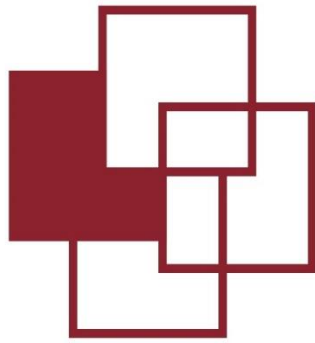


Our Reference: «our\_reference»



**REWARD**  
H O M E S

is proud to present

«initial\_final\_tender» Tender

for

Reward Homes Pty Ltd  
Classic Package

Client Name:  
«both\_clients»

House design:  
«house\_»

Facade:  
«facade»

Address:  
«new\_house\_address»

«initial\_final\_tender» price tender date  
«tender\_date»

Reward Homes Pty Ltd  
PO Box 587, Riverstone NSW 2765  
ABN: 23132615493      Licence no: 209001C  
Phone: 02) 96277859      Email: [info@rewardhomes.com.au](mailto:info@rewardhomes.com.au)

Our Ref: «our\_reference»

Date: «tender\_date»

Client 1

Client 2

Name: «Client»

Name: «Client\_2»

Address: «address»

Phone: «phone\_2»

Suburb: «suburb»

Email: «email\_2»

Phone: «phone»

Email: «email»

At Reward Homes we pride ourselves in building a finished quality home, meeting all current Basix and Australian Building Standards

We would like to thank you for the opportunity to present a tender for the construction of your new home

«house\_»

at

«new\_house\_address»

Client initials: \_\_\_\_\_

## **Special services provided**

- Working drawings
- Provide detailed contour survey plan
- Basix certificate to state government requirements
- Standard landscape plan (for DA approval)
- Standard council/ certifier application fees
- Standard statutory water authority approval fee
- Home owners warranty insurance and construction insurance
- Engineer designed & construction of a standard waffle pod 'M' class (subject to bore hole report)
- Piering (allowance of 40lm) concrete handling & concrete pump to suit 'M' class site
- Provide standard excavation for building platform (allowance of 500mm for cut & fill)
- Peg out survey & formwork check
- Sewer connection to boards existing sewer junction on site (allowance of 7 metres)
- Stormwater connection to rear/front of house (allowance of 7 metres from house)
- Water connection (allowance of 7 metres)
- Underground electricity cables & connection to metre box (allowance of 7 metres)
- Provide gas connection (allowance of 7 metres)
- Provide underground conduit for phone line (allowance of 7 metres from boundary)
- Temporary construction fence & onsite toilet
- Sediment control barriers (as required by council)
- Provide all weather access (as required by council)
- Trade waste compound (as required by council)
- 2.440m ceiling to single & double storey house
- ELC cut out switch to power board
- Six year structural warranty
- 90 day maintenance warranty for minor defects
- Roof rail & scaffolding if required
- No allowance for drop edge beam

## **External finishes**

- «EcoLuxo»
- Colorbond roof with insulation blanket
- Termite protection to the perimeter of slab & approved collars to the internal pipes
- Structural T2 timber frame & trusses
- Structural steel beams as per engineering specification (if required)
- 450mm wide eaves to perimeter of house (as per basix)
- Colorbond fascia and gutter
- Colorbond garage panel lift door with remote handsets
- Aluminum frame window & sliding doors with key locks
- Coloured concrete driveway
- 1 external garden tap to main supply and 1 to recycle water or water tank as per basix
- Plumbing to house & wet areas with water tempering safety valve
- Provide 3 gas points (living area, cooktop and gas hot water system)
- Continuous flow gas hot water system 6 star rating
- Rainwater tank & pump as per basix or recycled water connection if available

## **Internal finishes**

- 820mm feature door (from selected range)
- Flush internal doors
- Gainsborough lever door furniture from selected range
- 66mm pine architrave, skirting throughout
- Pine door jambs throughout
- 4 melamine shelves to linen cupboard
- 1 TV point & 1 data outlet & 1 NBN provision
- Smoke detectors as per Australian Standards
- Gyprock lining to internal walls with 90mm cornice
- 20 double power point allowance
- 25 LED downlights allowance
- Paint to walls & ceiling - 1 sealer coat & 2 finish coats of paint
- One colour throughout house
- Wardrobe top shelf and hanging rail only
- Entry porch tiles
- Laminate timber flooring to hallway, kitchen & main living area (from selected range)
- Carpet to all bedrooms and 1<sup>st</sup> floor double storey designs (from selected range)
- Painted stairs & handrails (from standard range)
- Insulation (R2.0 walls & R3.0 ceiling)
- 9KW ducted air conditioner – 6 outlets

## **Kitchen finishes**

- Laminate quality kitchen cabinet & drawers
- Quartzstone 20mm benchtop (1 colour from standard range)
- Tiled kitchen splashback
- 1.5 bowl kitchen sink and drainer with chrome flick mixer
- Smeg stainless steel 600mm freestanding electric oven & 600mm gas cook top
- Smeg stainless steel 600mm range hood canopy
- 2 overhead cupboards to either side of canopy
- 4 melamine shelves to pantry if in house design
- Safety cut off switch to oven and cooktop

## **Bathroom, ensuite and laundry finishes**

- Ceramic tiles from selected range to wet areas
- Bathroom & ensuite – floor, skirting & 2100mm to shower area
- Powder room – floor and skirting (one row) tiles
- Laundry – floor, skirting and splashback (one row) tiles
- Laminate vanities from standard range
- Waterproofing to wet areas as per basix
- Semi frameless shower screens with clear laminated safety glass
- Modern mixer tapware 5 star rated in full chrome (from selected range)
- Back to wall toilet suite with soft close lid
- 45 litre laundry tub unit
- 3 in one light, heater & exhaust fan to bathroom and ensuite
- Exhaust fan to powder room if required
- Polished edged mirrors to bathrooms
- 1560mm free standing bath

Reward Homes Pty Ltd reserves the right to change prices, plans, inclusions or suppliers without notice or obligation. All measurements and plans are approximate only. Standard floor plans may change due to site dimensions and conditions. As at June, 2018

Client initials: \_\_\_\_\_

Our Ref: «our\_reference»

**Basic «house\_» home price**

\$«House\_price»

**Client variations**

- «Client\_variations» «amount»
  - «client\_variation\_1» «amount\_1»
  - «client\_variations\_2» «amount\_2»
  - «Client\_variation\_3» «amount\_3»
  - «client\_variation\_4» .«amount\_4»
  - «client\_variation\_5» «amount\_5»
- 

**Total «initial\_final\_tender» price tender including all of the above is \$«contract\_amount\_figures»**

**Total amount in words: «contract\_amount\_words»**

The following steps are required should this tender meet your requirements to enable us to proceed on your behalf

**Initial tender**

- Sign initial tender and return within 5 business days from date of initial tender

**Final tender**

- 10% deposit payable on signing of the final tender less \$3,000 deposit paid & \$1,000 payable on signing of building contract. (total \$4,000)
- the above deposit forms part of your contract price and is non-refundable if you do not enter into a building agreement with Reward Homes Pty Ltd

**NOTE: Initial tender is to be signed within 5 business days from date of initial tender & final tender to be signed within 5 business days from the final tender date to hold price.**

Client initials: \_\_\_\_\_

Our Ref: «our\_reference»

## **Tender terms and conditions for house package only**

- initial tender to be signed and returned within 5 business days from initial tender date
- 10% deposit payable on signing of the final tender less \$3,000 deposit paid & \$1,000 payable on signing of building contract (total \$4,000)
- any changes to final tender will incur an administration fee of \$250.00 per revised tender
- tender price remains fixed for 12 months from date of final tender
- plans will be lodged at council or estate board once building contract is signed and \$1,000 is paid
- the tender price excludes any variation raised after the final tender preparation
- any structural variation requests after the final tender has been signed will attract a minimum \$1,000 administration fee for each request. Any structural variation is subject to acceptance by Reward Homes
- any variations raised after council approval has been finalised will attract a minimum \$1,000 administration fee plus the cost of the variation for each request
- the tender is not to be altered in any way. Altering the tender proposal will render it null & void. All alterations or changes required must be introduced in a separate variation
- due to WHS&EA and public restrictions, no works are to be carried out by you or your sub contractor during the period of construction. Should you carry out any such unauthorised works Reward Homes may charge to you as is appropriate to recover any associated costs and consequential damages
- Reward Homes reserves the right to improve, alter and revise specification without prior notice
- all plans remain the property and copyright of Reward Homes
- on or prior to signing of the build contract you will need to supply
  - a deposit plan of the land
  - a letter of authority to lodge plans and specifications from the current owner of the land
  - proof of loan approval from your lender/financier
- prior to commencement of construction you will need to supply
  - letter of confirmation of loan available for draw down from your lender/financier and proof of funds available for payment of the tender price
  - proof of your ownership of the land
- it is agreed that permission is given to Reward Homes to provide lending authority or valuer all necessary information that they require
- Reward Homes assumes you have disclosed to us all information you know or should have known about the above site
- all services are subject to the 'mains' for each service being within 10 metres from the dwelling
- plans and specifications must be approved by Council, Waterboard (fees may apply) and any other Statutory Authorities before construction can commence.

Client Initials: \_\_\_\_\_

Our Ref: «our\_reference»

**Reward Homes unless specified in this tender have made no allowance for:**

- drop edge beam
- retaining walls
- removal of trees and undergrowth from site
- stormwater detention/retention systems if require by council
- council laybacks, gutter crossing & grate drains
- bush fire control requirements as per council requirements
- plants& weed mats
- removal of soil throughout the build
- zone of influence (water board authority) and all items associated with this
- removal of excess spoil, stockpiles and excessive long grass prior to site start. If not removed, additional costs incurred by Reward Homes will be passed on to client

**Unregistered land**

- After acceptance of the final tender the price will remained fixed for a period of 12 months.
- In the event that the subject land is unregistered when the tender is produced, all site costs are to be confirmed following receipt of a final contour survey, borehole soil test and location of services once registration has been received. The price is subject to review after final contours, site classification and engineering has been obtained.
- If construction has not commenced within 12 months after the date of the final tender Reward Homes reserves the right to charge a variation to you for \$1500 per month until building works commence.
- Note: our tender covers standard site cost up to 500mm cut and fill

Reward Homes Pty Ltd reserves the right to change price, plans, inclusions & suppliers without notice or obligation. All measurements and plans are approximates only. Standard floor plan may change to suit site dimensions and conditions.

Client Initials: \_\_\_\_\_

Our Ref: «our\_reference»

We at Reward Homes would like to once again thank you for this opportunity and look forward to working together with you in the building of your new home

Yours faithfully

Michael McCrudden

Reward Homes Pty Ltd

We wish to accept the above tender and its terms and conditions

Client name: «Client»                      Signature: \_\_\_\_\_                      Date: \_\_\_\_\_

Witness name: \_\_\_\_\_                      Signature: \_\_\_\_\_                      Date: \_\_\_\_\_

Client name: «Client\_2»                      Signature: \_\_\_\_\_                      Date: \_\_\_\_\_

Witness name: \_\_\_\_\_                      Signature: \_\_\_\_\_                      Date: \_\_\_\_\_

**Payment schedule as follow:**

Deposit 1	\$3,000 paid before initial tender	
Deposit 2	Payable on signing final tender	10% (less \$4,000)
Deposit 3	Payable on contract signing	\$1,000
Stage 1	Foundations/Slab	10%
Stage 2	Frame	20%
Stage 3	External lining	20%
Stage 4	Lock-up/Internal lining	20%
Stage 5	Kitchen, laundry & vanities	10%
Stage 6	Practical completion	10%

**\*\*any variation to be paid on completion of variation\*\***

Bank Details: ANZ BANK  
BSB 012 246                      Acc 186998437

Sales enquires:  
Reward Homes Pty Ltd  
PO Box 587 Riverstone NSW 2765  
Phone: 9627 7859  
Email: info@rewardhomes.com.au

**Note: - Reward Homes reserves the right to change prices, plans & inclusion without notice or obligation**

**20% Builders Margin on all variations added after contract signing. 25% deposit required on variation request with balance to be paid at time of installation & or completion of variation.**

**Colour selections - Reward Homes reserves the right to change suppliers and brands without notice.**

**Estimate times are subject to Council approval, Statutory approval and client requirements**

**90 day warranty maintenance period is not transferred to new owner should you sell your house within 90 days of handover**