

Your Allcastle Homes Tender

QUOTATION TENDER

Prepared for:

Mr first_name last_name

Tender Number: 123

Site plan reference:

Mansion

rtwretet

To be constructed on your land at:

Lot building_lot (0) building_street_name, building_suburb NSW buildi

Tender Date: 21st May, 2013

Tender Expiry Date: 28th May, 2013

Sales Consultant: Aaron - Sales Person

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ALLCASTLE HOMES

allcastlehomes.com.au

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Dear Mr last_name

Congratulations!

Building a new home is such an exciting time, and at Allcastle Homes we know that building your family home isn't just site plans and variations, it's the careful construction of your family's future hopes and dreams.

We're ready to construct your family's dream!

Enclosed is our tender for your new Mansion Allcastle Home at building_suburb. We've prepared this tender for your block of land on your site plan \$details.

With more than 20 years of experience building family homes, we know planning your build can be confusing – what's included and what's not – that's why with an Allcastle Homes tender we'll guide you and your family through all the aspects of your new home.

We'll cover all the exciting details from the luxurious inclusions and customised additions you've selected to make your family home unique, right through to detailed site costs and regulatory approvals, this way you can clearly see what's included and their cost.

Affordable and flexible

As a family owned and operated business, we know that affordability is important, so you'll be thrilled to learn that Allcastle Homes don't charge for many of the standard site costs or luxury inclusions that others do. We also know one size doesn't fit all, so we'll work with you to find flexible options to make sure you and your family's dream home a reality.

It's this level of service, clear communication and attention to detail, at family friendly prices that you can expect building with Allcastle Homes.

Mr last_name, thank you for choosing Allcastle Homes, the journey to the lifestyle you and your family have dreamt about begins today.

Yours sincerely



OWNER NAME

Owner, Allcastle Homes

Costs and variations

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Your tender price

We have much pleasure in presenting our tender price to build your new Allcastle Home. This tender is just like your new home, you, and your family – it's unique! It's unique to your land, your family's needs, and your future lifestyle.

| Cost Summary | |
|---|---------------------|
| Your new home - Mansion | \$345,435.00 |
| Our tender price for your new home | \$345,435.00 |

Your investment is in safe hands

Rest assured the Allcastle Homes team of craftsmen and tradesmen, will go to great lengths to construct your dream home. From the planning, to the turning of the soil, to the installation of your unique additions, to the moment we hand you the key to your new front door, our team will look after you and your family every step of the way.

It is our personalised approach to building and customer care coupled with superior craftsmanship and high quality inclusions that will give you peace of mind that your family's future is safe with Allcastle Homes.

Ready to make your dream reality?

Imagine, your soil being turned, concrete slab poured, framework up, bricks laid, roof, gutters, windows, kitchen, bathrooms and all the luxuries you and your family deserve installed, and then, the moment you've been waiting for, the keys to your new front door.

Stop imagining it and let's construct it! The first step is to lock in your price, to do this we do need to ask you to confirm your acceptance within seven (7) days from the issue date of the tender. Our acceptance of tender on the next page of this document will outline the process step-by-step.

Yours sincerely



OWNER NAME

Owner, Allcastle Homes

Acceptance of tender

The base price can be fixed for one hundred and eighty days from the original tender date subject to the following conditions:

1. Our company receiving a non-refundable initial Plan Preparation Fee of the balance of (\$0.00) within seven (7) days from the original tender date.
2. Our company receiving a further non-refundable (\$0.00), being paid at the initial plan presentation appointment at our office, in order that job can progress to lodgement with approving authorities to avoid delays and price increases.
3. The client providing proof of land ownership to Allcastle Homes at the initial plan presentation appointment at our office. This may include items such as a settlement sheet from a solicitor, a Deed or a rate notice.
4. The client completing all external and internal selections within sixty (60) days of the date of payment of plan preparation fee.
5. The client obtaining demolition approval from approving authority (if applicable) prior to the end of a one hundred and twenty (120) day period and completing demolition within 30 days of contract signing.
6. A Plain Language H.I.A. Edition 6 building contract being entered into within a one hundred and twenty (120) day period with the balance of 5% deposit (less previously paid amounts) to be paid at contract signing appointment.
7. Our company receiving a Letter to Commence Construction from client's lending authority within a one hundred and fifty (150) day period (subject to approval by approving authorities) and possession of a cleared, vacant site within the 150 days in order that construction can commence within the 180 days.

Note: Allcastle Homes Pty Ltd reserves the right to increase pricing to current pricing and current base price if all of the above conditions are not met.

Site works

- No allowance has been made for removal of existing dwelling (if appropriate). Owner to obtain consent and remove dwelling, footings, asbestos and all concrete prior to commencement of construction.
- If required, owner to obtain consent from approving authority for air conditioning.
- This tender is subject to a contour survey by a registered surveyor and a soil test by an engineer. This tender is preliminary and based on approximate spot levels and no knowledge of soil classification. After demolition a second contour will be required (cost included). If further contours are required, additional charges will apply and if necessary it is the owner's responsibility to restore levels to pre-demolition levels. Some approving authorities may require a full Geotech report at additional cost.
- We would advise the dwelling not be removed until all approvals are in place and the HIA Plain Language Edition 6 building contract has been signed.
- Owner to obtain consent and remove trees, roots, stumps, grass, soil, rubbish, overburden and undergrowth from site prior to commencement of construction (by owner).
- Unless quoted for in tender, no allowance has been made for any rock excavation on-site.
- Unless quoted for in tender, no allowance has been made for retaining walls as required by approving authority (if appropriate).
- Unless quoted for in tender, no allowance has been made for sewer connection points or stormwater manholes.
- Owner to ensure home complies with covenants on title (88B), and developer requirements. If required, owner to obtain consent from developer.
- All internal dimensions on plans are frame to frame, slab to under joist and floor to under truss and are nominal and may vary slightly.
- Unless quoted for in tender, no allowance has been made for soil/slab class exceeding "M" classification, saline soil requirements, rock excavation, or wind classification exceeding 33mps will incur additional charges.
- Unless quoted for in tender, no allowance has been made for special reports such as drainage, hydraulic design and construction of detention tanks, rain water tanks or systems, landscape design or construction, acoustic reports, geotechnical reports, dilapidation reports or solar efficiency reports. Diversion and/or dispersion of surface water to approving authority's satisfaction, or dual stormwater if required.
- Unless quoted for in tender, no allowance has been made for landscaping, turf, paths, driveways, approving authority's laybacks, gutter crossing.
- Unless quoted for in tender, no allowance has been made for carpet, tiling to dry areas, border/décor tiles or tiles above allowance, feature painted or wallpaper walls, light fittings, curtains or air conditioning.
- Unless quoted for in tender, no allowance has been made for the following if required by approving authority: shadow line studies, temporary fencing, Work Cover requirements other than scaffolding, Water Board B.O.S or zone of influence requirements or dual water plumbing. No allowance has been made for under-road boring for services. No authority bonds or connection fees or special waterboard/hunter water fees are included in this tender. No allowance made for Telstra, NBN, or pay TV connection fees. Approving authority's bond for driveway and footpath by owner. While care is taken, Allcastle Homes does not accept any responsibility for damage that may occur to existing footpaths, gutters, driveways, fencing, retaining walls, paths, water meters or pools during construction. Restoration by owner.
- Site costs are for services to shortest connection point and being available and within the site boundaries at the top of the driveway within 10m of home. Should existing services require upgrading or owner require services in different locations, additional costs will be incurred. Owner to advise builder of requested changes in writing and builder can quote on requested changes (if practical). Supply authorities are responsible for availability of services. If town gas not available, bottles and stand or solar may be required at additional cost.
- If overhead wires are below 5.5 metres high they will need to be covered before commencement of construction by the owner. If wires cross neighbours' land, galvanised pole and underground single phase power is required at additional cost. Owner should obtain a quote from chosen supply authority as to availability and charge of the connection and metering.
- If any overhead power lines cross approving authority's nature strip and the property to neighbouring properties, this may be a work hazard. Owner to consult with utility department to tag, cover or relocate lines for protection and safety during construction at own cost.
- Water and gas metres may be required to be relocated away from access points of property by owner prior to commencement of construction.
- Owner to advise builder if strengthening is required, at additional cost, to support pianos, waterbeds or additional loads, such as heavy tiling.
- Unless quoted for in tender, no allowance has been made for drop edge beam requirements, importing fill, export of fill, removal of overburden, removal of fill from piers, diversion of services due to close proximity of any proposed future pool excavation, additional concrete pumps.
- Unless quoted for in tender, no allowance has been made for handrails, steps, or landings.
- No allowance has been made for any submissions to approving authorities for sub-divisions and/or dual occupancies.
- No allowance has been made for relocation (if required) of Telstra pits if within approving authority's crossover.
- Owner to provide adequate access onto site and up to or down to building platform. Should stabilised pavement be required over all-weather access that is provided by builder, additional charges will be incurred. Additional pavement becomes the property of the owner.
- 3 cranes have been allowed for in this tender. If additional or specific cranes are required due to site conditions, additional charges will apply. No credit available if item not used.
- Should road conditions as directed by approving authorities require traffic control and/or parking permits for deliveries or road closures, special transport, men and equipment, additional charges will apply.
- No allowance has been made for repairs to make safe approving authority's footpath, gutters, vehicle crossing whilst in construction.
- The approving authority's footpath and adjacent surroundings and approving authority's assets remain the responsibility and liability of the property owner.
- Warranty/services on gas and electric appliances, air conditioning, intercoms, vacuum systems, taps and toilets are by manufacturer.
- Due to research, product improvements, model changes & changes to building codes, Allcastle Homes reserves the right to vary brands of materials used, suppliers, designs, construction methods & fittings/plans & profiles of skirtings and architraves may vary from display home. Due to batch variations, colours, finish and appearance of materials such as bricks & mortar/tiles/timber may vary from samples.
- Unless quoted for in tender, no allowance has been made for relevant authority or owner requirements pertaining to the aged or disabled.
- Fences may be required to be covered with plastic by the owner prior to commencement of construction.
- Extensions of sewer lines or levies such as Section 94, Section 73 or Section S94A infrastructure levies or special taxes.
- Drawing/design work:
Included in tender price is one (1) full set of sited drawings and one (1) set of revised drawings. Should the owner require subsequent revised plans prior to contract signing, a re-draw fee will apply each time further re-drawing is required.

Terms and conditions

This offer supersedes all previous offers and is not transferable to other parties.

No legal obligation or liability exists between either party until the current edition of the HIA building contract (currently edition 6) has been signed. After tender expiry date price will become current list price or aligned with current list price. Other items may also change to reflect current prices.

All your selections and specifications will be fully set out in the building contract, which the contract tender forms part of. Previous negotiations, representations or advertised offers, whether written or verbal, that are not set out in the written contract when signed do not form part of the selections, specifications or inclusions of that contract.

This tender and home design are subject to the requirements of all approving authorities. Approving authorities frequently change conditions; every effort is made to obtain approval but is not guaranteed. Approving authorities may require design and specification changes at additional cost.

Privacy statement (Privacy Act 1988)

Allcastle Homes is committed in ensuring your personal information is handled properly by our staff and our service providers. In order that we can gain approval and build your home, your personal information may be shared with Allcastle Homes staff, approving authorities, certifiers, engineers, material suppliers, sub-contractors, you and your advisors, future marketing information from us and building approval reporters.

We only collect and use personal information that is necessary for our business and to provide our products and services to you. Upon reading and receiving the information contained in this statement, you are consenting to Allcastle Homes storing and using your personal information for the purposes stated above.

You may request access to your personal information at any time.

General notes

Once you have accepted this tender the following will occur:

The Plan Preparation Fee enables us to commence preparation of your plans with your chosen variations for submission to approving authorities. This payment forms part of the total tender sum.

Once you have paid your part Plan Preparation Fee we recommend you commence arranging your finance (if required). You will be contacted to make an appointment for you to review your plans and make your colour and electrical selections. At this meeting the balance of your Plan Preparation Fee is payable to our Approvals Officer on the day in order that we can lodge your plans for approval by approving authorities.

If demolition is involved, please apply to approving authority for your demolition approval as this is required prior to you signing your building contract.

Upon contract signing the following will be required

- The balance of 5% deposit.
 - A written authority from your lending body (this is called a Letter to Commence Construction) showing that all legal documentation has been completed and the building works may commence (this is important).
- OR
- If the home is to be privately financed, we will require evidence of your capacity to pay the full contract amount.
 - Demolition approval obtained by owner from approving authority (if applicable)

After you have signed the building contract and construction begins, we will invoice you according to the progress payments schedule in your contract. These payments are payable 7 days in arrears of the work being carried out. The total of these payments equals the total tender price.

Thank you once again for your tender request. We trust you will find it acceptable and note our superior added-value inclusions. We are proud of our homes and look forward to building the home you deserve.