



RE: NEW HOME BUILDING TENDER

Monday, 25 July 2016

Dear XXXX

Thank you for your trust in Tribeca Homes to construct your new home, and congratulations on your property purchase.

As a leading Australian master builder over the past decade, and long standing member of the Housing Industry Association, the Tribeca Home's team has the skills, experience, and capacity to deliver value and quality in the up coming construction of your new home.

On the following pages, your new home inclusions and fixed pricing has been detailed. This information can be provided to your lender if you are obtaining finance for your purchase.

Over the coming months, our staff will be available to address any questions and we look forward to providing you with a positive building experience ahead.

Sincerely,

Paul Nash
New Business Manager
Tribeca Homes Pty Ltd

FIXED PRICE BUILDING QUOTATION – HOME & LAND



Artists impression for illustrative purposes only

Tribeca Homes are pleased to present your Fixed Price Building Quotation in accordance with the home design and inclusions detailed in this document.

We look forward to the construction of your new home in the near future.

Property Location

Job Number	3926
Lot Number	1120
Street	Goodluck Circuit
Suburb	Cobbitty
Estate	Harmony

Home Details

Home Design	Hudson 200
Façade	F3.11
Garage	2
Inclusion Level	Infinity 2015 - NSW

Purchasers Details

Name	XXXX
Name	
Date Of Quotation	25/07/2016

(Initials)

INFINITY 2015 - NSW INCLUSIONS



Pre construction

- ✓ Engineers soil report & slab design
- ✓ Council building application fees (standard applications based on Local City Council requirements excluding town planning, bonds etc)

Site Works – Foundations & Connections

- ✓ Fixed price site works including cut/fill and retaining walls as required
- ✓ Engineer designed concrete slab & footings with control joints where applicable
- ✓ Termite treatment to slab penetrations and physical perimeter barrier
- ✓ Sewer & Storm water connections to existing serviceable connection points
- ✓ Water connection from pre-tapped water main

Energy Efficiency

- ✓ 6 Star Rated as per government regulations
- ✓ R3.0 ceiling batts to ceiling area excluding garage and external roof area
- ✓ Wall mounted, powder coated clothes line (location as per plan)
- ✓ R1.5 walls batts to external walls
- ✓ Wall wrap to external stud walls
- ✓ Gas instantaneous hot water system
- ✓ Weather seals fitted to external hinged doors
- ✓ 500 KPA water pressure limiting device
- ✓ Energy efficient LED lights to dwelling, fluorescent lights to garage

INFINITY 2015 - NSW INCLUSIONS



Bricks, Windows, Roof & Garage

- ✓ Select range of clay bricks from the Builders standard range
- ✓ Natural mortar with raked joints
- ✓ Powder coated aluminium windows in the standard Builders range of colours with clear glass
- ✓ Powder coated aluminium fly screens to all openable windows and security screens to all hinged and sliding doors (excluding entry door)
- ✓ Keyed window locks to all opening sashes and sliding doors
- ✓ Concrete roof tiles, or colourbond metal roof (on specific facades), in the standard Builders range of colours and profile. Roof covering is subject to developers approval where estate covenants may dictate use of certain roof types
- ✓ Auto Sectional garage door to the front facade of the Garage in the standard Builders range of colours including (2) handsets
- ✓ Colorbond fascia & gutter in the standard Builders range of colours
- ✓ Holland blinds to all windows and sliding glass doors. Venetians wet areas.

Kitchen Inclusions

- ✓ Laminate finish cupboards with manufactured stone bench tops in the standard Builders range, including waterfall ends
- ✓ Omega 600mm wide stainless steel under bench oven
- ✓ Omega 600mm wide stainless steel gas cooktop
- ✓ Omega freestanding stainless steel dishwasher
- ✓ Omega 600mm wide stainless steel retractable rangehood
- ✓ Stainless steel under mount kitchen sink
- ✓ Chrome sink mixer
- ✓ Feature plaster bulkhead to kitchen overhead cupboards

INFINITY 2015 - NSW INCLUSIONS



Bathroom, Ensuite & Toilet

- ✓ Laminate finish with wall mounted vanities with manufactured stone bench tops in the standard Builders range of colours & door handles, including drawer unit to vanity where applicable
- ✓ Clear laminated semi frameless shower screens with powder coated aluminum frames in the standard Builders range of colours
- ✓ Decina white acrylic bath (1510-1650mm – home design specific)
- ✓ 900mm high polished edge mirrors fitted to the same width as the vanity unit
- ✓ Chrome mixer tap ware
- ✓ Chrome metal double towel rails and toilet roll holders. Towel rings to ensuite
- ✓ Dual flush vitreous china suite with standard seat
- ✓ White ceramic above counter basins

Ceramic Tiling

- ✓ Floor to ceiling porcelain tiles to Bathroom & Ensuite, with skirting tile to WC and Laundry
- ✓ Kitchen splashback to underside of overhead cupboards
- ✓ Toilet & Laundry floors 400mm splash back over laundry tub
- ✓ Polished porcelain floor tiles to Kitchen, Meals and Family area as per plan
- ✓ Builders range carpet to Bedrooms, Lounge & Dining as per plan

INFINITY 2015 - NSW INCLUSIONS



Electrical

- ✓ Earth leakage safety switch & circuit breakers
- ✓ Single phase underground power connection from existing supply point. Meter box will be installed on the side nearest mains connection point
- ✓ Double power point to each room
- ✓ Two (2) television points (complete with 6 lineal metres of cable and antenna)
- ✓ Smoke detectors (hard wired with battery backup)
- ✓ Pre-wiring for two (2) Telstra phone points
- ✓ Weatherproof bunker external light fittings
- ✓ 3 blade white ceiling fans to bedrooms

Standard Internal Features

- ✓ 2590mm nominal raised ceiling height to ground floor and 2440mm nominal to upper floor
- ✓ Hume paint grade flush panel internal passage doors
- ✓ Schlage 'Jupiter' chrome internal lever door furniture
- ✓ Door stops and catches throughout
- ✓ 90mm paint grade coved cornice, 42mm paint grade splayed architraves & 68mm paint grade splayed skirting
- ✓ Three (3) coat internal wash & wear wall paint system to Paint Manufacturers standard specifications
- ✓ Two (2) coats to ceiling to Paint Manufacturers standard specifications
- ✓ Mirrored sliding robe doors and single rail and shelf to wardrobes. Vinyl sliding doors to linen
- ✓ 45 litre acrylic Laundry tub
- ✓ AAA Rated water saving shower heads/tapware

INFINITY 2015 - NSW INCLUSIONS



Standard External Features

- ✓ Hume 'Newington' paint grade external front door with clear glazing
- ✓ Hume flush panel paint grade 1/3 glass external hinged doors to other external doors if applicable
- ✓ Schlage 'Jupiter' chrome exterior lever set to front entry
- ✓ Deadlock to all external hinged doors
- ✓ Two (2) coat external paint system to external trim and doors to Paint Manufacturers standard specifications
- ✓ Two (2) external garden hose taps
- ✓ Stencil finish concrete driveway and paths
- ✓ Landscaping including A grade turf to front and rear yard and garden bed to front garden with concrete edging
- ✓ Fencing to side and rear boundaries. Stained timber slat returns and gate to one side. Fencing is subject to developers approval where estate covenants may dictate use of certain fencing types
- ✓ Fold down clothesline with concrete pad and path to Laundry
- ✓ Feature pillar letterbox to compliment house

Warranties

- ✓ Six month maintenance period
- ✓ Statutory 7 years structural warranty

Note:

Due to the continual development and improvement of our homes, Tribeca Homes Pty Ltd reserves the right to alter the design, inclusions and/or specifications at any time without notice. (All alterations and substitutions will be of similar quality and standard)

FIXED PRICE BUILDING QUOTATION – HOME & LAND



This Building Tender price includes GST and remains current for 120 days from the date of this document if the balance initial deposit is paid.

Property Address

Lot 1120 Goodluck Circuit
Building Tender Including GST. \$290,980

HOME AND LAND TENDER TOTALS INCLUDING GST.	
Land Purchase Price	\$409,000
Building Quotation	\$290,980
Total Home & Land Purchase Price (Incl GST)	\$699,980

BONUS AIRCONDITIONING: for prompt finance approval

Purchasers who complete unconditional contracts within 30 days from the building acceptance and initial deposit payment date, will receive a reverse cycle ducted air conditioner with two zones at no extra cost to your new home.

(Initials)

PROFESSIONAL COLOUR SELECTIONS



Tribeca Homes professionals take care of your homes' appearance.

Tribeca's experienced decorators carefully select your new home colours, using popular neutral tones to avoid extra ordinary colour schemes that may date quickly and detract from the value of your home.

This service is standard for all home purchasers, to obtain the right look with a minimum of fuss.

Property investment purchasers acknowledge that they provide irrevocable authority for Tribeca's trained decorators to compile the new home's internal and external colour scheme on their behalf, provided at no additional cost.

INDEPENDENT FINAL BUILDING INSPECTION



Tibeca Homes are Master Builders of quality new homes in Australia's eastern states of Queensland, New South Wales, and Victoria.

As a leading Housing Industry of Australia builder, Tribeca Homes pride themselves on the consistent high quality workmanship of the homes they build through skilled and professional staff, tradespeople, and suppliers.

Tibeca Homes looks forward to presenting the newly completed home to each Purchaser, however not all buyers are able to attend their new home final building presentation due to time or travel constraints.

For the convenience and peace of mind for Purchasers who are unable to personally attend the scheduled final presentation of their completed home, Tribeca will meet the cost of having an independent qualified building inspector attend the final presentation on behalf of the Purchasers.

This independent professional building inspector from a nominated panel will inspect the new home and provide a report detailing any building items that may still need attention by Tribeca Homes.

ACKNOWLEDGEMENTS

Purchasers : In circumstances where we are not able to attend the final scheduled inspection of our new home, we acknowledge our authority is provided for a panel independent building inspector to undertake this final building works on our behalf. We also understand that this authority will not in any way void or over-ride any new home warranties provided by Tribeca Homes.

Builder : Tribeca Homes acknowledge that they undertake to attend to any items contained within the panel independent building inspector's report identified as requiring the Builder's rectification. These rectification works will be promptly undertaken by Tribeca Home's qualified tradespeople within 10 working days, or as soon as practical.

BUILDING TENDER NOTES



NOTES TO TENDER – Conditional Offer:

1. This Tender is subject to:
 - a. the Purchaser entering into a Building Contract with Tribeca Homes;
 - b. the Purchaser entering into a preliminary agreement for early services and
 - c. the Purchaser entering into a contract for the sale of landoccurring within 60 days from the date of this Tender.
2. The Purchaser acknowledges that there has been no allowance made by Tribeca Homes for additional works which has not been expressly identified or detailed in this Tender.
3. The following items must be attended to and necessary documents provided to Tribeca Homes after acceptance of the Tender;
 - a. The Purchaser must provide Tribeca Homes with a letter of authority to commence construction (Authority to Commence) from your lending authority. (The Authority to Commence must confirm that your mortgage documents have been signed and that it is in order for construction to commence).
 - b. Alternatively, the Purchaser must provide evidence satisfactory to Tribeca Homes of its capacity to pay.

BUILDING TENDER ACCEPTANCE



1. I/We acknowledge that I/we have read and understood the Tender, including the standard conditions and home inclusions and that I/we have discussed it with a representative of Tribeca Homes.
2. I/We understand that this Tender is subject to and conditional on a Building Contract being entered into by me/us and Tribeca Homes and that this Tender will form part of the Building Contract and its conditions.
3. I/We accept that the amount identified in this Tender is only valid if:
 - a. I/We enter into an unconditional Building Contract with Tribeca Homes within the 60 days. If for any reason out of the control of Tribeca Homes a Building Contract is not entered into within this time, the price may be reviewed:
 - b. I/We enter into a Preliminary Agreement with Tribeca Homes for early services.
 - c. I/We enter into a Land Contract for the purchase of the lot referred to in this Tender.
4. I/We hereby instruct Tribeca Homes to complete associated construction documentation on my/our behalf under and pursuant to the Preliminary Agreement.
5. I/We authorise Tribeca Real Estate to distribute the initial deposit funds to the Land Sellers nominated deposit holder, and to Tribeca Homes, when required on the land contract and building agreement including the transfer of any funds paid into Tribeca Real Estate's trust account in relation to the Preliminary Agreement.
6. I/We acknowledge that the copyright on all plans and sketches designed and or prepared by Tribeca Homes remain the property of Tribeca Homes and nothing in this agreement gives the right to me/us to use or copy any part of plans and sketches or to license anyone else to use or copy plans and sketches without the prior written consent of Tribeca Homes.
7. I/We acknowledge that I/we have read and understood above points 1 to 6 and I/we accept the tender price and conditions.

Purchaser Signature _____

Date _____

Purchaser Signature _____

Date _____

(Initials)

TRIBECA STANDARD CONDITIONS



The Purchaser acknowledges acceptance of the following standard conditions and requirements;

1. Finance is often required, and the purchaser acknowledges that if finance is needed for the purchase, they will submit a formal loan application within 5 days of this quotation being accepted.
2. The purchaser will endeavour to provide Tribeca Homes with evidence of their formal loan approval within 30 days of acceptance of this tender, which demonstrates the purchaser has sufficient funds to complete the purchase.
3. Contracts of Sale for land or Building Agreements provided to the purchaser are signed and returned within 7 days to Tribeca once the finance condition is satisfied.
4. Property investment purchasers acknowledge that they provide irrevocable authority for Tribeca Homes to select the new home's internal and external colour schemes on their behalf.
5. Payment of initial \$1,000.00 deposit towards the land purchase is required on reserving the property. (Note 1: Payment of 5% of the Building Contract value is required once finance is approved or invoiced by Tribeca Homes. Note 2: The balance of 10% land contract value deposit is required when purchaser signs and unconditionally exchanges the land contract. The land contract deposit may be lower than 10% if noted accordingly on the land contract.)
6. Loan documents are to be signed by the purchaser in accordance with their lender's instruction, and once available provide Tribeca Homes with the lender's written 'Authority to Commence' to ensure that construction proceeds in accordance with the terms of the Contracts.
7. If the purchaser is unable to proceed in a manner to ensure loan and purchase contract documentation are unconditionally in place within the allocated time periods noted, (maximum 30 days), then Tribeca Homes may advise the land vendor to place the property back on the market for sale. The purchaser in these circumstances acknowledges that they have no further claim on the property. (A refund will be provided to the purchaser of deposit money paid towards the purchase.)
8. It is acknowledged by the purchaser and Tribeca Homes that this is a fixed price building quotation for specific works and inclusions noted within the quotation. Unless otherwise stated within this building quotation rock excavation will be undertaken as an additional charge at the fixed rate of \$670.00 per cubic metre if required.
9. It is acknowledged by the purchaser that no plan changes, variations and/or colour selections will be accepted with this Building Contract. (In exceptional circumstances where any changes are accepted by Tribeca, the purchaser will incur a minimum \$1,000.00 administration fee in addition to the cost of any materials required to comply with the plan change, variation and/or colour selection.)
10. All home & land purchasers will be reimbursed the legal fees associated with the land conveyancing if the purchaser selects one of the nominated Tribeca panel solicitors. (This excludes government stamp duties, or any registration and encumbrance charges. If the intended purchase doesn't proceed for any reason the purchaser will not receive any reimbursement of panel lawyer fees from Tribeca Homes.)
11. For investor purchasers the option is available to utilize recommended panel property managers at attractive rates. If the purchaser utilizes a real estate property manager from the nominated panel, then Tribeca Homes will also include the additional bonus benefits of; a) first 12 month landlord insurance subsidy up to a value of \$250.00, b) first 12 months lawn and garden care to street front gardens and nature strips subsidy up to the value of \$850.00, and c) depreciation schedule.
12. Tribeca Homes do not permit the use of purchaser supplied items and/or labour.