



TULLIPAN HOMES

BUILDING QUALITY AT AN AFFORDABLE PRICE



File No: 6269B-Mantilla

Date Created: Thursday, 30 May 2013

Last Revised: Wednesday, 27 August 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 Elernmore 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 3m² to a revised total of 506.7m².

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

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SALES OFFICE

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David Licence # 24989
Rodney Licence # 18289C
Mark Licence # 42112C
Daniel Licence # 67448C
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- Provide design modifications in accordance with drawing no.6269-WD1 dated 14/01/2013:
 - Provide powder room adjacent to stairs including toilet suite, hand basin & mirror.
 - Delete single door linen, extend Laundry bench/tiles & provide double door linen adjacent to bathroom.
 - Delete separate WC & reposition toilet suite to Bathroom & amended layout of bathroom.
 - Extend WIR 500mm into Bed 1.
- Total for design modifications \$ 4,225.00
- Provide design modifications in accordance with drawing no.6269-WD2 dated 5/08/2014:
 - Combine Study & Bed 2. Rename other bedrooms as shown on the plans.
 - Extend the rear of the home (Alfresco, Bed 2 & Bed 3) by 700mm.
 - Increase width of robes to Bed 2 & 3 & provide 3 door opening in lieu of 2 door.
 - Add 2 door linen to Hallway adjacent to the Study.
 - Provide timber wall framing and plasterboard lining (external face only) for a future fireplace by owner (fireplace supply & installation by Owner after handover). Refer to the plan for the frame layout. Please note it is the Owners responsibility to ensure the layout will be sufficient for their selected fire place. Further, Tullipan Homes will be finishing and painting the walls and the owner will be required to cut out Gyprock and make good following the installation of the fireplace. Tullipan Homes accepts no responsibility for any frame adjustments required that differ from our plan.
 - Add walls & square set openings to Rumpus/Foyer.
 - Provide 2 x 2136 stacker sliding door units to the Meals/Activity in lieu of 1824 window & 2136 sliding door. Provide 2124 sliding window to the side of Activity in lieu of 1818 window.
 - Provide 2136 sliding window to the hall in lieu of 1236 window. The sliding panels are located in the middle of the window as shown on the elevation due to the size of the window.
 - Change all external balustrade to aluminium framed 1m high HR40 clear glass balustrade, (maximum span for glass panels between posts is 1m) in lieu of HR40 standard vertical picket balustrade.
 - Overall floor area increase of 13m². Revised total floor area is 549.6m².

Total for design modifications \$ 18,800.00

 - Aluminium windows & doors:
 - Provide the following window/door changes:
 - ~~1824~~ & 1227 windows to Meals in lieu of 0924 & 0927.
 - ~~1818 window~~ to Activity in lieu of 2127 sliding door.
 - 2427 window to Living in lieu of 1227

Total for the above window changes \$ 200.00

 - Additional window/door modifications:
 - 0609 window to Bath 2 in lieu of 0409.
 - Reduce Ensuite window from 1809 to 1209
 - Delete 2136 sliding glass door from hallway & ~~provide 1236 fixed window~~

Total for the above window/door modifications CR(\$ 920.00)

<ul style="list-style-type: none"> ▪ <u>Timber Doors:</u> <ul style="list-style-type: none"> ▪ Provide cavity sliding door to the Ensuite \$ 450.00 ▪ Provide smart robe doors to Study in lieu of hinged doors. Complimentary ▪ Provide additional subfloor access door positioned to the rear elevation. \$ 440.00 	
<ul style="list-style-type: none"> ▪ Price adjustment; 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 15 months from date of preparation. Due to suppliers, building materials & contractors cost increases over this period a price adjustment of \$12,230.00 has been applied to the Tender sum. Note: The revised Tender sum is subject to the condition that council approval granted, contracts signed, C.C issued & finance must be approved prior to 30 November 2014 to avoid any further cost revision. 	\$ 12,400.00
<ul style="list-style-type: none"> ▪ <u>Design/Plan Modifications:</u> <ul style="list-style-type: none"> ▪ Provide design modifications in accordance with drawing no.6269-Wd3 dated 26/08/2014: <ul style="list-style-type: none"> - Increase the front building setback to now consist of 7420mm in accordance with the attached plans. n/c. - Extra/over to provide a suspended concrete slab to the now 9.2 x 3.96m rear Alfresco, laid over BONDEK panels, includes full perimeter foundation + one row of concrete lintel supported on blob pads and isolated piers down the centre to support the slab. erected in lieu of a treated pine floor framing with Hardwood decking as costed above. Note: Tiled finish to Alfresco is excluded. <i>Please advise should optional pricing be required, subject to your selection of a suitable tile.</i> \$ 5,700.00 - Extra/over to construct a 230mm thick double brick wall (face brickwork both sides, floor to ceiling) to the North side of the Alfresco, including an 0624ASW Hi-lite window over with a galvanized t-bar lintel to span the opening, as indicated on plans. In lieu of HR40 standard railings as included previous. Note: Plumbing and electrical provisions excluded. \$ 2,100.00 - Extra/over to Increase the width of the Linen closet from a 2-door Linen to now include a 4 door Linen the full width of the Study and facing the hallway, includes 4-rows melamine shelving to entire width + selection from our range of panelled internal feature doors as specified. Relocate study built in robe to inside the Study. \$ 1,200.00 - Meals/activity sliding doors upgraded to Bradnams sliding stacker signature range with security screen sliding screen doors. \$ T.b.c. 	
<u>Total for design changes &/or optional upgrades as detailed above</u>	\$ 58,725.00
<u>Revised project total – Including all above items (GST Inclusive)</u>	\$ 676,525.00

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)