

New items added 16/1/14  
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File No: 6269B-Mantilla  
Date Created: Thursday, 30 May 2013  
Last Revised: Thursday, 16 January 2014

Mr Anecito (aka. John) Mantilla & Mrs Charina Mantilla  
17 Valleyview Cres  
Glendale, NSW, 2285

Changes to initial design – "Document B"

Mobile; 0439 383 622  
Email; johnmmd@mantillaph.net

Building Address: Lot 6 Paddock Close Elermore Vale

Dear John & Charina,

We are pleased to submit our pricing for Optional extras &/or design changes in accordance with your request. This pricing is to be read in conjunction with your initial Tender document.

Initial Tender sum based on Tender # 6269 date created: 30/05/2013 \$ 617,800.00

Add design changes &/or Optional upgrades as follows:

▪ Design/Plan Modifications:

- Provide design modifications in accordance with drawing no.6269-4sp dated 20/06/2013:
  - Reduce the depth of the Balcony on the left side by 960mm & reposition the front & rear wall of the house to maintain the 13.09m side dimension.
  - Increase the depth of the Garage on the left side by 960mm to suit the above change.
  - Swap the positions of the Meals & Media.
  - Reverse the Kitchen to now face the rear of the home.
  - Delete the eastern wall of the Study.
  - Overall floor area decrease of 3m<sup>2</sup> to a revised total of 506.7m<sup>2</sup>.

Total for design modifications

CR(\$ 5,670.00)

- Provide 9.2m x 3.26m Alfresco to rear in accordance with drawing no.6269-4sp dated 20/06/2013:
  - 350mm x 350mm brick columns
  - Treated pine floor framing
  - MERBAU hardwood decking, screw fixed, Includes decking oil finish.
  - Paint finish to fascia beam
  - HR40 powdercoat aluminium balustrade to north side only
  - Open under Alfresco, no subfloor walls, no steps.
  - Tiled roof cover & flush set ceiling soffit

Total for Alfresco

\$ 19,800.00

<ul style="list-style-type: none"> <li>▪ Provide design modifications in accordance with drawing no.6269-WD1 dated 14/01/2013: <ul style="list-style-type: none"> <li>- Provide powder room adjacent to stairs including toilet suite, hand basin &amp; mirror.</li> <li>- Delete single door linen, extend Laundry bench/tiles &amp; provide double door linen adjacent to bathroom.</li> <li>- Delete separate WC &amp; reposition toilet suite to Bathroom &amp; amended layout of bathroom.</li> <li>- Extend WIR 500mm into Bed 1.</li> </ul> </li> </ul>	\$ 4,225.00
<ul style="list-style-type: none"> <li>▪ <u>Aluminium windows &amp; doors:</u> <ul style="list-style-type: none"> <li>▪ Provide the following window/door changes: <ul style="list-style-type: none"> <li>- 1824 &amp; 1227 windows to Meals in lieu of 0924 &amp; 0927.</li> <li>- 1818 window to Activity in lieu of 2127 sliding door.</li> <li>- Note: the Meals rear window &amp; the Activity side window are standard units to match the other windows. Full panel commercial glazed units have not been included.</li> <li>- 2427 window to Living in lieu of 1227</li> </ul> </li> </ul> </li> </ul>	\$ 200.00
<ul style="list-style-type: none"> <li>▪ <u>Additional window/door modifications:</u> <ul style="list-style-type: none"> <li>- 0609 window to Bath 2 in lieu of 0409.</li> <li>- Reduce Ensuite window from 1809 to 1209</li> <li>- Delete 2136 sliding glass door from hallway &amp; provide 1236 fixed window</li> </ul> </li> </ul>	CR(\$ 920.00)
<ul style="list-style-type: none"> <li>▪ <u>Timber Doors:</u> <ul style="list-style-type: none"> <li>▪ Provide cavity sliding door to the Ensuite</li> <li>▪ Provide smart robe doors to Bed 2 in lieu of hinged doors.</li> <li>▪ Provide subfloor access solid door &amp; steel jamb from the garage as well as standard foundation door.</li> </ul> </li> </ul>	\$ 450.00 Complimentary \$ 440.00
<ul style="list-style-type: none"> <li>▪ <u>Price adjustment</u>; the Tender sum was originally set for 90 Days from Thursday, 30 May 2013, which has now expired. At today's date all pricing is now over 7 months from date of preparation. Due to suppliers, building materials &amp; contractors cost increases over this period a price adjustment of \$5,630.00 has been applied to the Tender sum. Note: The revised Tender sum is subject to the condition that <b>council approval granted, contracts signed, C.C issued &amp; finance must be approved</b> prior to the 16<sup>th</sup> April 2014 to avoid any further cost revision.</li> </ul>	\$ 5,630.00
Total for design changes &/or optional upgrades as detailed above	\$ 24,155.00 ✓
Revised project total – Including all above items ( GST Inclusive )	\$ 641,955.00 ✓

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

In addition to the back pages of "Tender A", Acceptance of our proposal requires your signatures below. Please return a signed copy to confirm your acceptance of the above design adjustments. Of course, additional changes and selections may still be made, prior to entering into our Building contract. The signing of our building contract generally occurs post Council DA approval.

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

Yours Faithfully,



.....  
Mark Tullipan

.....  
Mr Anecito (aka. John) Mantilla

.....  
Mrs Charina Mantilla (The Owners)