

40 \$
GRAND PLAN
Save up to \$43,105

Terms & Conditions

Ausbuild's 40 Grand Plan Terms and Conditions:

20 days ... 20 weeks... Guaranteed!

We offer to start construction within 20 working days of all documentation being finalised (finance approval, land settlement, contracts signed, deposit paid and building approval). We also offer to complete construction within 20 weeks of start.

20 working days to start

- a. Site start defined as commencement of earthworks
- b. Offer is based on working days i.e. Monday to Friday
- c. Start may be extended by one working day for each day of rain
- d. Site start is guaranteed within 20 working days of the following
 - All services must be available
 - Land registration
 - QMBA Building Contract executed by both parties
 - Balance of 5% deposit paid
 - Finance approval
 - Evidence of land title
 - All building approvals
 - Colour selection
- e. Should site start not occur within 20 working days, subject to these conditions, Ausbuild will pay \$25 per working day to the owner until a site start commences.

20 weeks to handover

- a. The 20 weeks guarantee period starts at commencement of earthworks and ends at practical completion.
- b. The offer is only applicable to the following
 - Low set homes from Ausbuild's range of homes
 - Homes with variations in accordance with Ausbuild's Category 1 or Category 2 classification
 - Inclusions complying with Ausbuild's Ambassador or Presidential inclusion ranges only
 - Allotments to a maximum size of 1,000 square metres
 - Allotments with a maximum fall of two metres across the building area
 - Sewered allotments
- c. Building contracts including internal or external works such as driveways, other external concreting, fencing, turf, landscaping, stone bench tops and dry area tiling incur additional time to be added to the 20 week build.
- d. The 20 week construction time may be extended due to any of the following
 - Wet weather
 - Public holidays
 - Christmas shutdown
 - Requests for variations following contract signing or site start
- e. All works must be completed by Ausbuild. Any requests for works to be completed by external contractors (such as the installation of a pool shell), if agreed to by Ausbuild, may result in extensions of construction time.
- f. Should Ausbuild not complete construction in 20 weeks or such extended time as allowed for in these conditions, then liquidated damages of \$50.00 per day will apply.
- g. All terms and conditions contained in the Master Builders Residential Building Contract are to apply. The 20 week building period will be noted in the Building Contract as 100 days in Part C(e) Allowance for actual construction period not including delays. These special conditions will be annexed in the contract in Part J – Special Conditions. Where there is any conflict between the conditions in the Master Builders Residential Building Contract and these special conditions, then these conditions will take priority.



AUSBUILD
Building with you



Analysis of cost saving for 20 week build

Assumptions:

Land Price:	\$245,000	Interest Rate:	6.20%
House Contract Price:	\$245,000	Weekly Rent:	\$400

Progress payments

Deposit	5%
Slab	10%
Frame	15%
Enclosed	35%
Fixing	20%
Completion	15%

AUSBUILD CONSTRUCTION PROGRAM - Construction time: 20 weeks

Land Outlay	\$245,000	\$245,000
Settlement week:	6	
Commencement week:	8	
Weeks to house completion from commencement:	20	
Interest on land:	\$5,842.31	\$5,842

House construction							
Stage of construction:	Deposit	Slab	Frame	Enclosed	Fixing	Completion	
Week of each progress payment:	1	8	10	14	24	28	
Progress payment:	\$12,250	\$24,500	\$36,750	\$85,750	\$49,000	\$36,750	\$245,000
Weeks to completion:	27	20	18	14	4	0	
Interest to completion:	\$394.36	\$584.23	\$788.71	\$1,431.37	\$233.69	\$0.00	\$3,432

Rent during construction		
Weeks from deposit to house completion:	27	
Total rent:	\$7,600	\$7,600

TOTAL OUTLAYS: \$506,875

AVERAGE BUILDER CONSTRUCTION PROGRAM - Construction time: 30 weeks

Land Outlay	\$245,000	\$245,000
Settlement week:	6	
Commencement week:	8	
Weeks to house completion from commencement:	30	
Interest on land:	\$8,763.46	\$8,763

House construction							
Stage of construction:	Deposit	Slab	Frame	Enclosed	Fixing	Completion	
Week of each progress payment:	1	8	12	19	31	38	
Progress payment:	\$12,250	\$24,500	\$36,750	\$85,750	\$49,000	\$36,750	\$245,000
Weeks to completion:	37	30	26	19	7	0	
Interest to completion:	\$540.41	\$876.35	\$1,139.25	\$1,942.57	\$408.96	\$0.00	\$4,908

Rent during construction		
Weeks from deposit to house completion:	37	
Total rent:	\$11,600	\$11,600

TOTAL OUTLAYS: \$515,271

SAVING: \$8,396

- Note**
- Interest calculations based on an Interest Only loan during construction of 6.2%
 - 'Average Builder' construction time frame based on ABS construction survey data of 2.4 quarters (30 weeks), Source: Australian Bureau of Statistics, period ending quarter one 2008.
 - Construction commencement in Week 8 assumes all contract conditions being fulfilled by Week 6, including finance approval, land settlement, deposits paid, colour selections completed.
 - Land value assumed at \$245,000.
 - House price assumed at \$245,000.
 - Weekly rental assumed at \$400 per week.
 - Ausbild is not a financial advisor and has prepared this cash flow analysis based on assumptions on the progress of building stages, average building and land costs, interest rates and rental figures. No guarantees are given or implied as to available interest rates or rents. Actual building progress will depend on a range of factors including complexity of the individual design and site related issues. Purchasers should not rely solely on these figures in arriving at a decision to proceed with a building or land purchase contract and should seek independent financial advice from their accountant or financial advisor.

The better building difference: TOTAL SAVING BREAKDOWN:

- 100mm thick reinforced slab with additional reinforcing to edge beams to provide a superior strength house slab (industry std 86mm) \$729
- An advanced termite protection to the perimeter of house and chemical spray to all external concreted areas \$1020
- Full roof sarking \$1400
- Increase timber grade for the frame and trusses (above Aust. std requirements) \$760
- Over engineered roof trusses to reduce roof 'sag', plasterboard cracking and ceiling deflection which increases structural integrity (Ausbild tolerance 5mm, Aust. std up to 13mm) \$940
- Extra precautionary measures to stop water penetration and stronger wall linings to bathrooms & ensuites \$680
- 'Ausbild's Applied Finish' to common brickwork provides a superior grade of finish similar to render \$3745 (excluding Nova facade)
- Surface water drainage system utilised to prevent shifting foundations and build up of water in yards \$1435

Note: Some assumptions have been made and values may vary depending on the type, facade and size of house and/or land.

TOTAL= \$10,709

Bench tops that set the benchmark!

CaesarStone benchtop retail value of approx \$3,000.

CaesarStone benchtops to kitchen - 20 mm square edge with arris, allowing for drop-in sink or hotplate. Colours: Ice Snow, Almond Rocca, Cashmere, Night Sky. Note: 40mm edges, gable ends, breakfast bars and other variations not included. Should clients wish to upgrade the CaesarStone package, Ausbuild will provide a quotation for this upgrade.

TOTAL= \$3,000

No Better Time to Buy:

The first Home Buyer Grants apply to properties purchased by First Home buyers as place of residence, not investments. Other conditions may apply. For more information, go to www.firsthome.gov.au

TOTAL= \$21,000

* Promotion valid until 30/4/09



Building with you

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