

**Tullipan Homes Pty Ltd.****Job Contract**

14 October 2015

Job: 6269 **MANTILLA, Anecito (AKA John) & Charina**
MANTILLA
Lot 6 #24 Paddock Close
ELERMORE VALE NSW 2287

<u>Date</u>	<u>Variation Ref</u>	<u>Details</u>	<u>Net</u>	<u>GST</u>	<u>Gross</u>
2/02/2015	VAR/1	Variation to retrieve Geotech Report from Coffey as required per DA condition#6.	\$272.73	\$27.27	\$300.00
12/02/2015	VAR/4	Total of this variation; \$300.00 Inclusive GST Variation to instal R2.0 Insulation to subfloor \$1,530 Less provisional allowances as per tender \$1300	\$209.09	\$20.91	\$230.00
30/06/2015	VAR/5	Total of this variation: \$230.00 Inclusive of GST. Add a 3m x 4.4m store room onto the rear of the garage, Waffle raft slab concrete floor, Gyprock lined ceiling, 110 brickwork perimeter walls on 3 sides. Structural steel beam + Rhs posts to support floor joists over. Supply & install 450x450mm stormwater pit connected to roof water drainage line via a stormwater pipe taken under the garage slab. Agg line drain included around rear of store room at base of battered excavation. Overall dwelling now 563.4m ² = 60.64 Squares Note: Excavation costs excluded from this sum as they will be	\$7,636.36	\$763.64	\$8,400.00
2/07/2015	VAR/6	-Supreme Air ; Ducting & diffuser provisions, provision of up to 14 round outlets in total arranged for 4 Zones (Bed 1x2,2,3) (Media & Study) (Kitchen living, activity and meals x2) (Bed 4, Office & Rumpus), fourteen (14) x supply air Outlets using polyester insulated ducting. The provision includes the installation of the round ceiling diffusers and a minimum of 3 meters of ducting to suit connection to branch work at a later date. A ground floor wall control provision will also be installed to assist in the future completion of the air conditioning	\$3,454.55	\$345.45	\$3,800.00
2/07/2015	VAR/7	Variation to provide design changes etc as requested 01.07.2015 ; -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 Two (2) x 0610AWN Hi-lite awning profile - wind out, windows over with galvanized lintels over, as indicated on plans. In lieu of HR40 standard railings as included previous. Note: Plumbing and electrical provisions excluded. \$2,100.00	\$3,000.00	\$300.00	\$3,300.00



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2/07/2015	VAR/8	<p>CREDIT VARIATION To Delete part of Balcony ; Credit to delete (3.47x2.32m) of Suspended concrete Balcony located above the Porch area.</p> <p>Note: Porch area will now comprise of an elevated 2nd storey roof line over the porch with double storey porch columns.</p> <p>Delete; std \$29.50/m2 floor tiles, riser tiles, concrete slab, waterproofing, HR40 std railings allowance & the tex-coat soffit lining from this section of balcony. a CREDIT of CR(\$5,800) GST Inclusive applies.</p>	-\$5,272.73	-\$527.27	-\$5,800.00
14/07/2015	VAR/10	<p>Excavation variation. Extra/over variation to account for earthworks as executed (against Provisional allowances included in contract), in accordance with the separate WORD variation document dated: 14/07/2015</p> <p>Total Variation \$ 2,260.00 GST Inclusive.</p>	\$2,054.55	\$205.45	\$2,260.00
14/07/2015	VAR/9	<p>Extra/over Variation for client selection of Appliances as per attached detailed document dated 14/07/2015.</p>	\$3,688.18	\$368.82	\$4,057.00
15/07/2015	VAR/11	<p>Total of this Variation: \$4,057.00 Inc GST</p> <p>Extra/over Variation for client selection of PC Items as per attached detailed document dated 15/07/2015.</p>	\$3,922.73	\$392.27	\$4,315.00
16/07/2015	VAR/12	<p>Total of this Variation: \$4,315.00 Inc GST</p> <p>Alfresco Variation : Add a 1.3m return to the 230mm double face brick wall in the back corner of the Alfresco, including a 0906 fixed pane clear glass window. \$ 930.00 GST Inclusive</p>	\$845.45	\$84.55	\$930.00
20/07/2015	VAR/13	<p>Scullery Variation ;</p> <p>Add Plumbing and drainage costs to accomodate the introduction of a sink to the Pantry.</p> <p>includes 1st floor drainage point and stackwork, hot and cold plumbing, sink install + a standard mixer tapware as specified on the Reece selections sheets.</p>	\$781.82	\$78.18	\$860.00
21/07/2015	VAR/14	<p>Extra/Over amount to delete the original specified Everhot 26 litre HWS & provide the Supply & installation of a 450 litre 3 panel (ELECTRIC boosted) Solar hot water system by MY SOLAR Pty Ltd. Including 15mm orange cap tempering valve. Includes supply & installation + connection of roof panels. Flow and return lines in copper pipe work insulated.</p> <p>Note: Includes the condition that the builder must succeed in claiming the rebate for 42 Rec' s to achieve the allocated purchase price.</p>	\$3,454.55	\$345.45	\$3,800.00
21/07/2015	VAR/16	<p>Powder room modifications ;</p> <p>Increase the dimension of the Powder room to accomodate a vanity unit, in lieu of the original wall basin only.</p> <p>Accounts for waterproof hardies scyon floor sheeting, waterproofing membrane + additional internal wall quantity etc.</p> <p>Note: F&W tiling costs are included within our separate tiling variation document.</p>	\$309.09	\$30.91	\$340.00
21/07/2015	VAR/17	<p>Extra / Over for wall and floor tiling, as per attached Floor & Wall Tiling Variation Document - Stage 1 Post Contract</p>	\$528.18	\$52.82	\$581.00



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21/07/2015	VAR/18	Extra / Over for wall and floor tiling, as per attached Floor & Wall Tiling Variation Document - Stage 2 Post Contract dated 21/07/2015	\$26,826.36	\$2,682.64	\$29,509.00
24/07/2015	VAR/19	Variation to create walk in robes to Beds 2 & 3, in lieu of Smart robes as indicated on contract plans. Includes entry to each via Humes accent HA5 cavity sliding door, one (1) row white melamine shelving with hanging rail. Extra/over price for all adjustments as required; \$300	\$272.73	\$27.27	\$300.00
24/07/2015	VAR/20	Extra/over variation for client selection of Stage 2 Electrical as per attached detailed document.	\$18,746.36	\$1,874.64	\$20,621.00
11/08/2015	VAR/22	Total of this variation: \$20,621.00 Inc GST Extra / Over for the provision of 1.5m high privacy screen to North side of the first floor balcony in lieu of the HR40 Standard profile balustrade (section highlighted on attached plan). Privacy screen to be 90 x 19mm Horizontal Flat Slat provided by Castle Railing & Gates.	\$863.64	\$86.36	\$950.00
19/08/2015	VAR/15	Note: price based upon selection from the standard powdercoat colour range. Extra/over variation for client selection of Kitchen cupboards as per attached detailed document dated 19/08/2015.	\$29,619.09	\$2,961.91	\$32,581.00
25/08/2015	VAR/23	Total of this Variation: \$32,581.00 Inc GST Extra / Over to provide hot / cold water points and sewer waste point to the alfresco, ready for future bbq sink.	\$590.91	\$59.09	\$650.00
26/08/2015	VAR/24	No allowance has been made for wall chasing or core holes. Structural concrete piers CREDIT Variation, Allowed 60m @ \$95/m Installed a Custom Piering installation due to the ROCK foundation materials at a price of \$2,800.00 Add Concretors non-standard labour & materials surcharge for formwork setup over and around ROCK foundation materials ; -Labour to use steel brackets drill into piers & setup formwork, includes drilling into piers & chemset 16mm bars as per Engineers instructions, Incl hammer drill and generator = \$	-\$349.09	-\$34.91	-\$384.00
29/09/2015	VAR/25	Extra/over price to upgrade the Internal Main flights of stairs to the following specifications in Lieu of the original tender stated specifications ; Treads:Blackbutt Hardwood. Risers:Pine. Stringers:Pine. Posts:50mm diameter, stainless steel with a mirror finish. Balustrade: 11 rows stainless steel horizontal tension cables run between posts. Handrails:Blackbutt Hwd 70x42mm.	\$6,354.55	\$635.45	\$6,990.00

Total Variations	\$107,809.10	\$10,780.90	\$118,590.00
Original Contract Price	\$620,857.27	\$62,085.73	\$682,943.00
Amended Contract Price	\$728,666.37	\$72,866.63	\$801,533.00



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Claimed	\$163,795.67
Received	\$163,795.67
Balance Due	\$0.00
Balance of Contract	\$637,737.33
