

File No: 6269C-Mantilla
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Mr Anecito (*aka. John*) Mantilla & Mrs Charina Mantilla
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“ This is the QUOTATION in the Building Agreement Between Tullipan Homes Pty Ltd & Mr Anecito (*aka. John*) Mantilla & Mrs Charina Mantilla “.

Building Address: Lot 6 Dp#1196932 , No. 24 Paddock Close, Elmore Vale, NSW 2287.

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.

sliding doors to robes

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.

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, Alfresco & 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,

- 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 Bbq point & 2 x internal heater points + 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

do not remove, we need gas for the bbq and fireplace

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 – applies to kitchen area only :

- ~~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, Laundry specifications remain as standard.~~

Complimentary

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

- 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

will there be a credit for not using the hardwood decking? if so, has this been deducted to the price?

- **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)

- **Timber Doors:**
 - 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

- **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 20 months from date of preparation. Due to suppliers, building materials & contractors cost increases over this period a price adjustment of \$19,800.00 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 28th February 2015 to avoid any further cost revision. \$ 19,800.00

- **Design/Plan Modifications:**
 - Provide design modifications in accordance with drawing no.6269-Wd3 dated 26/08/2014:
 - 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 brickwork + 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. Please advise should optional pricing be required, subject to your selection of a suitable tile.~~ \$ 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 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
 - 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

- Upgrade the Two (2) Bradnams signature series stacker doors to the Meals & Activity rooms, to **now include the supply and installation of Diamond grille safety screen security sliding fly doors**. Note: Flyscreens to the remaining windows & doors remain as Excluded. \$ 1,900.00
- Extra/over to upgrade go to all windows & sliding doors to smart glass sp10 with the exception of ; bathrooms & Ensuite which remain obscure glass. \$3,530.00
- Credit to delete bed 1 South window (1021) & living north window (2427) (Including the reduction in the above smart glass upgrade). Credit (\$830.00)
- Add a provisional allowance of \$1,300.00 for the supply & installation of R2.0 insulation to the sub floor area below living area floors – *price pending confirmation from our suppliers, to be confirmed & approved prior to engagement*. \$ 1,300.00
- Note: A Geotech consultant may be required to comply with council conditions. This is currently Excluded – T.b.c. \$ T.b.c.
- Reduce both 2136 stacker doors to Meals/Activity to now 3200mm wide each. 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. \$ 480.00
- Delete Meals window ASW1227 & Kitchen window ASW1218 & add ASW0630 Hi-Lite window to the Kitchen. CR (\$ 350.00)
- Supply & installation of a (2.1x1.5m) powdercoat aluminium privacy screen to the North end of the 1st floor Balcony, in lieu of HR40 clear glass railing. \$ 760.00
- Provide a nib wall to form the revised pantry area. Add a 2nd sink, ~~Clark, Single centre bowl~~ Pantry Sink, including plumbing & drainage + mixer tapware, refer to latest plans. \$ 1,170.00
- Provide a pair of cavity sliding doors to isolate the Media room (*selection allowance same as internal doors allowance*) \$ 1,100.00
- Change Bed 2 , Bed 3, Office, Bed 4 robe doors from hinged doors to now the Humes smart robe sliding doors (*selection allowance same as internal doors allowance*). n/c.
- Add one cavity sliding door to Bed 1 walk in robe “ ”. \$ 460.00
- 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 563.4m² = 60.64 Squares *Note: Excavation costs excluded from this sum as they will be applied within the provisional allowance application.* \$ 8,400.00
- Supply & install Two (2) x Skydome skylights; Fixed Velux SKYLIGHT 550 x 800mm tint acrylic domes. Supply, flash to roof & frame up ready for plasterer. Apply painted finish to the Customwood lined shaft. *Note: position may be adjusted on site due to available voids in roof framing.* \$ 3,400.00

- **Air conditioning – Ducted air:**
- Provide an Australian made & designed air conditioner, which has received outstanding results for efficiency and performance. SRA230 (nett 23kW) **Actron** Reverse Cycle / split / Ducted A/Conditioning system. The dual ON/OFF and Temperature Controls, would be located with one upstairs and one downstairs in the most appropriate positions in the conditioned areas. The electronic thermostat unit provides On/Off, 3 Speed Fan and Heat/Cool switching with LED display & 24 hour programmable timer. 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. All ceiling diffusers are round white plastic outlets, 1 x return air grill is white powder coated metal installed in the hallway, easily reached for cleaning, and fitted with noise suppressing ducting. All gassing and plumbing associated with the air conditioning. The **Actron** condenser and evaporator have a 5 year manufacturer's warranty. Visit: <http://www.actronair.com.au/residential> \$ 17,520.00
- **Optional – Please advise ?: Upgrade Air conditioning overall system to an Actron SRV230 (ESP+) 23.1kW nett \$ 2,460.00** T.b.c ?
- Upgrade Meter Box to 3 PHASE incl 3 phase meters. \$ 250.00
- Air Conditioner 20 amp 3 Phase circuit breaker + 3 phase isolation switch inserted in Meter Box ready for A/C contractors connection. \$ 190.00
- Provide a reinforced Concrete pad under the Outdoor unit. \$ 200.00
- Builder to provide additional 1st floor framework to conceal Ducting for Ground floor a/cond vents – to A/cond contractors instructions. Allowed five (5) x framed in ducts, gyprock lined timber wall frames from floor to ceiling, in accordance with the attached amended 1st floor plans. \$ 300.00
- **Kitchen Cupboards :**
- Extra/Over amount to ; Credit the above allowances for the Upgraded Kitchen cupboards + 2 Sinks + Pantry + Laundry Cupboards. Add Kitchen cupboards etc to latest design, specifications & layout based on clients selection & related Galley Kitchens plans dated: 21/01/2015. Refer to attached Kitchen Cupboard Variation document dated: 22/01/2015. Note: The above specifications are (Draft copy only) to arrive at a monetary sum for contract insertion – Hold Purchase ORDER until final Spek's/cost adjustments &/or sign off by Owners. \$ 28,860.00
- **Ceramic Floor & Wall tiling :**
- Extra/Over to the above standard allowances in relation to Floor & Wall tiling allowances & height specifications. Provide Floor & Wall Tiling in accordance with client Modern Tiles Selections docket # 42081 – 22.01.2015. Refer to attached Tullipan Homes Variation document (A3 Excel Spreadsheet) dated: 27/01/2015 for a detailed list of all items included. Note: The above specifications are (Draft copy only) to arrive at a monetary sum for contract insertion – Hold Purchase ORDER until final Spek's/cost adjustments &/or sign off by Owners. \$ 32,770.00

- **Floor coverings :**

 - Supply & install Carpet Call 'Hawkins Grigio' Carpet including Dunlop Silver Foam underlay to the following areas: Ground Floor: Rumpus, Office, Bed 4, hallway between Rumpus & Bath 2, Linen & Broom. First Floor: Media, Study, Bed 1 & WIR, Bed 2 & Robe, Bed 3 & Robe, Linen, Hallway between Bedrooms finishing where the Linen finishes. Includes final clean/vacuum prior to handover: \$ 8,890.00

- **Prime Cost (PC) ITEMS :**

 - Extra/Over standard allowances to the Supply & Installation of (White goods, Sanitary ware & Tapware) in accordance with your selection at REECE On Site. Refer to attached signed Pc item Variation document dated: 14/01/2015. \$ 3,434.00
 - Extra/Over standard allowances to the Supply & Installation of Appliances in accordance with your selection at Harvey norman commercial. Refer to attached signed Appliances Variation document dated: 28/01/2015 – OPTION 2 . Note: The above specifications are (Draft copy only) to arrive at a monetary sum for contract insertion – Hold Purchase ORDER until final Spek's/cost adjustments &/or sign off by Owners. \$ 4,057.00

- **Construction requirements for Bushfire Attack Level (B.A.L.) 29:**

 - Supply & install stainless steel gauze Spark Guards to Sub-Floor brick vents & weep hole openings in exterior brick walls & foundation brick walls. \$ 400.00
 - Supply & fitting of aluminium framed aluminium mesh flyscreens to all windows & sliding glass doors, with the exception of Meals & Activity sliding doors which now include diamond grill security screen doors as priced above. Note: Excludes screens to external hinged doors. \$ 3,500.00
 - Provide Hume BFR4 1200mm wide front door with clear glass + Two (2) clear glass sidelights, toughened glass & Merbau Hardwood jambs with stainless steel hinges, in lieu of a (XS26 with maple jambs). Add Humes BAL 29 compliance Merbau Hwd door jambs + s/s hinges to the ldy external door in lieu of maple. \$ 648.00
 - Add supply & installation of Ember Seals to the Two (2) x Panel lift garage doors. \$ 980.00
 - Provide Medium Grade Thermotuff Sarking & Anti-flap pads to underside of all roof tiles. \$ 4,300.00
 - Hinged external doors will require an external screen door. The mesh is to comply with the requirements of B.A.L. 29. By Owner
 - Provisional allowance of \$ 2,000 to provide Upgraded Bushfire compliant glazing to all windows sliding doors in lieu of the standard glazing. Note: Awaiting costing from our suppliers, client to be advised of any additional costs prior to order placement – T.b.c. \$ 2,000.00
 - Weather strips to external hinged door. Included
 - Revised Eaves framing to full perimeter of the dwelling, Required on Bushfire attack level BAL29 & greater. Extra/over trimmers to achieve rafters at 300 c/c in lieu of standard 600mm spacing's. \$ 2,200.00
 - Note: The above allowances are our assumption of your bushfire protection requirements. Should additional items/installations be requested by our private certifier a future variation will apply? Note.

▪ **Solar Hot water unit :**

- Extra/Over amount to delete the original specified Everhot 26 litre HWS & provide the Supply & installation of a 400 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. Note: *Includes the condition that the builder must succeed in claiming the rebate for 50 Rec's to achieve the allocated purchase price.* \$ 3,800.00
- Add the supply & installation of a cold water point to the fridge space. \$ 160.00
- Credit to the **delete the above mentioned four (4) point LPG gas installation,** now not required due to solar hws, electric oven and electric cooktop. CR (1,500.00)

Total: design changes &/or optional upgrades as detailed above ;	\$ 200,404.00
Deduct from the above Tender sum. The refund of your initial payment for our Design & Tender service ;	CR (\$ 1,500.00)
Contract Sum – Including all above items (GST Inclusive) :	\$ 816,704.00

do not delete, we need 2 points for the bbq and fireplace

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).
- 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.
- 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.
- The following items have been excluded from our Contract and if required, are to be provided &/or arranged & paid for By the Owner , Extract from Lake Macquarie City Council - **Conditions of Development Consent - DA# 1682/2014.** Condition Numbers excluded; 4,6,7,9,11,13,14,17-3, 17-6, 22,23 & 24.
- Regarding the above Exclusion of council's condition of approval #7, the builder agrees to carry out a *(simple dilapidation report in the form of jpeg pictures inserted into a word document)* it is agreed by both parties that, if during the course of the construction, the builder or a subcontractor causes damage to Council Assets, that party will be responsible for rectification costs, provided that valid evidence can be provided of that party having done the damage.
- Clothes drying line, supply & installation is Excluded.
- TV Antenna, supply & installation is Excluded.
- ~~Floor coverings, carpet is Excluded.~~
- Window furnishings, supply & installation is Excluded.

- All Landscaping works are excluded. To be carried By Owner in accordance with the approved landscape design (after handover date).
- Leaf-guard to Gutters and Valleys is currently Excluded.
- A Geotech consultant may be required to comply with council conditions. This is currently Excluded – T.b.c.

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 & NatHERS 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.

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.

...../
Mark.A.Tullipan. (The Builder).
Contracts Manager.

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

.....
Mrs Charina Mantilla
(Owner)

Witness's signature:

Witness's signature:

...../

...../

Witness's name and address:

Witness's name and address:

name:...../
address:.....
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