



**CASTLEGATE  
HOMES**

*Create with Castlegate*

---

**NEW DEVELOPMENT  
PROPOSAL**

---



1<sup>ST</sup> of August 2022

Mr. Hughes

232 Mortimer Street  
Mudgee  
NSW 2850

**Seven Unit Development – Dwelling Construction, Civil Works & Landscaping**

Dear Adam,

Thank you for giving me the opportunity to tender for your proposed development at the above-mentioned address.

The following is a quotation based on your supplied plans and any discrepancies in this plan which require extra work will be charged as a variation.

Please note, the specifications in this quote are to suit all seven dwellings.

If you have any questions, please do not hesitate in contacting me, I will be happy to address any of your queries accordingly.

Thank you,

Liam Evans.  
Director.

ACCEPTED BY OWNER:

ACCEPTED BY BUILDER:

DATE:

---



## GENERAL

---

Site Surveying requirements, including:

- Site Set Out.
- Final Identification Report.

Construction Approval Requirements, including:

- Mine Subsidence board approval
- BASIX report or NatHERS Certificate
- Sydney water quick check
- Driveway Crossover application fees
- Long Service Levy.

Engineers' design & certification for "waffle pod" slab construction.

Geotech Report.

Homeowners Warranty Insurance.

Construction Risk Liability Insurance.

Permitter fencing till lock up stage.

Site toilet during construction.

Permitter scaffolding as required.

Environmental requirements during construction.

Removal of all building waste.

Six-year structural warranty.

Two-year non-structural warranty.

Ninety-day defect rectification period.

## GROUND WORKS

---

Site levelling for building pad. Standard cut & fill using material onsite.

No allowance for removal of soil from site.

Piers to foundation as required. 500Lm allowance @ \$110/Lm.

Geotech report.

ACCEPTED BY OWNER:

ACCEPTED BY BUILDER:

DATE:

---



## **CIVIL WORKS**

---

Sewer system to be connected to easement as required.

Various surface water drainage points (to be determine onsite).

All stormwater to be collected into water tanks for each respective dwelling.

Overflow for water tanks to be ran to kerb outlet.

## **TERMITE PROTECTION**

---

Kordon to all slab penetrations.

Kordon to full perimeter including isolated brick piers.

Covered by "Bayer's" \$1m warranty cover once registered.

## **HOUSE SLABS**

---

Allowance for Class "M" Slabs

Waffle pod slab on ground.

Step downs to include:

- 86mm step down from Entry to Front Porch
- 86mm step down from Hallway to Garage
- 86mmmm step down from Living/Dining to Alfresco
- 35mm step down to all Ground Floor Wet Areas, including
- Slabs for services (A/C) to be poured as part of house slab

## **STRUCTURE OF DWELLINGS**

---

Prefabricated timber frames and trusses by "Campbelltown Frames & Trusses".

90mm T2 framing pine.

2750mm ceiling height to all.

Shower niches.

All perimeter eaves to be FC sheeting, including:

- PVC Luminex joiners
- 42x19mm eave trim

ACCEPTED BY OWNER:

ACCEPTED BY BUILDER:

DATE:

---



## **ROOF COVERINGS**

---

Fascia & Gutter. Colour to be selected from Colorbond range.

90mm PVC painted down pipes.

30 Degree roof pitch.

Colourbond Roof sheeting.

“Bradford” Anticon 55mm roof insulation, installed prior to roof sheeting.

## **BASIX ALLOWANCES**

---

3000L Slimline Rain Water Tank.

Connection of one external garden tap from rainwater tank.

All toilets to be connected to rainwater tank.

Rainwater taps to washing machine, including town water supply.

3-star shower heads.

4-star toilets.

4-star tapware.

6-star hot water system. Rinnai instantaneous gas.

Ventilation to atmosphere for all exhaust fans & range hood.

## **GARAGE DOORS**

---

Singe Garage Panel Lift Door. To be selected from Steel-Line garage doors.

Including motors, 2 x remotes and 1 x wall controller.

Including brush seals to all three sides of openings.

## **ALUMINIUM WINDOWS**

---

Aluminium Windows throughout, to align with provided window schedule.

Pine reveals ready for paint.

Aluminum colour to be selected from Colourbond range.

Clear glass to all windows except bathrooms.

Locks & Flyscreens to all.

ACCEPTED BY OWNER:

ACCEPTED BY BUILDER:

DATE:

---



## **MASONRY WORK**

---

Brickwork to all areas as per plan, including:

- Below Master Bedroom Window – 516mm high
- Isolated Brick Piers to Front Porch – 1200mm high
- Isolated Brick piers to Alfresco – 900mm high

Brickwork to be selected from Austral Bricks' Builder's range.

Meshguards to all "weep holes".

Brick piers as per plans.

## **PLUMBING**

---

Plumbing items to be supplied by CGH, selected from Reece Plumbing Campbelltown.  
\$5,000.00 Allowance.

"Unicasa" 1700mm freestanding bath – Ultra Slim in White.

3 x Town water garden taps.

1 x Rainwater garden tap.

90mm PVC Down Pipes.

Rinnai 26 instantaneous gas hot water system. Installed within recessed box.

Water point to fridge space.

Plumbing provisions to island bench.

Gas provisions, including provisions to:

- Alfresco
- Cooktop

Storm water connections.

Sewer connections.

## **AIR CONDITIONING**

---

Panasonic Inverter Reverse Cycle Ducted System.

5 x zones.

5 x standard outlets.

1 x wall controllers.

Wi-Fi connectivity.

ACCEPTED BY OWNER:

ACCEPTED BY BUILDER:

DATE:

---



## **ELECTRICAL**

---

### **ELECTRICAL CONNECTION:**

Standard 3 phase underground power connection (including Telstra pull pipe suitable for NBN). Max 10Lm allowance from electrical turret to house connection.

Meter box to be recessed in brickwork including service fuses, neutral links, earth stake and establishment of account fees.

1 x NBN Conduit c/w Pull Rope – Max 10m from House to Connection Point. Internal Box to be located under stairs.

### **LIGHTING:**

30 x Standard LED Down lights

2 x Batten Holders for Customer Supplied Feature Lights

2 x Twin Spot Lights – Black - Martec

2 x LED 1200mm Batten Light in Garage

1 x 2 Heat Lamp Combo – Martec - Ducted

3 x 4 Heat Lamp Combo – Martec – Ducted

1 x Batten Holder Light – Under Stairs

### **POWER:**

18 x Double Socket Outlets Clipsal

5 x Single Socket Outlets Clipsal

1 x Weatherproof Power Point to Alfresco

4 x Power Circuits - RCD 20Amp

1 x Kitchen Circuit – RCD 20Amp

2 x Light Circuits - RCD 16Amp

1 x Dedicated Oven Circuits – RCD 20amp only

1 x Fridge power provisions

1 x Dishwasher power

1 x Rangehood power

1 x Water Tank power

1 x HWS power

### **GENERAL:**

2 x TV Points with conduit in wall

2 x Data Points

1 x Phone Point

1 x 32amp 1 Phase Air Con Circuit – c/w isolator

1 x Connection of Ovens at time of Hand Over

1 x Range Hood Installation and Ducting max 3m

3 x Smoke Detectors – Hard Wired and Interconnected

Onsite consultation with electrician

---

ACCEPTED BY OWNER:

ACCEPTED BY BUILDER:

DATE:



## INTERNAL LININGS

---

R3.0 ceiling insulation, R2.0 wall insulation.

Including insulation to garage walls & ceiling.

10mm plasterboard to walls.

13mm plasterboard to ceilings.

WR board to Alfresco & Front Porch ceiling.

Wet area board to kitchen & laundry (behind sinks).

6mm villa board to Ensuite & bathrooms.

90mm "Cover" cornice throughout.

## INTERNAL FIXINGS

---

90mm "Half Splay" primed pine skirting

66mm "Half Splay" primed pine architrave

Internal doors:

- 2040mm height throughout
- Satin chrome hinges

**To be Selected from Hume Doors "Moulded Panel" range or "Accent" range.**

Front Entry Door

- 2340x1020mm door
- Hume Doors VXP20

Laundry Door

- 2040x820mm
- Hume XF3
- Clear Glass

"SmartRobe" sliding doors to match internal doors, rooms featured:

- Bedroom Two
- Bedroom Three
- Bed Four

Door hardware

- Front Door – Gainsborough Traditional Tri-Lock
- Internal Doors – To be selected from Gainsborough Builder's range.
- Deadlock to internal garage door
- 75mm white door stops to all hinged doors
- Cowdroy CM3 door seals to all external doors

ACCEPTED BY OWNER:

ACCEPTED BY BUILDER:

DATE:

---



## **CABINETRY**

---

Cabinetry by “Nordane Kitchens”

- \$20,000 Allowance for Kitchen .
- \$5,000 Allowance for Utility.

Builder’s “Westinghouse” appliance package, including:

- 900mm oven.
- 900mm gas cooktop.
- 750mm undermount range hood.
- Dishwasher.

Master Ensuite Vanity to consist of:

- White gloss panels.
- Twin bowls in molded top.
- Two draw banks.
- Wall hung.
- 1.8m long.

Main Bathroom Vanity to consist of:

- White gloss panels.
- Single bowl in molded top.
- One draw bank.
- Wall hung.
- 1.5m long.

## **WARDROBES and LINENS**

---

Master Bedroom WIR to consist of:

- 2 x 600mm four draw banks with open shelving above.
- Top shelf at 1.9m high.
- Combination of single and double hanging.
- To be designed up client consult onsite.

Bedroom wardrobes to consist of:

- 1 x 4500mm four draw banks with open shelving above.
- Top shelf at 1.8m high.
- Single hanging.

Linen cupboard to feature four fixed shelves.

All the above is to be in white 16mm melamine with standard pull handles.

ACCEPTED BY OWNER:

ACCEPTED BY BUILDER:

DATE:

---



## MAIN BATHROOM

---

Semi-Framless shower screen.  
600x900mm polished edge mirror over bowl.  
Exhaust fans to vent through eave.  
Standard 100mm floor wastes.  
Tiles to floor, allowance \$40/m<sup>2</sup>.  
Floor to ceiling wall tiles, allowance \$40/m<sup>2</sup>.  
Waterproofing as per Australian Standards.  
"Unicasa" 1700mm freestanding bath.

## MASTER ENSUITE

---

Single glass panel shower screen.  
600x900mm polished edge mirrors over bowls.  
Exhaust fans to vent through eave.  
Standard 100mm floor wastes.  
Tiles to floor, allowance \$40/m<sup>2</sup>.  
Floor to ceiling wall tiles, allowance \$40/m<sup>2</sup>.  
Waterproofing as per Australian Standards.

## PAINTING

---

All paint supplied by "Dulux"  
2 x internal wall colours to be selected by owner. 3 coat system  
Ceiling to be ceiling flat. 3 coat system  
1 x woodwork colour to be selected by owner. 3 coat system  
3 x external colours to be selected by owner. 3 coat system

ACCEPTED BY OWNER:

ACCEPTED BY BUILDER:

DATE:

---



## FLOOR COVERINGS

---

450x450mm floor tiles to be adhered to concrete slab, areas include:

- Entry.
- Hallway.
- Living.
- Dining.
- Kitchen.
- Linen.

Carpet to be selected from Builder's range at Floorland Narellan, including Ultimate underlay. Installed to the following areas:

- All bedrooms.
- Entire First Floor.

Alfresco & Front Patio to be tiled.

- Tiles to be selected from Builder's range at Belle Tiles Narellan
- 150mm riser tile to perimeter
- Screed to allow for fall.

## TILING

---

All Tiles to be selected from Belle Tiles Narellan. Allowance for all tiles \$40/m<sup>2</sup>

Floor wastes to be 100mm standard.

External corner and niche tile trims to be selected instore.

Standard grout. White or off-white. Extra charge for coloured grouts.

Standard tile installation allowance, Fancy tiles or tiles larger than 600x600mm to be reviewed and priced separately.

## CLEAN-UP

---

All building waste to be removed from site.

Professional cleaning to dwelling prior to hand-over.

Site to be leveled in preparation for Landscaping by others.

ACCEPTED BY OWNER:

ACCEPTED BY BUILDER:

DATE:

---



## CONCRETE WORKS

---

### Driveway & Footpaths

- To be connected to existing crossover
- As per plans

All exposed concrete to have throw on colour (colour TBC) and 2 x Coats of clear sealer.

## LANDSCAPING

---

### Turf

- Top Soil to all turfed areas
- Sir Walter Buffalo to be laid

### Plants

- \$15,000 Allowance
- To be selected from Builder Supplier
- Garden beds to be constructed from treated pine

### Clothes Lines

- Wall mounted clothes line
- 2.1m long
- Installed on external wall

### Letter Box

- Bricks to match dwelling
- Inbuilt letter box
- Stainless steel numbers

ACCEPTED BY OWNER:

ACCEPTED BY BUILDER:

DATE:

---

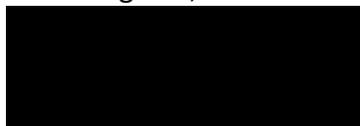


Once again, thank you for allowing me to tender for your proposed new home.  
I am pleased to submit a total contract price of **\$1,850,000.00** plus GST.

Should you wish to proceed I kindly ask that you notify in writing within 30 days  
(Quote valid for 30 days) at which time I will require a deposit of 5%

Please see over the page for exclusions.

Kind Regards,



Liam Evans  
Director.

ACCEPTED BY OWNER:

ACCEPTED BY BUILDER:

DATE:

---



**NOT INCLUDED IN THE ABOVE QUOTATION:**

- Felling or removal of trees
- Under road electrical or plumbing work
- Rock excavation
- Internal or external retaining walls
- Towing away of left-over soil
- Window furnishings
- Border tiles or fancy tiling work
- Colour grout to tiling
- Council Contribution Fees
- All allowances are GST Inclusive

ACCEPTED BY OWNER:

ACCEPTED BY BUILDER:

DATE:

---