

June 7, 2014

Helen Margaret COLLINS, Graham David COLLINS & Robyn Jane COLLINS

Ref: **SK1**

PO Box 120 TEWANTIN QLD 4565 (H)

CN: **779-14**

19-21 The Chase VALLEY HEIGHTS NSW 2777 (G & R)

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TENDER

Dear Helen, Graham & Robyn,

We have pleasure in presenting to you this Tender for your new home. You will find an itemised list of inclusions which have been requested by you and have been added to the tender price. Should you wish to discuss or clarify any of the contents of this tender, please do not hesitate to contact Head Office on 1300 FIRSTYLE

At Firststyle Homes we pride ourselves on our ability to provide the highest standard of building & workmanship at a competitive price and within the specified time frames, avoiding unnecessary and costly delays.

We trust this tender meets with your approval & look forward to providing you with a high level of service in the establishment of your new home.

This tender will remain firm for 365 days subject to your acceptance and payment of \$2,000.00 (\$500.00 non-refundable) deposit per dwelling within 14 days of the tender date.

TENDER DATE:	June 7, 2014	
TENDER EXPIRY DATE:	June 7, 2015	
SITE ADDRESS :	Lot 2339 William Hart Crescent NORTH PENRITH	
HOUSE TYPE / AREA :	Custom 2 storey + 2 Bed Studio	\$ 427,855
TOTAL SITE COSTS :		Included
VARIATIONS :		Included
TOTAL PROVISIONAL ALLOWANCES:		Included
GOODS & SERVICES TAX (ON HOUSE, SITE COSTS & VARIATIONS) :		\$ 42,785
TOTAL TENDER PRICE :		\$ 470,640

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SITE COSTS

* Material handling, machine hire and site preparation, sediment control measures, all weather driveway, standard length and size sewer and stormwater drainage, water service within 10m, clean up of site.	Included
* Pier inspection fee by engineer	Included
* Provide precast steps to garage (no allowance for tiling or balustrading)	Included
* Increase the slab thickness to 100mm and provide deeper edge footings to provide extra strength for long term structural integrity of the building	Included
* Building adjacent to existing dwellings, restricted sites or sites that require extra material handling or special delivery requirements due to fall of land or difficult access to land	Included
* Safety/Security fencing to Workcover requirements	Included
* Fixed allowance for piercing and drop edge beams	Included
* Fixed allowance to import or export spoil to site as required	Included

TOTAL SITE COSTS Included

VARIATIONS

FACADE UPGRADE

* Upgrade Facade, as per plan	Included
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STRUCTURALS

* All first floor Bedroom windows are to comply with BCA - Clause 3.9.2.5 (maximum 125mm opening)	Note
* Provide Alfresco area with plain concrete, slab on ground and tiled roof above, includes raised set ceiling with painted beam step down to eave lining (no allowance for balustrading and tiling), to Main Dwelling only	Included
* Provide 2,700mm ceilings to ground floor and increase front door to 2,340mm, window & sliding door heights by 300mm of main dwelling only . Also provide approx. 855mm high overhead kitchen cupboards to suit 2,700mm ceiling height of Main Dwelling only	Included
* Provide 2,590mm ceilings to ground floor area of separate Garage/Studio only	Included
* Provide 25 degree roof pitch to Main Dwelling first floor roof	Included

EXTERNAL

* Any site specific site conditions which requires a landing to Porches, Garages, laundries, Alfresco areas and precast steps or associated balustrading or floor finishes	Included
* Provide Amplimesh Supascreen or equivalent swing security screen door to Front door of Main Dwelling & Entry door of Studio only (Note: Mesh only, no grills)	Included
* Provide granitguard physical termite protection barrier to perimeter	Included

ELECTRICAL

<ul style="list-style-type: none"> * Electrical upgrades to be carried out at the Clipsal Selection Centre 	Note
<p>Provide Fibre Optic Wiring Package, as per the National Broadband Network wiring guidelines to Main Dwelling, including;</p> <ul style="list-style-type: none"> * 3 x Cat 6 Data points * 1 x TV port 	
<ul style="list-style-type: none"> * * 1 x 6 way TV splitter * 1 x dedicated double power point with circuit to the internal of the dwelling * 1 x server plate, with terminated cables at each end * 1 x Communication conduit, from the external of the dwelling to the internal of the dwelling 	
<p>Note: Additional ports to be upgraded at Clipsal selection centre.</p>	
	Included
<p>Provide Fibre Optic Wiring Package, as per the National Broadband Network wiring guidelines to Studio, including;</p> <ul style="list-style-type: none"> * 1 x data port 	
<ul style="list-style-type: none"> * * 1 x phone port * 1 x gang server plate, with terminated cables at each end * 1 x double power point with circuit to Garage * 1 x Communication conduit, from the external of the dwelling to the internal of the Garage 	
<p>Note: Additional ports to be upgraded at Clipsal selection centre.</p>	
	Included
<p>Provide Air Conditioning System for Double Storey dwelling - 13.9Kw (Approx. 5Hp) - 2 zones - 9 outlets, for main dwelling, including Three Phase Power to Main Dwelling only. Note: Ductwork & Boxing in may reduce the 1st Floor Linen/Bedroom robes</p>	
<ul style="list-style-type: none"> * 3.5Hp split system Air Conditioning System to Studio 	Included
<ul style="list-style-type: none"> * Provide exhaust fan, interlocked to light switch to Ground Floor Powder Room to Main Dwelling 	Included

FLOOR COVERINGS & FURNISHINGS

<p>Provide Firststyle Homes range of Carpet to;</p>	
<ul style="list-style-type: none"> * Main Dwelling - First Floor (excluding Wet Areas), Staircase, Hall & Linen adjacent to Staircase and Ground Floor Theatre room & Study * Studio - Staircase, Family, Dining, Alcove area to Bedrooms, Principal Suite & Bedroom 2 	Included
<p>Provide Firststyle Homes range of Ceramic Tiling to;</p>	
<ul style="list-style-type: none"> * Main Dwelling - Front Porch, Entry, Alcove area to WC & Laundry area, Kitchen, Dining, Family and Alfresco areas * Studio - Porch 	Included
<p>Provide Firststyle Homes range of 8mm kliplock laminated timber flooring to;</p>	
<ul style="list-style-type: none"> * Studio - Kitchen 	Included

KITCHEN

<ul style="list-style-type: none"> * Provide ducting of rangehood to external vent, to Main Dwelling & Studio 	Included
<ul style="list-style-type: none"> * Provide Dishwasher provision (Cupboard, GPO & water point), to Main Dwelling only 	Included
<ul style="list-style-type: none"> * Provide Laminate Panel to back & top for canopy rangehood, to Main Dwelling & Studio 	Included

PLUMBING & TAPWARE

<ul style="list-style-type: none"> * Upgrade to Gas Package - includes 3 points (e.g. Cooktop, HWS & Heater connections) Note: includes Rinnai B24 or equivalent Instantaneous HWS, to Main Dwelling & Studio 	Included
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SUBDIVISION WORKS

<ul style="list-style-type: none"> * Subdivision peg-out 	Included
<ul style="list-style-type: none"> * Council checking fee for linen plan 	Included
<ul style="list-style-type: none"> * Section 73 certificate application fee 	Included
<ul style="list-style-type: none"> * Telstra clearance certificate 	Included
<ul style="list-style-type: none"> * Integral Energy application fee & charges 	Included
<ul style="list-style-type: none"> * Electrical mains for new lot 	Included
<ul style="list-style-type: none"> * Linen plan & 88b instrument for subdivision 	Included
<ul style="list-style-type: none"> * Subdivision supervision 	Included
<ul style="list-style-type: none"> * Land Title Office Registration fee 	Included

SPECIAL FEATURES

- * Firststyle Living & Style collection (To Main Dwelling) - THORNTON SPECIFIC included
 - * Firststyle Living collection (To Studio) - THORNTON SPECIFIC included
- Note:** Underground RWT not available for this development

BASIX REQUIREMENTS

The following measures are required to comply with State Government's BASIX requirements:

- * Application for BASIX assessments, report and Certificates Included
- * Provide ABSA energy reports and Certificates Included
- * Supply & install 1 x 3,000L Above Ground Rainwater Tank to AS3500 to Main Dwelling. **Note:**
Underground Rainwater tank not applicable for this development Included
- * Supply & install 1 x 2,000L Above Ground Rainwater Tank to AS3500 to Studio. **Note:**
Underground Rainwater tank not applicable for this development Included
- * Provide EVO Mk2 control box, first flush device, automatic mains diverter, leaf guard,
weatherproof power point and associated electrical works (to each RWT) Included
- * Collect roof water and provide plumbing connection to all toilets and one garden tap (to
Main Dwelling & Studio) Included
- * Connect overflow pipes to stormwater system Included
- * Provide two surface drains/grates to collect water, as required (to Main Dwelling & Studio) Included
- * Provide 3A rated shower heads to all showers (to Main Dwelling & Studio) Included
- * Provide 3A rated flushing systems to all toilets (to Main Dwelling & Studio) Included
- * Provide 3A rated taps to kitchen, laundry tub and all vanity taps (to Main Dwelling & Studio) Included
- * Provide energy efficient compact fluorescent light bulbs to specified light points (to Main
Dwelling & Studio) Included
- * **Note:** Any basix requirements not quoted or mentioned in this tender shall be completed
by the client - including landscaping, planting, clothes drying etc. (to Main Dwelling & Studio) By Client

Total BASIX requirements: Included

TOTAL VARIATIONS Included

FIXED ALLOWANCES & SUMS

- * Preparation of landscape plan (to Main Dwelling & Studio) Included
- * Provide soft landscaping (plants & turf) (to Main Dwelling & Studio) Included
- * Provide fences, letterboxes, driveways and footpaths, retaining walls, if required, as per
approved Landscape Plan (to Main Dwelling & Studio) Included

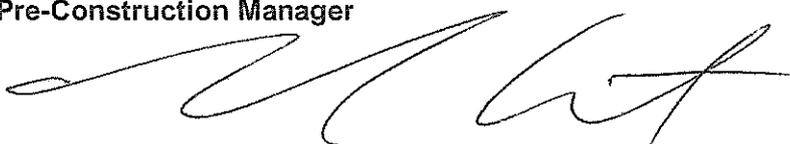
TOTAL PROVISIONAL ALLOWANCES Included

- * **Note:** *Sarking to the underside of roof tiles is not a mandatory requirement should you
require sarking to be install please advise your sales consultant to add this item
to your tender. \$11.00 per sq m + Alfresco*

NOTES & EXCLUSIONS:

- 1 This tender is subject to further BASIX requirements. To be confirmed upon completion of Certificate.
- 2 No allowance for any demolition of existing structures, removal or repairs of fences disconnection or relocation of any services, or removal of existing debris from site.
- 3 Owner to complete any required demolition works and clean the site including removal of strip footings
- 4 Owner to arrange for disconnection of all services (sewer, water, gas, electricity) including capping off existing domestic sewer line in the case of a 'knock down and rebuild'.
- 5 No allowance for tree, stump, root systems or rubbish removal unless quoted or mentioned in this tender.
- 6 No allowance for any retaining walls other than those already stated in the tender.
- 7 All Council contributions including section 94 and 94A are excluded from this tender and shall be paid by the owner.
- 8 This tender may be subject to special Council conditions which form part of the DA approval. Any costs associated with these conditions are not included in this tender.
- 9 Unless otherwise quoted or mentioned in this tender - No allowances have been made for any Engineering or Council requirements relating to Slab, Site Classification or Salinity . These items will become variations to the tender amount.
- 10 The owner shall be responsible for any connection fees and metering fees associated with the initial connection of electricity, telephone and gas.
- 11 Please note that once Firststyle Homes has handed over your property that there still might be special council/authority conditions that need to be met prior to being able to obtain a occupation certificate.
- 12 Should Firststyle Homes be unable to obtain an Occupation Certificate prior to handover due to the home owner being required to carry out their own works, Firststyle Homes will obtain an Interim Occupation Certificate - additional cost to the client will be incurred for Interim Occupation Certificate.
- 13 No allowances have been made for any acoustic requirements unless quoted or mentioned in this tender. If an Acoustic Assessment Report is required by Council, this report will be charged as a extra as well as any extra requirements.
- 14 No allowances have been made for building in a bushfire affected area unless quoted or mentioned in this tender. If a bushfire Assessment Report is required by Council, this report will be charged as a extra as well as any extra requirements.
- 15 No allowances have been made for building in a flood affected area unless quoted or mentioned in this tender. If a Flood Assessment Report is required by Council, this report will be charged as a extra as well as any extra requirements.
- 16 Should land developers / vendors approval be required, it is the clients responsibility to obtain any necessary approvals. The client will need to submit these to Firststyle Homes prior to plan lodgement to council.
- 17 Firststyle Homes will take all care to protect any existing footpaths, Kerbs, fencing or existing structures on or adjacent to the site. Firststyle will not be responsible for any restoration works which are the result of restricted access or general access, manoeuvring on or on to the site, or incidental damage which one would expect during construction works being carried out.
- 18 No allowances have been made for any Traffic Reports unless quoted or mentioned in this tender. If Council, RTA or individual supplier requires a report, road closure or after hour deliveries this will charged as a extra.
- 19 In some area 3 Phase power is not available. It is the clients responsibility to make any enquiries.
- 20 No allowances have been made for a Hydraulic design unless quoted or mentioned in this tender. If a Hydraulic Report is required by Council, this report will be charged as a extra as well as any extra requirements.
- 21 Existing damage was found on the footpath and/or kerb and gutter
- 22 No allowance has been made for building in a Saline Soils affected area unless quoted or mentioned in this tender. If a Saline Assessment Report is required by Council or any authority, this report will be charged as an extra as well as any extra requirements.

Firststyle Homes
Pre-Construction Manager



ATTENTION TO THE OWNER:

YOU AS THE OWNER SHOULD BE AWARE THAT OUR TENDER PRICE AND FUTURE BUILDING AGREEMENT IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. This tender includes a fixed piercing allowance as specified in the Site Costs section.
2. This tender is based on all services being available to the subject lot and the main connection of each standard size service from the connection point to the dwelling (Water connection to near side of road)
3. This tender will remain firm for 365 days subject to your acceptance and payment of a \$2,000.00 (\$500.00 non-refundable) security deposit for each dwelling within 14 days from this tender date.
We then prepare plans and specifications for council lodgement. The balance of 5% deposit per dwelling shall be paid at the signing of the building agreements. This payment forms part of your tender sum and will be adjusted as a payment on your account. All deposits are non refundable once planning has commenced.
4. On receipt of your security payment we will commence normal planning procedures, culminating with the signing of a Building Agreement. In the event that a Building Agreement is not entered into, the security payment will not be refundable.
5. No allowance has been made unless stated in tender, for the following site and other conditions: clearing site of rubbish or undergrowth; tree or root systems removal; tree protection or preservation; rock or shale excavation; retaining walls; subsoil or surface drains; building over or adjacent to sewer mains; construction or restoration of kerb & gutter or driveway laybacks; double handling of materials; 'Tiger tails' to overhead power cables; traffic control if required; supply water or power for trades if unavailable; storm water design and works over standard; Engineer's certificates if required by lending bodies or local authorities; subdivision costs, other than those specified in the tender; Council fees, contributions or requirements related to Development Application other than specified in tender and restrictions or conditions imposed on the Certificate of Title for the allotment.
6. It should be noted that Firststyle Homes are unable to connect to the local power and telecommunications authorities, therefore it is the owners' responsibility to connect to the mains power and establish an account with the relevant telecommunications and local power service providers.
7. Should construction not commence within 365 days of the original tender date the price will be reviewed. Our company can not be held responsible for delays incurred by the approval process ie Council & Sydney Water approval and/or any other relevant authorities.

We trust this tender is to your complete satisfaction and look forward to being associated with yourselves during this establishment of your new home.

Yours faithfully,

Firststyle Homes Pty Ltd.

