



TENDER

Presented to

Mrs Francesa Mulcahy

For the construction of your new Hudson Home

Lavender 22 With IP: Investor Package with Classic Facade

at

**Lot 4217 Plover Circuit
Aberglassyn NSW 2320**



Hudson Homes Pty Ltd

ABN: 49 163 189 071
Builders Lic. No. 259372C

Level 4, 18 Smith Street
Parramatta NSW 2150

Phone: 1300 246 200
info@hudsonhomes.com.au
www.hudsonhomes.com.au

Date 9/10/2018

Dear Mrs Francesca Mulcahy

RE: The Construction Of Your New Home

Thank you for allowing us with the opportunity of presenting you with this Tender document to construct your new Hudson home.

Hudson Homes have endeavoured to provide a fixed price tender package, however, due to the tender being prepared without site investigations, registration documentation or statutory authority documentation the tender is subject to change after formal surveys are carried out, or Council, Estate or Statutory restrictions become known.

Provided that this Tender is accepted within 10 days from the date of this Tender document, the following Tender price will remain valid until 6/07/2019 :

Lavender 22 With IP: Investor Package	\$385,300.00
Classic Facade	\$0.00
Site Specific Requirements	\$0.00
Council / Statutory and Other Requirements	\$0.00
Tender Variations	\$0.00
Total Cost to Construct	\$385,300.00

A more detailed breakdown of each item above is included within this Tender document.

Once you are satisfied with your total cost to construct, you will need to sign this Tender document and pay a non-refundable **Acceptance Fee of \$4,400.00 within 10 days of this Tender document.** Upon your acceptance, we will commence production of plans and drawings for your approval and for the subsequent lodgment of your Development Approval (DA) application.

Please note that both the Tender Fee and Acceptance Fee will be credited towards your initial building deposit.

Owner Acceptance: Owner Acceptance: / /



We will also make arrangements for you to meet with our **Designer** in the **Spectrum Colour Studio** who can help you create the home you want by selecting from a wide range of options, inclusions and colour schemes that are best suited to your tastes, your budget and your desires.

Once you have finalised your home plans and selections, we will then proceed to prepare your **HIA Building Agreement** as from the moment you sign your HIA Building Agreement and the relevant statutory authorities have approved the construction of your home, your price will be absolute and final. No excuses. No hidden extras. No surprises. Just one fixed price. Guaranteed.

Our **Fixed-Price Guarantee*** offers peace-of-mind when building your home.

Once again, thank you for providing us with the opportunity of presenting you with this Tender and we look forward to working with you to deliver the most important home ever built. Yours.

Yours faithfully,

Hovig Evanin

New Home Consultant

* Please Note: the Hudson Homes Fixed-Price Guarantee can only apply to readily accessible land where our site due diligence may be conducted. The Fixed Price Guarantee does not apply to unregistered land, knock-down and rebuild contracts or where we cannot readily conduct our site due diligence.

Owner Acceptance: Owner Acceptance: / /



Owner/s Details

Customer Number: HE103
Owner/s Details: Mrs Francesa Mulcahy
Sales Centre:
New Home Consultant: Hovig Evanin
Tender No: HE103
Original Tender Date: 9/10/2018
Current Tender Date: 9/10/2018
Tender Acceptance Date: 19/10/2018
Tender Price Valid To: 6/07/2019
Tender Fee Paid: \$0.00
Construction of: Lavender 22 With IP: Investor Package with Classic Facade
Site Address: Lot 4217 Plover Circuit
Aberglassyn NSW 2320

House Design

Lavender 22 With IP: Investor Package \$385,300.00

Facade Style

Classic Facade \$0.00

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Site Specific Requirements

1 **Sitting Instructions:**

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| 2 | <ul style="list-style-type: none"> - 5.0m front building line setback to the primary wall - 1.945m side setback to the Right Hand Side Boundary - Balance of side clearance to the opposite boundary - Garage positioned on the RHS (when viewed from the front) | Note Only |
|---|--|-----------|

3 **Basic Site Costs:**

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| 4 | Site Preparation, Excavation & Levelling of the Building Platform, based on a balanced cut & fill and up to a maximum fall across the platform of 1.0m. Note: Excludes D.E.B & splits, garage stepdowns if required. | Included |
| 5 | Provide Drilling Rig / Machine Hire / Labour for piers. | Included |
| 6 | Provide 50 lineal meters of 400mm diameter concrete piercing to even bearing under the concrete slab (includes Drilling Rig / Machine Hire / Labour for piers). Subject to engineering design | Included |
| 7 | Provide concrete pump for slab pour. | Included |
| 8 | Provide engineered concrete waffle pod slab to suit " M " site classification. Subject to engineering design | Included |
| 9 | External Sewer drainage connection with standard connection to an existing junction point within the site (up to 10.0 lin m from the house & 1.5m maximum depth) including standard Authority inspection fees. | Included |
| 10 | Stormwater drainage connection (up to 10.0 lin m from the house) including connection to the street kerb outlet or accessible Stormwater Easement. | Included |
| 11 | Provide up to three (3) capped-off external drainage points, connected to stormwater drainage, ready for future surface drainage pits installed by others. | Included |
| 12 | Provide water connection from the meter position to the house (up to 8.0 lin m) including the meter supply & Authority fees. | Included |
| 13 | Connection of Gas inlet service (up to 25m to the meter position), subject to gas service availability. | Included |
| 14 | <p>"Three (3) Phase Underground power cable from pillar box to meter box (up to 10.0 lin m to the meter box) including Authority fees.</p> <p>Note:</p> <ul style="list-style-type: none"> - The meter box will be configured to suit single (1) phase power. - The meter box will be positioned to suit the site & Authority requirements." | Included |
| 15 | Provision for future Telecommunications connection including underground cabling (up to 7.0m from front boundary) and Network Termination Equipment. | Included |

Total Site Specific Requirements inc GST **\$0.00**

Owner Acceptance: Owner Acceptance: / /

Council / Statutory and Other Requirements

1	Provide Temporary Site Safety fence with Construction gates to restrict un-authorized site access.	Included
2	Provide Temporary All-Weather construction access driveway to Site Entry	Included
3	Provide Geotech fabric Siltation & Erosion control fences as required to comply with Council and E.P.A guidelines.	Included
4	Provide waste disposal area for approved Trade waste receptacle/compound for the storage, collection & disposal of waste to comply with the requirements of the Site Waste Management Plan.	Included
5	Temporary roof edge safety rail to the perimeter of the roof to comply with Workcover Authority requirements.	Included
6	This Tender is subject to the requirements of Sydney Water. Should a sewer pegout be required, any additional items needed to satisfy Sydney Water will be at the owners expense. If required the cost of the pegout is \$1,010.00 and should there be no boundary fences, the cost for surveyor pegs is \$440.00, which will allow for an Engineers scope of works & the associated costs. Should additional piercing be required to satisfy Building Adjacent to Sewer (BAS)/ Building Over Sewer (BOS) requirements, this will be charged as an additional expense to the Customer.	Note Only
7	Prepare plans, colour palette & other necessary documentation to lodge an application for developer approval compliant with Estate Design Guidelines.	Included
8	"Provide BASIX Assessment & Inclusions to include; - BASIX Assessment & Certification. - R2.0 wall insulation to the external walls, including wall between the garage/living area (excluding garage external wall). - R3.5 ceiling insulation to the living area's of the dwelling (excluding garage, porch & Alfresco). - Weather strips and seals to external doors. - AAA rated shower heads. - AAA rated dual flush toilet suites. - AAA rated sink tapware. - AAA rated basin tapware. - Natural Gas instantaneous HWS (subject to availability) - Natural Gas Cooktop (subject to availability) - Above ground 3000 ltr polyethylene Rainwater tank connection to W.C's, cold water washing machine tap, 1 external garden tap and concrete slab incorporated with the main house slab.. - The Tender is subject to any further requirements by relevant Statutory Authorities as a result of energy BASIX assessment. Any additional requirements will be additional to the Tender sum. Please note that structural & window changes maybe required."	Included

Total Council / Statutory and Other Requirements inc GST **\$0.00**

Owner Acceptance: Owner Acceptance: / /

Standard Inclusions

1 STANDARD SPECIFICATION - SINGLE STOREY

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| <p>1.1 CERTIFICATION AND APPROVALS
 Site survey by registered Surveyor
 Preparation and lodgement of Development Application including drafting of Architectural Plans and all applicable fees
 Preparation and lodgement of Construction Certificate including drafting of Construction Drawings and all applicable fees
 BASIX energy assessment report
 Statement of Environmental Effects
 Home Owners Warranty Insurance
 Structural Engineers certificate for foundations and concrete slab
 Water Authority application fees
 Window and Glass certification
 Electrical compliance
 Waterproofing certification
 Pest Control certificate
 Occupation certificate
 90 day maintenance period
 Statutory 6 year structural guarantee</p> | <p>Included</p> |
| <p>1.2 SITE COSTS: PREPARATION AND SAFETY
 Site preparation
 Sediment Control as required by local council
 Bulk earthworks for site levelling
 Roof edge safety rail to WHS regulations
 Temporary fencing to WHS regulations
 Scaffolding to WHS regulations
 Connect sewer, water, power and gas services to mains as required
 Temporary all-weather access to crossover</p> | <p>Included</p> |
| <p>1.3 FOUNDATION
 Concrete slab on ground incorporating alfresco and patio areas, designed and certified by qualified structural engineer
 Structural piling as required by engineer
 Internal drainage and plumbing
 Part A termite treatment to slab penetrations
 Part B termite treatment to slab perimeter
 Smooth finish to garage and all internal living areas
 Broom finish to alfresco and patio areas</p> | <p>Included</p> |
| <p>1.4 EXTERNAL FEATURES
 Classic façade
 Alfresco area under the main roof and finished with plasterboard ceiling and 75mm coved cornice
 Colorbond® roller garage door
 Colorbond® fascia and gutters
 Painted UPVC downpipes
 Face brick from builders standard range, finished with ironed mortar joints
 Decorative solid core front entry door with painted finish, single lock system and weather seal
 2 external garden taps (one to front, one to rear)
 Gas continuous flow water heater
 Slim line water tank or reticulated recycled water to suit site and BASIX requirements</p> | <p>Included</p> |

Owner Acceptance: Owner Acceptance: / /

Standard Inclusions

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| 1.5 | ROOF
Stabilised radiata pine timber truss roof frames
Concrete roof tiles
Reflective foil insulation (sarking) to underside of roof tiles
Two rotary roof ventilators
Fibre cement 450mm wide eaves lining | Included |
| 1.6 | WINDOWS
Aluminium windows with powdercoat finish
Sliding door to family room
Obscure glass to bathroom, ensuite and water closet
Matching keyed locks to all windows | Included |
| 1.7 | EXTERNAL WALLS
Stabilised 90mm radiata pine wall frames
Brick veneer wall system
Glasswool Insulation Batts to external walls (excluding garage) to BASIX requirements | Included |
| 1.8 | INTERNAL WALLS
Stabilised 70mm radiata pine stud walls
Plasterboard lining to all dry walls including internal garage walls
Fibre cement board to bathroom and ensuite walls
TAUBMANS® 2 coat paint system to walls
Pencil round profile skirting and architraves with TAUBMANS® painted semi-gloss finish
Single painted timber shelf with chrome hanging rail to wardrobes and walk-in-robe
Four painted timber shelves to linen cupboard | Included |
| 1.9 | INTERNAL DOORS
Flush panel 2040mm high doors with TAUBMANS® painted semi-gloss finish
Pine timber door frames to all doors with TAUBMANS® painted semi-gloss finish
Doorstops to all internal doors
2 chrome finish hinges to each door
Lever door hardware with privacy locks to bathroom, water closet and master bedroom
Mirrored sliding doors to wardrobes
Flush panel hinged doors to linen cupboard | Included |
| 1.10 | INTERNAL CEILING
2400mm ceiling height
Plasterboard to all ceiling lining
2 coats of TAUBMANS® flat acrylic paint
75mm coved cornice
Glasswool Insulation Batts to ceiling to suit BASIX requirements | Included |

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Standard Inclusions

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| <p>1.11 BATHROOM AND ENSUITE</p> <ul style="list-style-type: none"> Powder coated aluminium framed, pivot door shower screen with clear laminated glass 1500mm acrylic white bath tub Modern vanity unit with drawers Chrome tapware set to basin, shower and bath Chrome bathroom accessories including toilet roll holder, single towel rail and soap holder Multi-directional shower rose and fixed bath spout Framed mirror over vanity unit Close couple white toilet suite with water conserving dual flush cistern Waterproofing to all wet areas Ceramic floor tiling to bathroom, ensuite and water closet Ceramic wall tiles to shower area to 2100mm high Ceramic tiles to vanity splash back to 200mm high Ceramic tiles to bath hob and riser to 500mm high with chrome edge trim to junction Ceramic tiles to bath splash back to 400mm high Ceramic tiles to skirting to 300mm high with 150mm high to water closet Chrome floor waste | <p>Included</p> |
| <p>1.12 KITCHEN</p> <ul style="list-style-type: none"> Fully lined white melamine kitchen cabinets with square edge laminated coloured door fronts Fully lined white melamine overhead cupboards with square edge laminated coloured door fronts Bank of 4 fully lined white melamine cutlery drawers on metal drawer runners with square edge laminated coloured drawer fronts Standard fridge opening with fully lined white melamine overhead cupboard with square edge laminated coloured door fronts Handles to cabinet doors and drawers Laminated bench tops with rolled edge finish Tiled splashback to underside of overhead cupboards Cutlery tray to top drawer Stainless steel sink with 1¼ bowl with two chrome basket wastes Chrome sink mixer Stainless steel 600mm natural gas cooktop (subject to availability of natural gas) Stainless steel 600mm electric underbench oven Stainless steel 600mm recirculating pull-out range hood Dishwasher provision with single power point and plumbing connection | <p>Included</p> |
| <p>1.13 LAUNDRY</p> <ul style="list-style-type: none"> Stainless steel 45L tub with white metal cabinet Laundry tapware set with spout Concealed washing machine taps Ceramic tiling to laundry floor Ceramic tiles to splash back to 300mm high Ceramic tiles to skirting to 300mm high Chrome floor waste Glass panelled solid core door with keyed lock and deadbolt | <p>Included</p> |

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Standard Inclusions

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<p>1.14 ELECTRICAL White wall mounted light switches Double power points throughout with singles to dishwasher and microwave Hardwired and interconnected smoke detectors with back-up battery Fixed batten lights fittings with globes Provision for external lights fittings to entry and laundry 2 TV outlet points as per working drawings 1 gas bayonet to living (subject to availability of natural gas) RCD safety switch and circuit breakers to meter box NBN / Telstra provision (if available) with one telephone and 1 data point as per working drawings</p>	<p>Included</p>
<p>2 IP: INVESTMENT UPGRADE SCHEDULE</p>	
<p>2.1 Façade Upgrade Upgrade to automatic panel lift garage door with two remotes Upgrade to feature glass panel front entry door Fibreglass mesh barrier screen door to front and laundry Tiles to entry, family, kitchen and meals areas Carpet to all other internal areas Outdoor tiles to alfresco and patio areas Stainless steel dishwasher 6.0kW split system, reverse cycle air conditioner TV antennae Oyster light fittings to kitchen, bedrooms, living and alfresco areas Combined fan, light and heater unit to bathroom and ensuite Bunker light fittings to external entry and laundry Twin-tube fluorescent light fitting to garage Fibreglass mesh fly screens to all opening windows and rear sliding door Vertical blinds to all windows (excluding garage and obscure glass)</p>	<p>Included</p>
<p>2.2 Landscaping Package that includes: - Coloured concrete driveway and path - Turf to front and back yards with top soil to 50mm deep - Front garden bed with Australian native shrubs and edging - Fencing with side gate to covenant requirements - Simple fold clothesline - Colorbond® letterbox including house number/s Note: Excludes Retaining Wall Depreciation Schedule by Quantity Surveyor</p>	<p>Included</p>
<p>Total Standard Inclusions inc GST</p>	
<p>\$0.00</p>	

Owner Acceptance: Owner Acceptance: / /

Tender Variations

1 Landscaping / Retaining Wall & Driveway

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| 1.1 | Provide an approx. 3000mm wide x 6800mm deep second Garage to the side elevation of Garage adjacent to Unit B bed 1/Bathroom, thereby providing a 2400mm wide colorbond sectional garage door to accommodate | Included |
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2 Landscaping / Retaining Wall & Driveway

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| 2.1 | Provide Landscaping package, to include to following:
- Coloured concrete driveway and path to front Porch
- Turf to front and back yards with top soil
- Gravel bed to sides of dwelling (design specific)
- Front garden bed with Australian native shrubs and edging
- Boundary fencing with side gate to covenant requirements and fence to divide backyards of each Unit
- Simple fold clothesline
- Colorbond® letterbox including house number/s | Included |
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Total Tender Variations inc GST	\$0.00
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Owner Acceptance: Owner Acceptance: / /



General Notes & Conditions to this Tender

- 1 This Tender supersedes all previous quotes and offers.
- 2 This Tender is subject to any additional Statutory Authority Requirements.
- 3 This Tender is subject to Final Design and Structural Engineering Requirements.
- 4 This Tender has been prepared under the assumption the building will be approved with either a Council Development Consent and Construction Certificate or with the NSW State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and that no additional items or requirements are being imposed.
- 5 We have used our best endeavours to determine and allow for full compliance of BASIX but until such time as your plans and selections have been completed, this Tender will be subject to a BASIX assessment.
- 6 If your land is not yet registered, we have used our best endeavours to account for all known requirements, however, this Tender is subject to any requirements under the S149 Planning Certificate, 88B Instrument & Restrictions to User, Water Authority requirements, Geo-Technical investigations, Dial Before You Dig investigations, Developer Requirements and to a Final and Registered Survey. Should additional Site Costs, Deepened Edge Beams, Stepdowns, Council or Authority requirements be required, this will be an extra cost to the client.
- 7 Unless otherwise specified within this Tender document, no allowance has been made for demolition, clearing and removal of all existing rubbish, vegetation, trees and stumps from the building area prior to construction commencement.
- 8 Unless otherwise specified within this Tender document, no allowance has been made for building over or adjacent to sewer mains and junctions, road openings and restoration or any other work outside the property boundary.
- 9 Where we have made a " Provisional Allowance " within this Tender document, this is not a fixed-cost item as there may be no reasonable method for Hudson Homes to calculate. Where such a provision exists, the customer will be charged for the work done at cost to Hudson Homes plus 20% for supervision and margin. The difference between the provisional allowance and the amount charged will either be added or deducted from your total cost to construct.
- 10 No allowances have been made for the payment of any Council Deposits or Bonds that may specifically be requested.
- 11 Hudson Homes provides the telephone and/or NBN lead-in line from the boundary to the home connection/s. Connecting the lead-in line to the mains are to be arranged by the owner with the telephone and/or NBN provider after final handover.
- 12 Hudson Homes are responsible for the safety of all persons on site. For this reason, Hudson Homes do not allow customers or representatives of the customer to supply labour and/or materials during the construction period. Any work that is to be completed by the customer must be completed after final handover. (By Customer).
- 13 Construction on site has commenced & it is imperative your selection for the Internal Scheme be completed as soon as possible otherwise Hudson Homes may not be able to allow a change being made, pending construction schedules already issued to suppliers.
- 14 Hudson Homes are responsible of the safety of all persons on site. For this reason the Customer should always consult and organise with Hudson Homes before entering the construction site.

Special Notes & Conditions to this Tender

Owner Acceptance: Owner Acceptance: / /



Special Notes & Conditions to this Tender

- 1 The customer is required to install all tree protection measures to all Council nominated trees, intended to be retained in accordance to Council requirements. (Note)
- 2 In the event that the construction, pursuant to this Agreement is to proceed, has not commenced within the 270 day Tender period, then for each and every month or part thereof between the end of the Tender period and the ultimate date of construction commencement, the Builder shall be entitled to charge and be paid by the Customer, over and above the Contract Price, a separate and additional sum of 0.4% of the Contract Price per month to cover any increases in building and construction costs during this extended period of delay. (Note)
- 3 No allowance has been made to renew/provide any service connections outside property boundaries if requested by relevant Statutory Authorities. If required, any costs associated with these works will be additional to the Tender Amount
- 4 No allowance has been made to repair any pre-existing damage or damage that may occur during construction to Council property, neighbouring fences and the like.

Signature

Name

Date

Signature

Name

Date