The following items have not been included when calculating the Parkwood price list

Site establishment	Temporary WC	Council will require a WC established prior to work commencing on site. If there is an existing home or service on the site an additional WC will not be required. No work can start until the toilet has been established	About $47 /week Coates Hire
	Security Fence	A 1800mm chain wire fence around the entire work site may be required by council. This is more often required where construction takes place in built up areas, where there is a high probability of pedestrian traffic and children. It is not required if there are existing boundary fencing. As the home is built off site, Council may accept a 1200mm star picket barrier fence in certain situations	Parkwood can assist you to obtain a quotation $12 / m for 6 months
	Temporary soil erosion control barrier	On domestic sites a siltation screen and driveway traps are required to contain excavated soil from washing into the stormwater system. It's length and location is site related. It requires continual maintenance. Council will prosecute if soil migrates onto the street or into the drains	Parkwood can assist you to obtain a quotation about $23 / m
	On site waste container	Council may require a waste container on site during construction. As most of the construction occurs at the Parkwood factory, council inspectors usually do not enforce this requirement. However it may be required if additional site works are necessary. No allowance has been included for this cost	$4m^3$ about $280 $10m^3$ about $500
Site Contractors	Site Plumbing	The plumbing in all Parkwood homes is carried out by licensed plumbers. A *Permit Application for Plumbing and Drainage Work* form is completed by the licensed contractor on completion of the factory work. All PC items are installed and water pipes are pressure tested. Usually the hot water heater is external so connection is carried out by the site plumber. All fixtures, including basins, WC, bath and shower outlets pass through the floor. Connection of this work is not possible at the factory and must be carried out by the site plumber.	Parkwood can assist you to obtain a quotation Prices usually range from $2000 for a 1 bathroom home up to $5,000 for a larger home with an envirocycle tanks
	Site Electrical	The electrical work in all Parkwood homes is carried out by licensed electricians. A *Certificate of Compliance - Electrical Work* form is completed by the licensed contractor on completion of the factory work. All light fittings, power outlets and switches are completed and tested during construction. The distribution board and circuits are complete. Once the home is installed the site electrician will be required to connect the electrical tails at section joins. If the water heater is electrical this will also require connection. The supply to the house will also be part of the site electrical work.	Parkwood can assist you to obtain a quotation Prices usually range from $500 for a 2 section home up to $1,200 for a larger home
	Crane hire	A mobile crane is required during installation to lift each home section onto the foundations. The selection of an appropriate crane is site specific. The weight, site conditions, reach and availability will alter the selection and the hire rate. Parkwood will arrange the crane on behalf of the client. The invoice is made out by the crane operator directly to the client. For more details see our crane selection sheet.	Cranes charge by the hour and will include for the time to return back to their yard. The rate is based on the capacity of the crane.

The following items have not been included when calculating the Parkwood price list

Consultants	NatHERS National Housing Energy Rating Scheme	Parkwood will prepare a BASIX report as part of the documentation for council. The cost of this report is included in our quotation. Often for more complex designs a BASIX Report is not suitable. Parkwood can recommend a suitable consultant qualified to carry out this report. The cost for this report is paid by you directly to the consultant.	Parkwood can assist you to obtain a quotation Starting at $350
	Bush Fire Report	A Bush Fire Report may be required if your site is in a wooded area. Parkwood can recommend a qualified consultant who can prepare this report. The cost for this report is paid by you directly to the consultant.	Parkwood can assist you to obtain a quotation about $800
	Engineers Report	Parkwood maintain a quality assurance programme. Consulting engineers Appleyard Forrest visit our factory on a regular basis. They have prepared the structural designs used for the construction of all our homes. This design work is included in the cost of each home. Additional site specific engineering design may be required by council. Parkwood will assist you and coordinate this work. Any additional work will be charged and should be paid directly to the Design Engineer for example - building over sewers, designing for flood prone area, mine subsidence areas	Parkwood can assist you to obtain a quotation
	Town Planner	For dual occupancy and commercial applications the services of a Town Planner may be required. Parkwood can assist with this work, however often a specialist consultant is a necessary investment.	Parkwood can assist you to obtain a quotation
	Site Survey	A survey is essential if the construction is close to site boundaries or building lines. Council may require a survey at the end before an Occupancy Certificate will be issued	Parkwood can assist you to obtain a quotation about $800
Fees	Council Fees Site inspections Sewer inspection	Council fees vary from council to council. The size and type of the development and the number of inspections required will vary this fee. Sewer and drainage fees are often included at this point	2.5% of the construction cost is a starting point
	Home Warranty Insurance	Parkwood will organize HOW insurance on your behalf. The cost for this insurance is not included in our price list. Proof of the insurance is required prior to council releasing the construction certificate. An invoice will be prepared and the amount added to the next payment due.	HOW insurance increases with the cost of construction $80K = $550 $130K = $680 $210K = $720
Parkwood	Paying consultants and contractors	Parkwood may if requested engage a consultant or contractor on your behalf. As you are buying a home from us we do this as a service and do not take a fee or commission from either party. We endeavour to act as your agent when coordinating this work. Parkwood expects the client to remain fully informed as to the extent of the work or service requested and to pay the account directly. The prices quoted in this guide is only an estimate, and may vary from location to location. A firm site specific quotation should be obtained.	

Crane hire (average rates)

(rates will vary from area to area)

Fact Sheet
Nov-07

The Parkwood pricelist does not include for the cost of crane hire

The selection and cost of the crane is site related. Variables such as the capacity and availability of a suitable crane and hence travel time will impact on the cost

The choice of crane is dependant on the weight and distance to be lifted
The reach is measured from the centre of the crane pivot to the centre of the load
When calculating the reach we need to consider the swing radius and the outrigger distance
The crane must be positioned so the outriggers and counterweight swing are not obstructed
Remember to consider roof eaves, power lines, obstructions, and vegetation (overhanging branches) when determining the location of the crane

Approx. Hourly Rate (exc GST)	$209	$218	$248	$358	$375	$495
Crane	35ton	40ton	50ton	60ton	80ton	100ton
Reach (m)	Total lift capacity (tons) (including lifting beams & chains)					
6	9.0	10.2	13.6	18.5	22.6	30.0
8	8.6	10.0	12.5	15.6	19.9	26.7
10	7.4	9.7	11.0	13.0	17.5	23.4
12	5.8	8.3	8.9	10.8	15.2	20.1
14	4.7	6.7	7.1	8.9	12.3	17.2
16	3.8	5.4	5.7	7.5	10.1	14.5
18		4.4	4.7	6.3	8.3	12.0
20		3.5	4.1	5.4	6.9	10.5
22			3.7	4.6	6.3	9.3
24				4.0	5.6	8.1
26					4.9	7.1
28					4.2	6.3
30						5.7
32						5.0
34						4.2

Max length	10.310	10.970	10.460	11.360	12.595	13.050
Cab length	8.380	8.705	8.706	9.358	10.770	10.525
Cab width	2.500	2.500	2.500	2.540	2.750	2.750
Radius	3.150	3.730	3.510	3.500	3.700	4.260
Width over outriggers	6.725	2.500	6.800	6.800	7.550	7.500
Distance between outriggers	6.500	6.800	7.641	7.841	8.721	9.000

Hourly rate is calculated on a depot to depot basis.
Normal working hours 7:00AM to 3:30PM Monday to Friday
Normal overtime charged at $35/hour/man over the standard rate (will vary - check company)
Minimum normal hire is usually 4 hours.

The only way to accurately determine the weight of each home section is to pick them up
Parkwood will tend to be conservative with it's estimation of the weight
Once under the hook the crane driver will know precisely how much the load weighs
The driver is solely responsible when lifting the load and will not exceed the rating of the crane
Parkwood may assist in the selection and will book the crane on behalf of the client.
Payment of crane invoice is the responsibility of the client.
The above information was obtained from Liebherr. Other cranes will have similar capacity