

**From:** Ryan Vear <[ryan@ryve.com.au](mailto:ryan@ryve.com.au)>  
**Sent:** Sunday, 21 September 2014 10:38 AM  
**To:** Rowan Burn <[rowan@marketfirstgroup.com.au](mailto:rowan@marketfirstgroup.com.au)>  
**Subject:** Foscarì

Hi Rowan,

Hope your well.

I thought I'd put down in writing some of the things I mentioned in relation to Foscarì, however it may be worth holding off on doing anything with them until we see what Julian comes back with as I don't want you wasting your or the developers time.

Foscarì proposal for changes

- The deposits/service fees  
As mentioned to see if we can pro long these for as long as possible as I really think these are the main things which will hold me back
- The rear Deck  
To have this changed from 2m x 6.7m to 2.7m x 6.7m as this would then allow someone to actually fit a small table and chair setting without falling off the deck every time they slide the chairs out.
- Rear Boundary Fence  
I realise the developer will want all the fencing in the project uniform, however as Lot 27 backs onto lots which are not part of the development, I would really like to see the rear Fence built to 1.9m instead of the proposed 1.7m
- Bath Tub  
I realise they feel that the ensuites/bathrooms sell better with a large shower and no bath, however we have to look at this from a renters Point of view and I can assure you any that have kids will want at least one bath. However they don't like bath/shower combo's. So to do this on the design may require some internal wall change and reducing the size of one shower.
- Study  
Can we re-position or loose the fixed desk so as this can be optionally used as a 3<sup>rd</sup> bedroom
- Windows and Doors – Copper Tinting  
I think it's fantastic too see they are using Double glazing, however as standard the units only come with a single block out on each window. I know whenever we have renovated and installed double glazing we were able to pay approx. an extra \$100 to \$150 per window to have them tinted in the factory when made so as it was difficult to see in, thus allowing privacy with unobstructed views outwards. Is this an option as it is always cheaper and easier to get done at manufacturing than later.
- Extra TV/Phone/Data/GPO's  
As mentioned due to the construction of these units it will be impossible to add extra points once built, unless we are prepared to rip plaster of wall and ceilings etc.  
Therefore it makes sense to add whatever we can at building stage while its possible.
- Appliances  
For Hermitage it mentioned these, however in Fosacri I see no mention, can we get this specified. Eg. Miele or similar equivalent
- Wardrobes  
Great to see that they are sliding doors, however again like the tinting it's cheaper to have changes made at manufacturing and I would love to see these all mirrored sliding doors as the rooms are small and this really gives the occupants a feeling of the rooms being larger than they actually are.
- Aircon/Heating  
This is Melbourne and therefore you defiantly need these, however I see no mention anywhere in the contract.

Regards,

**Ryan Vear**  
**Ryve Pty Ltd**

**From:** Ryan Vear <[ryan@ryve.com.au](mailto:ryan@ryve.com.au)>  
**Sent:** Monday, 8 September 2014 11:45 PM  
**To:** Rowan Burn <[rowan@marketfirstgroup.com.au](mailto:rowan@marketfirstgroup.com.au)>  
**Subject:** Hermitage

Morning Rowan,

Thought I'd best put my few concerns in writing for you in regards to the Hermitage Contracts.

- Confirmation in writing re the extended period for the payment of the deposit/Bank Guarantee
- Nothing at all stating that they will use Fender Katsalidis for the engineering drawings of the homes, thus basically making the whole project nameless in regards to any branding
- The original photos show a bath in the master ensuite of the H1, however the plans in the contract do not. I think that not having a bath tub in a 3 bedroom unit is a very serious design flaw and could easily deter around half your potential tenants.  
Especially those with children.
- The Caveat on the prescribed parcel of land (In that it can be mined at any time if requested)
- Section 6 of the special conditions on the sale of land contract (I could be wrong, but are they saying here that the bank cannot place a caveat over the land? Or am I confusing that with an Encumber)

Regards,

**Ryan Vear**