

TRIBECA



FUTURES.



REIMAGINED.

New Home
Building Tender



Dear Sir/Madam,

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 for over a decade, and a long standing member of the Housing Industry Association, the Tribeca Home's team have the skills, experience and capacity to deliver value and quality throughout the 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 you may have, and we look forward to providing you with a positive building experience.

Sincerely,

Lucy Mills
Sales Manager
Tribeca Homes Pty Ltd



FIXED PRICE BUILDING QUOTATION HOME & LAND

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 404970
Lot Number 210
Street Brunning Rise
Suburb Wollert
Estate Epping Views Estate

PURCHASERS DETAILS

Name _____

Name _____

HOME DETAILS

Home Design Morrison 186
Façade F0.1
Garage 2
Inclusion Level Infinity December 2017 - Victoria



Artists impression for illustrative purposes only

Purchaser Initials _____



INFINITY DECEMBER 2017 - VICTORIA INCLUSIONS



6 STAR RATED ENERGY EFFICIENCY



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
- ✓ House constructed for "N2" wind rating conditions (W33)

ENERGY EFFICIENCY

- ✓ 6 Star Rated as per Government regulations
- ✓ R3.5 ceiling batts to ceiling area, excluding garage
- ✓ R1.5 walls batts to external walls
- ✓ Wall wrap to external stud walls
- ✓ Gas boosted solar hot water system

- ✓ Gas ducted heating unit
- ✓ Weather seals fitted to external hinged doors
- ✓ 500 KPA water pressure limiting device
- ✓ LED lighting to dwelling, fluorescent lights to garage
- ✓ Wall mounted split system reverse cycle air conditioner to main living area

Purchaser Initials _____



KITCHEN INCLUSIONS

- ✓ Laminate finish cupboards with manufactured stone bench top to kitchen, in the standard Builders range of colours & door handles
- ✓ 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

- ✓ Dual flush vitreous china suite with standard seat
- ✓ White ceramic above counter basins

BATHROOM, ENSUITE & TOILET

- ✓ Laminate finish wall mounted vanities with manufactured stone bench tops in the standard Builders range, including drawer unit to vanity
- ✓ Clear laminated glass shower screens with powder coated aluminium frames in the standard Builders range of colours
- ✓ Tiled 450mm x 450mm niche to bathroom and ensuite shower
- ✓ Decina white acrylic bath (1510 - 1650mm - home design specific)
- ✓ Armada Raymor hand held shower arm and rail to ensuite and bathroom showers
- ✓ 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

Purchaser Initials _____



BRICKS, WINDOWS, ROOF & GARAGE

- ✓ Select range of clay bricks from the Builders standard range
- ✓ Brickwork over all doors and windows (where applicable), infill over garage (Note - façade specific)
- ✓ Natural mortar with ironed joints
- ✓ Powder coated aluminium windows in the standard Builders range of colours with clear glass. Obscure glass to wet areas
- ✓ Powder coated aluminium fly screens to all openable windows security screens to all hinged and sliding doors
- ✓ Keyed window locks to all opening sashes and sliding doors
- ✓ Concrete roof tiles, or Colorbond 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
- ✓ Window furnishings throughout, excluding wet areas
- ✓ Toilet & Laundry floors 400mm splashback over tub 200mm skirting tiles
- ✓ 450mm x 450mm ceramic floor tiles to Kitchen, Meals and Family area as per plan
- ✓ Builders range carpet to Bedrooms, Lounge & Dining as per plan

CERAMIC TILING

- ✓ Bathroom & Ensuite floors, 2000mm high to showers, 500mm above bath and 200mm skirting tile
- ✓ Kitchen splashback to underside of overhead cupboards

Purchaser Initials _____



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
- ✓ Minimum 1 (1) double power point to each room
- ✓ Two (2) television points (complete with 5 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

STANDARD INTERNAL FEATURES

- ✓ 2590mm nominal ceiling height to ground floor
- ✓ Paint grade flush panel internal passage doors
- ✓ Chrome internal lever door sets
- ✓ Door stops and catches throughout
- ✓ 90mm paint grade coved cornice, 68mm paint grade splayed skirting & architraves
- ✓ Three (3) coat internal wash & wear wall paint system to Paint Manufacturers standard specifications
- ✓ Two (2) coats to ceiling to Paint Manufacturers standard specifications
- ✓ Vinyl sliding doors to robes and linen
- ✓ 45 litre acrylic Laundry tub
- ✓ AAA Rated water saving shower heads/tapware

STANDARD EXTERNAL FEATURES

- ✓ Paint grade external front door with clear glazing
- ✓ Tempered Hardboard External Hinged Doors to other External Doors if applicable
- ✓ Chrome exterior lever set to front entry
- ✓ Double cylinder 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
- ✓ Colour through concrete driveway and pathways
- ✓ Integrated slabs to porch and patios with tiled finish (where applicable)
- ✓ Landscaping to front and rear yard including garden beds, decorative aggregate and/or turf, subject to developers approval
- ✓ Fencing to side and rear boundaries including 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 complement house

WARRANTIES

- ✓ Six month defects liability period
- ✓ Statutory 7 years structural warranty

Purchaser Initials _____



FIXED PRICE BUILDING QUOTATION – HOME & LAND

This Building Tender price includes GST and remains current for 120 days from the date of this document.

PROPERTY ADDRESS

Lot 210 Brunning Rise

Building Tender Including GST.	\$259,980
Home and land tender totals including GST.	
Land Purchase Price	\$290,000
Building Quotation	\$259,980
Total Home & Land Purchase Price (Incl GST)	\$549,980



Purchaser Initials _____

PROFESSIONAL COLOUR SELECTIONS

Tribeca Home's team of professionals are here to take care of your homes' appearance.

Tribeca's experienced decorators carefully select your new home colours, using popular neutral tones to avoid extraordinary 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

Tribeca Homes are master builders of quality new homes in Australia's eastern states, comprising 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.

Tribeca Homes look 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.



Initials as acknowledgement and acceptance

Purchaser Initials _____



BUILDING TENDER AND INITIAL HOME DEPOSIT

We/I acknowledge and accept this new home building tender, including the standard conditions and home inclusions.

Tribeca Homes are instructed to complete associated construction documentation on my/our behalf. Once the unconditional purchase of the land has occurred.

We/I acknowledge that an initial deposit has been paid to Tribeca Real Estate or other approved deposit holder towards the purchase of this property, and the construction of a new dwelling.

We/I 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.

It is noted that the initial deposit is held in trust and refundable in accordance with Trust Account laws and in accordance with the conditions of the property Contract of Sale, until the Cooling off period or any finance clause is satisfied on the land purchase associated with the building of this new home.

Purchaser Signature _____ Date _____

Purchaser Signature _____ Date _____

Purchaser 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. Where the contract is subject to finance approval, Land Contracts and/or Building Agreements provided to the purchaser are to be signed and returned to Tribeca within 7 days.
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, the purchaser will endeavour to 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 of deposit monies paid towards the purchase will be provided to the purchaser).
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.
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. Tribeca Homes do not permit the use of purchaser supplied items and/or labour.
11. All images are for illustrative purposes only.

Purchaser Initials _____