.

Locks in your quoted price for 6 months.

c.

Pencils your name into our building schedule.

d.

Gets the ball rolling with your complete final arrangements eg. Finance approval, awaiting title deeds, selling another property. ¹

- 4

If you are seeking finance approval, you now need to submit your signed contract and working drawings to your bank for final finance approval.
- 5

Once the plans are completed and finance approval is granted (if required), you pay the balance of your deposit and we submit your plans to council.

Then we are ready to get started!

¹

Financing your new building-

Tasbuilt Homes are proud to be working closely with multiple financial institutions to ensure they understand the nuances of the modular building system, in order to provide you with your best finance options.

For more information, please reach out to one of our referral partners:



Kim Charlesworth
Home Finance Specialist
03 6336 1213 | 0400 961 121
67 St. John Street, Launceston,
Tasmania, 7250
Kim.Charlesworth@MyState.com.au

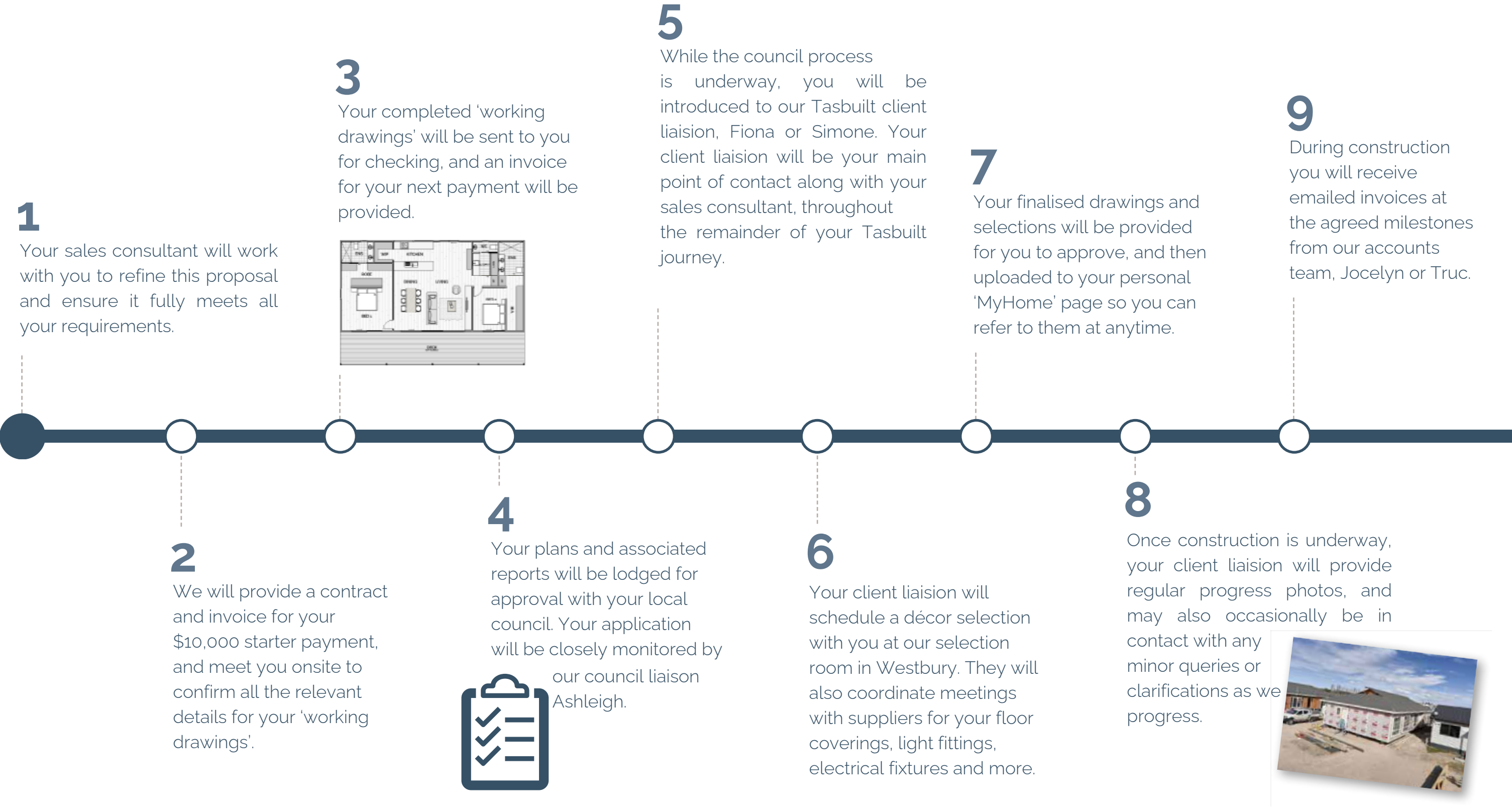


Gerard Scheurleer
Home Lending Specialist
0417 252 693
280 Invermay Road,
Mowbray, 7248
Gerard.Scheurleer@cba.com.au



Stuart or Bronwyn
Your finance specialist's
03 6331 7539
218 Wellington Street,
Launceston, 7250
info@urbanmoney.com.au

Your Tasbuilt journey -



10



Construction at our factory takes place under the watchful eye of our factory foreman, Danny DeVries, who works closely with your client liaison to ensure your project proceeds according to plan.

12

Delivery and completion of your home on site is coordinated by our operations team, headed up by our project manager Mark Cunningham.



14



At this time your Tasbuilt Sales consultant will contact you to book in the formal handover process, and provide you with your final invoice in preparation for handover.

16

Once the handover is completed and payment is made, it's time to move in and make yourself at home!



11

Prior to work commencing on your site and the delivery of your new home, your client liaison will provide some important WHS information relating to access to your site.

13

Leading up to the completion of your home, Tasbuilt's operations team will start working through the completion checklist, to ensure everything is shipshape and in working order.



15

At handover, your sales consultant will meet with you at your new home and complete a detailed walk through. If any defects are found at this stage, they are carefully noted on the handover form for prompt attention.

17

Tasbuilt's maintenance warranty extends to the full first 12 months after handover, so any minor problems that emerge as you settle into your new home are dealt with promptly and professionally and you can continue to enjoy the comfort of your brand new home.

MyHome online tracker -



MyHome online tracker is a unique system designed by Tasbuilt Homes, dedicated entirely to our clients and their new home. When you sign the contract for your new home you will receive access information to your own private MyHome page.



MyHome holds all the important documents which means no matter where you are you can log in and watch the building progress of your new home. It includes all your floor plans, signed contract, council documents and most important of all... the weekly photos of the progress of your new home!.



Your MyHome log in page is accessed from the Tasbuilt website by clicking on the MyHome link at the top of the page. If you are a Tasbuilt client and have not received your log in details, please contact sales@tasbulthomes.com.au



Your MyHome page will be available for a month after the handover of your completed home. In this time you can download all your files and photos to your own private storage, so that you have access to them for years to come - a great way to remember the experience of building your new home.

Your chance to win –



What our customers say –



Moving from Queensland to Tasmania to build our dream home was made a little easier by the team at Tasbuilt. Every step of the way, there was someone there to answer our questions or assist with the hurdles that come with building and moving a home. The finished product surpassed all our expectations and we absolutely love everything about our Tasbuilt Home."

Cathie – Bicheno



We found Tasbuilt to be stress free, the moment we started our new home to the completion of it..."

Bob & Gwen – Sheffield



Being our very first home, we were extremely appreciative of the Tasbuilt staff accommodating to our budget and still producing an incredible home that we love!"

Damon & Caitlin – Deloraine



We'd like to acknowledge Tasbuilt's follow up in the months since handover and appreciate the ongoing commitment to make sure our home is exactly what we wanted. We'd have no hesitation in recommending Tasbuilt to any of our family and friends and would certainly come back to see you if building again."

Jory & Emilie – Ranelagh

Other projects –

Please ask us if you would like to speak to any of the following clients who have experienced the Tasbuilt difference...



AMENDED MAYFIELD St Helens

By adding an ensuite to the master bedroom, and some clever alterations to windows and external cladding, the understated Mayfield has been transformed into a sharp looking family home. Situated in St Helens on the East Coast of Tasmania, a striking feature of this home is the stacked stone pillars at the entry.



EXTENDED SHERIDAN Clarence Point

Overlooking the Tamar River in Clarence Point is this spacious extended version of our Sheridan home. With 2.7m ceilings, and the additional height of a cathedral ceiling in the living area, there is a feeling of space from the minute you walk in. Large windows capture the view, and an expansive alfresco area off the kitchen provides a great place for evening barbeques.



TWO STOREY RESIDENCE Swansea

This beachfront property is a custom designed double storey home, complete with a spacious deck overlooking the water. A blend of architectural finishes and grey colour palette helps this home blend into its location seamlessly. Large unobscured picture windows and sliding doors make the open living area a light-filled and warm place to be.



MODERN Falmouth

The minimal architectural style of this home makes a striking statement that proves the old adage - less is more. This project combines a flat roof profile with modern dark coloured vertical panel and large glass sliding doors to create a beautiful home that fits perfectly with the Tasmanian East Coast landscape. This project consists of a 2 bed, 2 bath home, and a studio unit attached by elevated decking.



STATELY ASHMORE Acton Park

Our Ashmore home with wrap around verandah is a perfect fit for the popular semi-rural location of Acton Park, just 15 minutes from Hobart.

Meet our team -



MICHAEL CUNNINGHAM
Director & Sales
Consultant



DANIEL CUNNINGHAM
Operations Manager



MITCHELL CUNNINGHAM
Sales Manager



SIMON BEST
Sales Consultant



SHANNON MURPHY
Sales Consultant



FIONA BOYER
Client Liaison



ANITA CUNNINGHAM
Procurement Officer



JOCELYN CUNNINGHAM
Finance Manager



MARK CUNNINGHAM
Project Manager



DANNY DEVRIES
Factory Foreman



VERONICA TREASURE
Council Liaison

Tasbuilt overview –

COMPANY OVERVIEW

Our business, which is family owned and operated, has been manufacturing homes in Tasmania for over 20 years, with emphasis on quality and superior customer service. Our homes are produced in a production-line type manner, allowing strict quality control, minimal on-site disturbance, minimal wastage, and efficient time frames.

QUALITY CONTROL

Your home will be subject to internal quality audits at stages throughout the process of the job. In addition to this, your home will be inspected by an accredited building surveyor, at framing stage, footing stage, and prior to occupancy of the home. We invite you to visit and view your home as often as you wish throughout the project.

OUR MISSION

Creating the Australian Family Dream Professionally and Hassle Free.

OUR VALUES

HONESTY - Uphold transparency and integrity at all times.

RESPECT – A caring and all-inclusive nature. Be a team player.

PURSUE EXCELLENCE - Strive to achieve the highest standards, take initiative and challenge the status quo. Learn from your mistakes.

COMMITMENT - Do it right the first time. Do what you say you will. Work hard for the good of all.





tasbuiltcommercial

Customised | Streamlined | Professional

Thank you

contact us on 1800 639 310

www.tasbuiltcommercial.com.au