



TULLIPAN HOMES
BUILDING QUALITY AT AN AFFORDABLE PRICE



15 July 2013

Mr & Mrs John & Charina Mantilla
17 Valleyview Cres
GLENDALE NSW

Site Address: Lot 6 Paddock Close, ELERMORE VALE NSW

Dear John & Charina,

Thank you for your decision to accept our Tender, for the construction of your New home at the above site address, our Tender # 6269 - Mantilla.

~~I have enclosed our latest updated tender documents A & B. (received signed 13.07.13)~~

Following the acceptance of our Tender, I have outlined the next steps required to prepare for lodgement to Council. Please read **the attached documents (see list below)** carefully, complete and/or sign where necessary, and return to our office at your earliest convenience.

- ~~• A copy of each Tender documents A & B~~
- A copy of the current set of drawings
- A copy of our HIA preliminary agreement form
- DA application and C.C application forms
Note: We require your signature on the Owners consent section only (We will look after completing all the other required details on each of these forms)
- A completed BASIX questionnaire form (attached is a semi completed form as a guide)
- We require a copy of your Section 149 certificate (*this document is included within the contract of sale relating to your recent property purchase ?*). In the case of land you have held for years prior to Tender acceptance, you are required to obtain an up to date Sect.149 from council for our review please. We also require written evidence as to the current ownership of the land, this can be in the form of a current rates notice or letter from your solicitor confirming the settlement details of the purchase of your property.
- A "Schedule of Finishes" template.
Note: With your DA application council will require a schedule of the external finishes i.e. colour scheme/type of finish. Attached is an example together with a description of what is required at this stage.
- Please advise of any specific notes you would like for us to include in your (S.O.E.E) Statement of Environmental Effects ?
- Receipt of the initial deposit, being a payment of **\$ 8,000.00** as detailed on the last page of our tender document. See overleaf for details of payment methods.

This will allow us to commence with the items outlined in the attached (HIA preliminary agreement form).

In addition to the above items which are included in our tender, we may be required by the Council/Certifying authority to engage additional consultants, e.g. Tree Arbirost report, Bushfire report, Geotech Engineer (landslip report), to form part of our complete DA submission. In this regard, where necessary we will obtain fee proposals on your behalf, for your assessment & direct engagement.

In relation to payment of the initial deposit;

 Cheque can be made payable to Tullipan Homes Pty Ltd or alternatively you can lodge an over the counter deposit or Electronic Funds Transfer to the following Bank Account details:

| | |
|--------------------|------------------------|
| Account Name: | Tullipan Homes Pty Ltd |
| Bank: | ANZ Erina |
| BSB: | 012-621 |
| Account No: | 187896379 |
| Payment Reference: | 6269 - Mantilla |

Again we take this opportunity to thank you for your decision to build with the Tullipan Team.

Yours Faithfully,



.....
Mark Tullipan
Contracts Manager
Tullipan Homes Pty Ltd



PRELIMINARY AGREEMENT

TO: **TULLIPAN HOMES PTY LTD** Job No: **6269 - Mantilla**

1) These instructions relate to the preparation of plans, engineering details and obtaining appropriate approvals for building works upon land at:
Lot 6 Paddock Close, ELERMORE VALE NSW


OFFICE COPY !


2) **I/WE AUTHORISE AND REQUEST YOU TO:**

- a) Arrange a site inspection of the land.
- b) Prepare building plans & specifications, based on our quotation (copy attached), for the construction of building works on the land.
- c) Preparation of BASIX and NATHERS assessment reports.
- d) Preparation of a Statement of Environmental Effects (S.O.E.E.) and Shadow Diagram.
- e) Submit all relevant applications to all appropriate authorities for their Development Approval (*DA only, Construction Certificate will be arranged after Contracts signing*).
- f) Arrange for the preparation of engineering design for the building works on the land, including Borehole report and Site Classification.


Total Price (GST inclusive): \$ 8,000.00

- 1) I/We agree to pay the contractor the total price. This is payable prior to commencement of the above works.
- 2) I/We acknowledge and agree that the property and ownership and the copyright of all plans, sketches and designs prepared by the contractor in accordance with this agreement shall remain the property and the ownership of **Tullipan Homes Pty Ltd** at all times and nothing in this agreement shall give a license or otherwise to the owner to use any plans, sketches or designs prepared by the contractor.
- 3) I/We understand that the above total price is part of the contractors quotation price, and not an extra to the contractors quotation – Date Created: **30/05/2013**
- 4) **IT IS AGREED** that if I/We should enter into a building agreement with you for the construction of the building works upon the land moneys paid by me/us (D&T fees + acceptance deposit) - **excluding any out of pocket expenses eg. Contour survey &/or reports** will be deducted from the contract price. If a building agreement is not entered into, the total price is non-refundable.

Dated: 



John Mantilla



Charina Mantilla (The Owners).



Accepted by: **MARK TULLIPAN** (Contractor)