



File No: 6269-Mantilla
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Mr & Mrs John & Charina Mantilla
17 Valleyview Cres
Glendale, NSW, 2285

Initial Tender Document – “Document A”

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Building Address: Lot 6 Paddock Close Elmore Vale

Dear John & Charina,

We are pleased to submit our firm quotation for the full construction of our Custom home design being a two storey, 5 Bedroom + Study, brick veneer home with lock up garages in accordance with drawing no.6269-3sp dated 28/5/2013.

Design Specifications:

- Designed floor areas; Total 510m², 55 square consisting of 394m² Living, 69.6m² Garage, 37.3m² Balcony & 8.8m² Porch.
- The proposed dwelling is to be located on the site as follows:
 - Site orientation is based on the Garage positioned to the left side of the house as viewed from the street.
 - Front set back of 5.5 meters from the front boundary to the Porch.
 - Side set backs are to be approximately 4 meters to the North boundary & 2.5 meters to the South boundary.
- Tender based on an assumed Ground Floor finished floor level of RL: 43.63.
- 2400mm (8ft) ceiling heights throughout Ground Floor living areas.
- **2700mm (9ft) HIGH ceilings** throughout First Floor living areas.
- Appealing 25 Degrees Roof Pitch.

Project Specifications & SAPPHIRE INCLUSIONS

Concretors & Bricklaying specifications – included:

- Choose from our selection of quality Face Bricks from PGH, Boral or Austral. Note: off white mortar included as standard. A spreadsheet which details the included range of face bricks & brick upgrade prices is available upon request.
- Reinforced concrete Waffle slab construction to the Ground Floor to suit class (M) site classification. Trowel finish to exposed Porch slab.
- PVA Curing treatment to Total surface area of Concrete Floor Slabs.
- Reinforced Concrete Strip Footings to support Foundation Brickwork to suit class (M) Site classification.
- Reinforced concrete slab with trowel finish to the Laundry landing to engineer detail. 2 x pre cast concrete step treads supported on face brickwork with natural grey cement finish only.
- 1st Floor Balcony consisting of **suspended reinforced concrete slab to engineer's specification**. 470mm x 470mm face brick columns.
- Off form finish with texture coat application to underside of suspended concrete Balcony slab.
- Our Tender sum includes Besa Block retaining walls (*in place of conventional brickwork – to accommodate the loading & to seal from any groundwater associated with backfilled earth*) to the south side & rear of the Ground floor:
 - Reinforced by Y Bars to Engineers Detail with starter bars & edge beam thickening to slab.
 - Blocks to be filled with concrete to a height above natural ground level .
 - Excavation behind wall to be battered to specified gradient.
 - Block wall to be sealed by waterproof membrane to manufacturers specifications.
 - Agg line laid at RL below FFL of Raft Slab & Backfilled to wall with Gravel fill.
 - Termi-Mesh Sheet, Termite barrier to Besa retaining walls (to backfilled surface area within the Building line).
 - Note: The Top course of the Besa block retaining walls will be stepped down to follow the grade of the land & will protrude approx: 90mm past the face of the external brickwork above. Sections of the tar sealed / waterproofed retaining walls will be visible up to 300mm above the finished level of the adjacent grounds. This will be coated with a painted finish.

Carpentry & Joinery specifications – included:

- **Blue H2-F termite resistant framing**. Applied to Wall frames, Roof trusses & Ancillary timbers. Developed by the Australian pine framing industry after extensive field trials, the approval of relevant regulators for safety and effectiveness and inclusion in Australian standards. It protects the structural frame of your home. The treatment process involves the application of organic insecticides that are used in common household applications such as fly-spray and head lice treatments, they are safe to handle and pose no significant threat to humans, plants or animals.
- **Flush set** ceiling to the Balcony.
- Weathertex Millwood smooth weatherboards to part of the 1st Floor front wall as indicated on plans including perforated sisalation and 2 coats exterior grade acrylic paint finish.
- Structural steel universal beams & posts to support 1st Floor level to engineers specifications. Engineer designed steel beams included over wide span sliding glass door openings.

- HY-Beam manufactured timber joist system to 1st Floor level with 19mm particle board flooring to living areas & 19mm cement composite flooring to wet areas.
- 450mm wide eaves.

Gyprock Internal linings / Cornice & gyprock features etc - included:

- Plasterboard to walls & ceilings, Villaboard to wet areas, 90mm Cove cornice throughout.
- Feature TV-surround: decorative 400mm x 200mm twin columns either side of TV wall to Media room, connected by a square set Gyprock head across top of opening with head height at 2400mm as indicated on plans.
- Gyprock ceiling lining with 90mm cove cornice has been included to the garage ceiling.

Wall & Ceiling INSULATION - included:

- Supply & install R3.0 Glasswool ceiling insulation (genuine CSR Bradford gold batts) to roof spaces of living areas (excludes garage ceiling).
- Supply & install R2.0 Glasswool wall insulation (genuine CSR Bradford gold batts) to all external brick veneer walls, including internal wall between garage & living areas.

Internal Staircase – included:

- **Custom built** Timber internal staircase specification:
 - Design & Layout as indicated on plans.
 - Pine stringers (the side timbers which house the treads & risers)
 - Pine handrails
 - Pine posts
 - Stop chamfered style Pine balusters (the vertical members of the railings)
 - Craftwood treads & closed risers.
 - **Note:** Suitable for (future) carpet or tiled finish. Please advise should optional pricing for Clear finish Hardwood timbers to Treads & risers be required ?
- Gyprock lined stud walls to enclose Store area under the staircase. Store access off Rumpus as indicated.

Roofing Materials & ColorBond Fascia & Gutters – included:

- An extensive range of colour on concrete roof tiles are included. Choose from either CSR Monier Traditional, Homestead & Elabana profiles or BORAL Contour, Macquarie & Slimline profiles. Roof sarking is not included.
- Maintenance free Colorbond Fascia & gutters. Choose from the Colorbond standard range of colours. 115mm High front quad gutter profile (slotted gutters). Includes standard grade 0.42 BHP Colorbond metal.

Aluminium windows & doors – included:

- Aluminium Sliding windows & sliding glass doors as indicated on plans. Standard type clear glazing. Powdercoat finish with a range of Eight (8) x separate colours to choose from, Obscure glass to, Bathrooms & Ensuite windows - Prime coated pine timbers to window reveals - windows rated to 700Pascals Wind - 150 Pascal's Water – Key Sash Locks included to all windows – Keyed alike, Deadlock to sliding doors - (Not including Flyscreens, Security screens &/or Comfort glass – please advise should optional costing be required).

- To assist with plan interpretation window codes are noted on plans as height x width e.g. ASW1812 denotes 1.8m high x 1.2m wide window frame size – ASW denotes aluminium sliding window – AFW denotes fixed glazed window – ASD denotes aluminium sliding door.
- Powdercoat Aluminium framed clear glazed **Stacker doors** to Living room. Deadlock included.

External Hand railings specifications – included:

- Powdercoat aluminium handrails (*By Castle Railings & Gates*), 1m high HR40 standard profile vertical balusters to the Balcony. Railings to Laundry landing & steps are excluded.

Garage Doors – included:

- ColorBond Panel Lift sectional Garage doors. Pricing covers door styles; (Georgian/Regency/Mediterranean & Settler – Wood grain texture). Dimensions as follows; 2100mm high x **5300mm wide** & 2100mm high x 3700mm wide – Galvanized T-Bar Lintel with brick infill over.
2 x Electric operators including 4 x remote handsets + 1 x wall plate with button. Choice of Woodgrain or Smooth finish. Pricing based on the standard range of colours.

HUME Timber Doors, Internal & External – included:

- Front Entry door unit; **HUME 1200mm wide x 2040mm high, XS26 pacific maple front door**, clear glazed, solid construction+ 2 x clear glazed sidelight . Custom made front entry door frame includes maple jambs + hardwood door sill, splayed to the outside. Custom door jambs include commercial grade stainless steel hinges to carry the extra load of the 1200mm wide door.
- Choice of Hume 2040mm high, moulded panel “Oakfield, Pacific, Vienna, Chateau, Caprice, Denmark, Hayman smooth skin or ACCENT Range” panelled internal feature doors throughout.
- Hume 2040mm high, flush finish, external door to Laundry. Solid construction including Maple timber door jamb.

Built in Robes & Cupboards – included:

- One (1) x double + one (1) x single door Linen cupboard's as indicated on plans including 4 rows of white melamine shelving.
- Broom cupboard as indicated including one (1) white melamine shelf.
- Walk in Robe to Master Bedroom including one (1) white melamine shelf & hanging rail.
- Built in robes to Bedrooms 2, 3, 4, 5 & Office with hinged internal feature doors & one (1) white melamine shelf & hanging rail.
- Shelf heights: Built in robes and Walk in robes include one (1) row of shelving positioned at 1700mm above floor level.

Fit out Materials + Gainsborough internal & external door furniture – Included:

- Gainsborough Trilock 3 in 1 security entrance set, including double cylinder deadlock and choice of lever handle to front Entry door
- Selected lever handle + Gainsborough Innovator series Deadbolt to Laundry external door.
- Architectural grade Internal Door Furniture: Our range of Gainsborough lever handles (Spek's available on request).
- Privacy adaptors included to: Bedroom 1, Bathroom, Ensuite & Powder room doors.
- Door Seals are included as draft excluders, at the base of all hinged external doors.
- 66 x 18mm Half Splayed profile pine to all Skirting boards & Architraves.
- Gainsborough brand #6207 - 75mm length cushion door stops to all Doors, Satin chrome finish.
- Gainsborough brand #6205 Floor stops to all doors in Wet Areas.
- Please visit the Gainsborough website www.gainsboroughhardware.com.au to view the full range of door furniture.

Kitchen Cupboards specifications – included:

- ~~Doors Lamiwood 16mm with 2mm PVC edge in your choice of colour.~~
- ~~Roll edge Laminated Benchtops~~
 - Handles to the value of \$ 10.00 each
 - Kickboards in Lamiwood finish
 - Includes Breakfast Bar Benchtop - 910mm High x (900 Depth = 600mm floor cabinet + 300mm overhang).
 - Includes Raised Servery Top - 300mm Depth x 1200 High.
 - 1500mm wide double door Pantry unit
 - Cupboard over Fridge spaces.
 - 2.5 meters of overhead cupboards to layout as indicated on plans.
 - 2100mm Cabinet height (910mm Bench+600mm Tile Splashback+600mm overhead cupboards).
 - Kitchen sink: Stainless steel, Abbey Project range 1-3/4 bowl.
- Laundry Bench cupboards – 2400mm long;
 - Doors Lamiwood 16mm with 2mm PVC edge in your choice of colour.
 - Roll edge Laminated Benchtops.
 - Handles to the value of \$ 10.00 each
 - Kickboards in Lamiwood finish
- Builder to purchase Kitchen cupboards + Laundry cupboards. Arranged through one of our designated kitchen contractors. This Tender sum includes the above cupboard specifications in accordance with layout's shown on our current floor plans (Drawing# 6269-3sp dated: 28/05/2013 - attached). **Note:** Any requested changes to cupboard layouts shown on this current version of the plans will effect pricing adjustments to the current Tender sum.

Prime Cost (PC) ITEMS : By REECE ONSITE Erina :

List of included Sanitary ware, Stainless Steel Appliances & Tapware

Quantity: Description:

BATHROOM 1/WC

1 Off	1789765 Posh Solus Rectangular Bath tub 1525/760mm, White incl Plug & waste.
1 Off	2302506 Vanity ADP Oasis 1800mm Double Bowl, with Kick, incl push plug.
1 Off	9500993 Toilet, Posh Dominique, vitreous china, Close Coupled Toilet Suite, (4star)
2 Off	2202215 Mizu 1500 Series Basin Mixer Chrome
1 Off	2202133 Mizu 1500 Series Shower Mixer Chrome
1 Off	1700672 Standard Shower Arm & Rose Chrome
1 Off	2202133 Mizu 1500 Series Bath Mixer Chrome
1 Off	2262049 Mizu 1500 Series Bath Spout, 220mm
1 Off	2202019 Mizu 1500 Series, Double Towel Rail, 700mm
1 Off	9501099 Mizu 1500 Series, Toilet Roll Holder, no flap
1 Off	2202096 Mizu 1500 Series, Combination Shelf/Soap Dish
3 Off	Floor Waste/Grate Square 100mm, Chrome

ENSUITE

1 Off	2302506 Vanity ADP Oasis 1800mm Double Bowl, with Kick, incl push plug.
1 Off	9500993 Toilet, Posh Dominique, vitreous china, Close Coupled Toilet Suite, (4star)
2 Off	2202215 Mizu 1500 Series Basin Mixer Chrome
1 Off	2202133 Mizu 1500 Series Shower Mixer Chrome
1 Off	1700672 Standard Shower Arm & Rose Chrome
1 Off	2202019 Mizu 1500 Series, Double Towel Rail, 700mm
1 Off	9501099 Mizu 1500 Series, Toilet Roll Holder, no flap
1 Off	2202096 Mizu 1500 Series, Combination Shelf/Soap Dish
2 Off	Floor Waste/Grate Square 100mm, Chrome

BATHROOM 2

1 Off	1789765 Posh Solus Rectangular Bath tub 1525/760mm, White incl Plug & waste.
1 Off	2302504 Vanity ADP Oasis 1500mm Double Bowl, Wall Hung, incl push plug.
1 Off	9500993 Toilet, Posh Dominique, vitreous china, Close Coupled Toilet Suite, (4star)
2 Off	2202215 Mizu 1500 Series Basin Mixer Chrome
1 Off	2202133 Mizu 1500 Series Shower Mixer Chrome
1 Off	1700672 Standard Shower Arm & Rose Chrome
1 Off	2202133 Mizu 1500 Series Bath Mixer Chrome
1 Off	2262049 Mizu 1500 Series Bath Spout, 220mm
1 Off	2202019 Mizu 1500 Series, Double Towel Rail, 700mm
1 Off	9501099 Mizu 1500 Series, Toilet Roll Holder, no flap
1 Off	2202096 Mizu 1500 Series, Combination Shelf/Soap Dish
2 Off	Floor Waste/Grate Square 100mm, Chrome

LAUNDRY

1 Off	204116 Clark Edgeline Laundry Trough, Stainless Steel
3 Off	100812 Dura Arco RA Washing Machine Stop & Nrs 20x15 C/P
1 Off	9501321 Mizu 1500 Series Laundry Sink Mixer
1 Off	Floor Waste/Grate Square 100mm, Chrome

Hot Water system

1 Off	1300787 - Everhot 26L continuous flow 50deg Hot water system - LPG.
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KITCHEN

1 Off 2202217 Mizu 1500 Series Gooseneck Kitchen Sink Mixer

Appliances (by Harvey Norman Commercial at Somersby)

1 Off SMEG Gas Wok Cooktop 600mm Quattro 4 burner S/S (CIR64X-C)

1 Off SMEG Oven Quattro 600mm with clock, S/S (SA578X-C)

1 Off SMEG Rangehood 600mm slide out, recirculating, S/S rail (SAH460SS-1)

Painting specifications – included:

- Two (2) coats of Taubmans Low Sheen paint to walls and (2) coats Taubmans Flat paint to ceilings. Woodwork to be Taubmans Oil based Enamel paint finish.
 - One (1) wall colour throughout.
 - One (1) ceilings & cornice colour throughout.
 - Colour choices for internal walls & ceilings to be selected from our range of Taubmans colours, limited to 54 available colours.
 - One (1) internal woodwork (Architraves & Skirting) & door colour throughout.
 - Dark colours for external doors will void warranty in respect to warping.
 - Eaves & gables include choice of two (2) colours.
 - External Weatherboards include (2) coats Taubmans Exterior acrylic paint.

Shower Screens & Mirrors – included:

- Pivot door powdercoat aluminium semi-frameless shower screens to: 2 x Bathrooms & Ensuite including 6.38mm clear laminated glass & choice of frame colour. Oversize height of 2000mm.
- Full width frameless polished edge mirror with chrome dome fixings over all vanities.

Ceramic Floor & wall tiling & Waterproofing specifications – included:

- Wet area Waterproofing installation in accordance with AS3740. Floors: Bostik Dampfix solvent based polyurethane membrane Walls: SBR Water based polyurethane by CTA. Installed by Towson Waterproofing Pty Ltd. Includes a 10 year manufacturer's warranty, workmanship 7 years.
- Supply & lay ceramic floor & wall tiles (including grouts & adhesives) to; 2 x Bathrooms, Powder Room, Ensuite & Laundry, tiled splashback to Kitchen bench & Laundry bench. We have included a Modern F&W Tiles of Erina, selection of 300x300 cushion edge tiles PC @ \$29.50/m2 incl. GST.
- Wall Tiling specifications:
 - Shower recess 2.1m high
 - 1.2m high over bath - measured from floor
 - 200mm over vanities
 - 600mm over washing machine space
 - 600mm over Kitchen & Laundry benchtop
 - 300mm skirting tile elsewhere
 - **1 x vertical wall tile feature to each shower**
- Hard wearing tiled door thresholds to all external doors.
- Elevated 1st floor Balcony includes waterproofing membrane + 300mm x 300mm ceramic cushion edge floor tiles with selection PC @ \$29.50/m2 incl GST. Includes riser tile to perimeter.
- NOTE: Floor tiles to Kitchen, Entry Foyer, Living areas & Porch have not been included. Please advise if additional costing for Ceramic Tiles &/Or Tongue & groove Hardwood Flooring are required ?

Electrical specifications – included:

- Allowances, included within this Tender are as follows ;
 - 36 x lights standard batten fix,
 - 3 x single power points, 30 x double power points,
 - 1 x single power point for Dishwasher,
 - 1 x separate circuit to fridge including single power point,
 - 2 x 2-way switches,
 - 1 x oven circuit , meter box single phase including RCD safety switches,
 - 4 x interconnected electric smoke detectors hard wired with backup battery,
 - 1 x Connect & Install 600wide Standard Rangehood, including Single power point,
 - 3 x TV outlets with co-ax cable to roof space,
 - 1 x ducted exhaust fan to the WC to provide adequate ventilation,
 - 1 x Single power point weather proof for instantaneous gas HWS,
 - 2 x Telephone points,
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- Supply & lay conduit & draw wire for phone service (up to 20 meters) to open electrical trench, terminated under meter box at house end & terminated at front boundary, adjacent to Telstra pit at street end, ready for connection. Phone line connection to be arranged by Owner. Pricing based on the assumption the phone line can be laid in the same trench as the electrical service T.b.c.

Electrical Mains works etc : Provisional allowances included as follows :

- Supply & Lay (up to 14 meters minimum charge) of Underground Power Conduit + Three (3) Phase (16mm) XLP Grade Cable ready for connection. \$ 620.00
- Provisional Allowance to Supply & Lay (additional 12 meters) of Underground Power Conduit + Three (3) Phase (16mm) XLP Grade Cable @ \$ 44.00 /m ready for connection. \$ 528.00
- Underground Electrical cable connection to buried joint type junction or light pole. Includes the supply & installation of electrical Single Phase Meters including Energy Australia site establishment fee. (note: Assumed electricity buried joint or light pole on site ready for connection – T.B.C.) \$ 940.00

Plumbing & Drainage works & Gas fitter included as follows :

- The provision of Two (2) x mains water yard Taps.
- Internal hot & cold water plumbing includes Control cocks. This isolates each Flickmixer tap to allow any possible future repairs without effecting house water supply. These isolated mixer taps are included to all ; Bath, Showers & Vanity taps.
- External plumbing & drainage works, pipework & trenches including provisional lengths as detailed below. Standard connection only to an assumed sewer point of connection, existing within the property boundary has been included.
- Provision for future Dishwasher including plumbing & electrical connections. nb. supply & installation of dishwasher unit has not been included.
- Note: Cold water tap to fridge/icemaker space is excluded. Please advise should optional pricing be required ?.

- Supply & installation of a 5000 litre above ground metal rainwater tank - Tankworks Slimline tank (2600 Long x 1150 wide x 2020mm height) positioned against the dwelling. Includes; 75mm thick concrete base slab, Davey D42 stainless steel submersible pump in tank, metal control box (Rainbank system on wall), 8 x PVC downpipe connection, "No drinking" sign placed at each of the two (2) x additional rainwater yard taps, first flush device installed at tank only, W.C's and washing machine fed from pump. Mains supply to top up tank via ball valve, chain on pump to pull out if required. Note: due to the elevated level to the inlet of the above ground tanks, rainwater needs to be gravity fed via the use of 100mm PVC downpipes. All downpipes painted to your colour selection.
- Provide four (4) point LPG gas installation comprising; 1 x HWS connection, 1 x cook top connection, 1 x Bbq point & 1 x internal heater point + supply & install regulator, chain & compliance plate. Note: appliances excluded & supply of bottles excluded. The material used is polyethylene cross linked pipe which includes an aluminium lining. Includes testing and certification of the lines & compliance plate mounted at point of connection. The supply & installation of LPG gas bottles (above ground gas cylinders or Easy Gas Down under gas tank) for your dwelling, can be arranged through ELGAS Ph # 131161.
- Provisional allowances for Plumbing Services; mains water supply, sewer lines & 90mm storm water lines – direct piping to street gutter via the rainwater tank. \$ 6,570.00
 - 35 lin/m Mains Water line including trenches @ \$19.00/m
 - 70 lin/m of 100mm Pvc Sewer lines including trenches @ \$47.50/m
 - 120 lin/m of 90mm Pvc Storm water lines including trenches @ \$21.50/m
- Sub-floor drainage by Builder :
 - Agricultural line drainage with blue metal backfill, to sub-floor foundation area. Inserted by licensed plumbers on the upstream side of Lower floor concrete slab, behind retaining walls, is included in the above Tender details. Note.
 - Includes 40m of additional 90mm storm water lines including trenches @ \$20.00/m (by Builder) to pick up each end of the agricultural lines, taken to stormwater disposal point in a separate line to roof water. \$ 800.00
- Extra/Over to upgrade the above allowance for standard 90mm stormwater pipes. Provide 50 meters of 100mm sewer grade pipes to withstand the pressure at the fittings resulting from a gravity charged system. 50m @ \$ 11.50/m Extra/Over. \$ 575.00
- Provisional allowance for supply & installation of a NEW water meter + connection from street mains including drilling of mains, supply of the water meter, including payment of the associated Fees. \$ 600.00

Insurance's & Warranty included as follows ;

- Contractors all risk insurance cover during construction period by Allianz Australia insurance Pty Ltd.
- Home Owners Warranty insurance in accordance with Section 92 of the Home Building Act 1989 issued by QBE Insurance Limited.
- Warranty to cover all building works - Home Building act 1989 – Seven (7) year guarantee on builders workmanship, 12 months on fixtures & fittings.

Preliminary items, Council application fees allowance + fixed price site costs – included:

- Preparation of a complete set of plans & specifications ready for council submission. These plans will incorporate all items as detailed in this tender and will be prepared to Tullipan Homes stringent quality control specifications.
- Provisional allowance of \$7,000.00 for the payment of council fees including the payment of; Development application fee, Construction Certificate fee, water &/or sewer fees & inspections, Long Service Levy Fee & critical stage inspection fees.
- Surveyors house peg out with final identification survey certificate on completion.
- White ant treatment - **TERMI-MESH – physical barrier system** full perimeter protection – **marine grade (316) stainless steel mesh** + cast-in concrete stainless steel collars to pipe penetrations. Note: includes sheet mesh treatment to surface area of selected lower Floor Level Besa block retaining walls + Termi Mesh ant cappings to foundation brickwork under bearers & joists, installed to manufacturer specifications. Includes 10 year repair & replacement system warranty.
- Regular Site Cleans & House clean on Completion including payment of associated Tip Fees. All Builders waste being removed from the dwelling & the building site prior to handover date.
- Builders Sanitary service & Temporary power fees.
- Temporary Siltation control barriers & Rubbish Enclosure constructed of star pickets & Geotextile fabric.
- Railway Ballast to access crossing to council satisfaction.
- Preparation of a waste management plan in accordance with Council requirements.
- Engineer structural details; concrete slab & structural steel details, inspections & certification fees. Note: This Tender has been based on standard construction details applying to a Class (M) site classification & a site wind classification of W33n (n2).
- Crane Hire & Site Handling for placement of Construction Materials (fixed).
- Scaffolding for trades in compliance with Work Cover Authority requirements (fixed).
- Concrete pump hire for placement of concrete to Main slab and/or footings (fixed).
- Prepare BASIX Certificate including combined Energy rating - design assessment to (NATHERS V2.31) including detailed report for Council assessment. Includes the specifications, being inserted on the plan drawings. Note: The results of this report may require upgrades to your project specifications.
- Preparation of a simple Statement of Environmental Effects – By Builder.
- AT&T - Temporary Site Security Fencing 1.8m height - Including Double Gates.
- Borehole field assessment, dug to at least 1.5m and a dynamic core penetrometer (DCP) test conducted in-situ with an undisturbed soil sample taken and later tested in a laboratory via a shrink-swell procedure to determine the characteristic surface movement. This together with additional field notations particularly regarding tree heights etc. Will give rise to an overall **Site Classification** to enable the design of all concreting works.
- Preparation of a shadow diagram prepared for June 21st (winter solstice) shadows projected for 9.00am, 12.00pm & 3.00pm in accordance with Council requirements.

Provisional allowances to Excavation & Earthmoving works, included as follows:

- Provisional Allowance to site excavation to required RL. Cut & fill ready to receive slab on ground construction. Machine hire – excavator + operator (bucket only) - 48 Hrs @ \$165.00/Hour + 1 @ \$460.00 float fees-drop off & pick up. \$ 8,380.00
 - Provisional Allowance to; Truck Hire bogie axle, to Cart away excavated vegetation & spoil from site - 80 Hrs @ \$120.00/H. \$ 9,600.00
 - Provisional Allowance to Disposal fees to removal of excavated spoil Off Site - 900 tonne @ \$ 12.00 per tonne. \$ 10,800.00
 - Note: In the situation where, the type of spoil being disposed of, is not of an acceptable quality for use as recyclable fill. Council Tip fees will be charged out at cost, based on receipts from local waste disposal depot.
- Total Provisional allowances to Excavation + Earthmoving works ; \$ 28,780.00

Piering:

- Provisional allowance to supply of Engineer designed structural concrete piers - 60 meters @ \$95/m. \$ 5,700.00
- Note: Piering support is required, in order to obtain adequate & consistent foundation material to concrete slabs &/or footings. Piers will also be required within any possible Zone of Influence region of the sewer mains &/or service trenches. The above quantity is as a provisional allowance only, quantity based on information available at time of Tender. Piering will be carried out to Engineers details & site instruction.
- Concrete pump Hire to placement of Concrete piers – Fixed price.

Special Offer:

- Kitchen upgrade: provide Borgs Sheen Board in your choice of colour with 1mm PVC edge in lieu of Lamiwood doors & panels + provide reconstituted Stone, from builder's standard range, with 20mm edge profile in lieu of laminate tops as detailed in our Sapphire level of inclusions **to Kitchen area only**, Ldy Spek's remain as standard. **Complimentary**

Tender Sum – Including all the above Site Costs & Provisional allowances (GST Inclusive) :\$ 617,800.00

Notes &/or Exclusions to the above Tender are as follows :

- Construct new &/or any required improvements to all fencing works is excluded - Boundary fencing, courtyard fencing, gates.
- Landscaping works are excluded.
- External Retaining Walls (shoring) & any associated steps are excluded (usually incorporated in the Landscape Contract). Note: Besa Block structural retaining walls which retain the lower ground floor level excavation are included with the above Tender sum.
- Site Surface Drainage; yard pits, driveway grated drains, external agg lines are excluded (usually incorporated in the landscape contract).
- Any special requirements &/or construction changes required to accommodate building within a bushfire prone area have not been included in the above Tender Sum.
- Excludes - driveway excavation & construction, concrete paths & associated drainage pits & grated drains. Note: the Garage floor level shall be placed at the RL as indicated on our site plan in order to insure a satisfactory Driveway Gradient.

- Tree removal & or any required trimming, including the removal of all stumps & debris from site & payment of the associated tipping fees has not been allowed for in the above Tender sum.
- Any possible requirements &/or construction changes required to accommodate the requirements of the Mine Subsidence Board have not been included in the above Tender Sum.
- Concrete to Porch & landing will be left in a surface finish requiring cement fixed Floor tiles. Tiler responsible for job is to grade cement base & bed tiles with fall to outside as necessary. (These works are currently excluded from the above Tender, please advise should additional costing be required). **Note:** If provided by the Owners these works must be carried out after hand over date.

This Tender is subject to the following:

- The above Tender price as expressed is inclusive of GST.
- Please sign & return the enclosed copy of this tender to acknowledge your acceptance.
- Acceptance of our Tender requires an initial deposit, prior to entering into our HIA Fixed price Building Contract. The Building contract being presented for your approval post Council approval date (pre construction) ;
 - Our initial deposit being for an amount of \$8,000 towards the preparation of ; Working Drawings, preparation of a waste management plan, Statement of environmental effects, Shadow Diagram, BASIX & Naters Energy assessment & the submission to Council of a DA (Development application), Engineer Structural details & preparation of our HIA Building agreement (contract).
 - Council &/or Certifiers may require additional plans &/or documents, prepared by outside consultants to accompany the DA application. This could include; bush fire reports, tree reports, drainage design, Geotechnical reports etc. These additional works have not been included in the above tender sum & would be discussed further should the need arise.
 - At the time of entering into a Building Agreement with Tullipan Homes for the construction of the Building Works upon the Land the above deposit is deducted by way of a credit to the Contract price. In the event that a Building Agreement is not entered into, this deposit is non-refundable.
 - Please advise our sales staff, should you require us to forward you our **“Acceptance of Tender package”** comprising ; -The HIA preliminary agreement & associated council documents ?
- No binding contractual rights or liabilities arise until the formal HIA building agreement (Contract) has been signed and exchanged. A pre contract meeting will be scheduled to take place, at the earliest convenient date, **post building approval**. All client selections & requirements may be finalized at this meeting. The Building contract will then be detailed & prepared to your selections & instructions.
- This Tender shall remain firm for a period of ninety (90) Days Commencing; Thursday, 30 May 2013 and is subject to the following being effected in that time:
 - The owner providing to the Builder a formal letter of authority from the Owner’s lending authority, that the building works may commence.
 - &/or - Details as to the source & availability of funds being forwarded to our office.
 - Receipt of a Construction certificate for the submitted DA approved plans and specifications.
 - Both parties entering into a HIA Building Agreement (Fixed Price Contract).
 - Payment of an initial 5% Deposit on entering into the above agreement.
- Note: On preparation of the Building contract, **an amount of \$1,500 will be deducted** from the above Tender sum. This amount being your initial payment for our Design & Tender service.


We trust that the above Tender proposal has been detailed to your requirements & assure you of our services during the establishment of your new Tullipan Home.

Should you require any further information please do not hesitate to contact our representative.

Yours Faithfully,



.....
John Callen
Sales Representative

Checked & approved by David Tullipan Managing Director 
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.....
Mr John Mantilla

.....
Mrs Charina Mantilla (the Owners)

Why Build with Tullipan Homes ?

The Proprietors & Staff at Tullipan Homes take pride in the High Level of Construction Standards of which we adhere to with every New Home Construction. For your re-assurance & to assist you in comparing the Benefits of Building with Tullipan Homes we have prepared a list of Standard Construction methods applied by Tullipan Homes.

- When comparing Tenders, it is important to check for the inclusion of ; Council Fees & Home Owners Warranty Insurance Fees. Unless otherwise instructed, these fees are included in all Tullipan Homes Tenders.
- PVA Concrete Curing treatment applied to Total surface area of Concrete slab.
- Hard wearing Tile Door Sills to External Doors & Sliding Glass Doors.
- Concrete Patio is formed & poured as part of the House slab construction.
- 90 mm External Studs with 240mm overall brick veneer wall thickness in lieu of the industry standard, 70 mm studs with 220 mm External walls.
- 70 x 45 mm Studs to all Internal Wall Frames in lieu of the industry standard 70 x 35 mm studs.
- Minimum 90 mm Rafter to Roof Framing.
- Solid Pine internal & ext Wall Framing - not finger joint pine.
- Mortar. Choice of Coloured Oxide or Off White Mortar is included as standard.
- Expansion joints; To conceal the un-attractive look of, standard exposed Tar expansion joints (vertical construction joints). Which are a mandatory inclusion in the external walls of your home. We include for the tar joint to be concealed by Expanda seal (coloured sealant) which is toned to match as close as practical to your exterior brickwork.
- Skirting Boards & Architraves ; Every Home built through Tullipan Homes include as standard : 67 x 18mm Skirting Boards & Architraves. The industry standard is to provide only 42 x 12mm throughout.
- As an added luxury, privacy locks are installed to Bathroom, Ensuite, Pwd room, Wc & all bedrooms as a standard inclusion.
- Internal Linings ; All of our Homes are Built with Gyprock wall & ceiling sheeting to Living & Garage areas and Villaboard wall sheeting to all wet rooms.
- 90 mm Cornice Throughout to all Rooms as standard.
- Concealed Stackwork to all Double Storey Designs (No unsightly External Stackwork).
- Garage Doors are installed with Face Brick Infill panels over door heads B/Works is supported by Galvanized Metal Lintels .
- For added durability, Our Wet area floors to all upper floor areas (+ Ground floor in the case of bearer & joist construction) include the provision of 19mm cement composite flooring + a Waterproof membrane to the full floor area, in the place of the generally accepted method of applying w/proof pine board sheet flooring.
- Shower Screens & Mirrors ; All of our Tenders include as standard powdercoat aluminium framed; Clear laminated safety glass to all shower screens & a choice of pivot or sliding doors , A Mirror is included over each vanity unit with a width equal to the vanity unit.
- Our Shower Screen heights & shower wall tiles are 2100mm, being 300mm higher than the industry standard of 1800mm.
- Our window reveals are provided as prime coated solid pine timber, which eliminates any concerns as to possible swelling etc associated with the project home standard being, Craftwood timber reveals.
- As a standard method of construction the M.S.B (Meter Box) is inserted into the external Brick wall.
- Store Room ; Many of our Double Storey Designs & " Custom Designs " include a Store Room with a Hinged door under the Staircase area (refer to plan drawings).
- As a standard inclusion - Humes Oakfield, Pacific, Vienna, Chateau, Caprice, Denmark or Hayman smooth skin Panelled Internal Doors throughout. Cushion Door stops to all Doors.
- Gainsborough Trilock "3 in 1" Security Entrance Set, including Double Cylinder Deadlock and choice of Lever Handle to Front Entry door, dead bolt to other external doors & Garage internal door & Contractor Series lever handle ranges are included as a standard feature in all Tullipan Homes.
- Door Seals are included as draft excluders at the base of all hinged external doors.
- Quantity of Windows & Sliding Glass Doors ; It is advisable for you to study the Floor plans & assure yourself that there is an adequate quantity of Windows & Sliding Glass Doors , All our Homes are designed with a Garage & Ldy Window as Standard & Where possible ; Powder Rooms & Study's etc are positioned on External walls to allow Natural light & Ventilation . It is also important to check that windows have not been located in positions where a Sliding Glass Door would be more effective & practical. All accessible windows in our designs are operable to provide maximum ventilation – we rarely include fixed pane windows unless requested.

- HUMES Solid Core, Front Entry Door & Sidelight combination, as a standard inclusion - Glazed panels to both door & sidelight are also included as standard. Please refer to tender inclusion above.
- Kitchen Cupboards : Our Home Designs include a generous size Kitchen with a functional layout - O/Head cupboards , 1.5 Bowl Sink & 600 mm Range Hood are Standard inclusions to all of our Designs. We also include as standard, impact resistant Pvc edge strips to the cupboard doors for extra durability.
- Floor & Wall Tile Selections ; The Types of Floor & Wall Tiles available within our \$ 29.50/M2 allowance can be viewed at our supplier ; Modern Tiles at ERINA. Our Tender inclusions state the height specifications & allocation of Tiles included.
- Sanitary Items / Appliances & Tapware ; The above Tender will state a detailed list of Sanitary Items & White goods included in our Tender Sum , These allowances accommodate quality products from Reese & Harvey Norman commercial division which is only available to a selected number of builders. We also allow our Clients to visit Reese & Harvey Norman commercial to view & select items to suit there own personal requirements & budget, Many of our designs include a Corner Bath &/or Spa Bath as a Standard inclusion. Mixer Taps are our standard inclusion, fitted to ; Vanities, Baths, Showers & Kitchen sink.
- Electrical Inclusions ; The above Tender Document will include a Detailed list & quantity of Electrical items included in our Tender sum, You will find that your Tender includes a generous quantity of Lights & Double Power Points as opposed to the industry standard of 1 light & 1 single power point allowance to each room of your home. Direct Wired & interconnected Smoke Detectors are also included as Standard in all of our designs (We also provide very reasonable rates for electrical Variations & also provide the flexibility of providing your own custom positioning of lights & power points). Contrary to the standard practice within the project home industry, All Tullipan Homes are handed over to our clients with light globes installed to all batten fix light points.
- Regardless of whether or not your tender includes air conditioning. Three (3) Phase mains power supply cable will be a standard inclusion. This cable is terminated at the Meter box as single phase. This inclusion then makes it simple for you to upgrade the meter box to 3 Phase should you choose to introduce 3 phase air conditioning at a later date.
- Final Clean - our final house clean includes all exposed concrete to be acid & pressure cleaned to remove unsightly stains.
- Identification Survey on Completion which identifies that the Home has been positioned solely within the Boundaries of the Lot & that Building Set Backs are in accordance with Council requirements.
- Quality Control; The Development of your new Tullipan Home begins with the preparation of a detailed set of CONSTRUCTION PLANS. These plans are the subjected to a complex, matrix check sheet applying design principals & construction specifications which have evolved with over 35 years of trading. The construction of your new home is closely supervised firstly by Rodney Tullipan up to lock up stage & then handed over to Daniel Tullipan from lock up to completion. Both family members are current Builders License holders with the diverse skills required to instruct all trades, ensuring our standards are upheld throughout the construction process. Tullipan Homes strive to retain our regular sub-contract trades & suppliers, each of which have been hand picked by David Tullipan ensuring the consistent workmanship & quality for which we are renowned.
- Warranty inclusion ; For added piece of mind, all Tullipan Homes Building contracts, provide a Six (6) year warranty on workmanship. This 6 year warranty period commences from the date of handover.
- Note: Our Tenders incorporate Electricity connection fees & the provision of an underground phone cable & conduit terminated at the front boundary, the inclusion of this service which is not generally offered by the Builder saves you the inconvenience + the additional cost at the time of handover.
- For all our latest Home designs, a Photo Gallery of previously built homes, Company profile , Testimonials etc feel free to visit our WEBSITE on www.tullipanhomes.com.au.
- Also for some interesting Supplier LINKS e.g. ; Bricks, Roof Tiles, Doors & windows, Garage Doors, Insulation, Kitchens & Tiles etc feel free to make use of the Links option included within our WEBSITE.
