



## Lamari 285 Classic Preliminary Estimate

The items in this Addendum A will supersede the standard inclusions in the Designer specification.

### SITE AND DESIGN DETAILS

<b>Site Address</b>	Lot 610, 40 Honeysuckle Drive , Armidale, NSW, 2350
<b>Site Classification</b>	Assumed M
<b>Wind Rating</b>	Assumed N2
<b>Soil Test Report No</b>	TBA
<b>Bushfire Zone</b>	Assumed Nil
<b>Corrosion Zone</b>	Assumed Low
<b>Septic</b>	Assumed Town Sewer
<b>Gas</b>	Assumed Bottle LPG
<b>House/Design Type</b>	Lamari 285

### INTERNAL PRODUCTS AND FINISHES

#### Floor Coverings

- ✓ [NSW Regional] Provide Builder's Designer (Silver) range main floor tiles as per plan.  
*This item allows for the following:*
  1. Tiles selected will have a cushion edge. There is no allowance for laying of tiles with a rectified edge.
  2. Tiles selected must be larger than 150mm x 150mm, but no larger than 450mm x 450mm. There is no allowance for laying small format tiles, large format tiles, or mosaic sheets.
  3. Tiles selected will be laid in a horizontal stack bond or vertical stack bond pattern. No allowance for other laying patterns such as brick bond, herringbone, step ladder, offset, or cross hatch.

Owner to supply and install all floor coverings after hand over.

note

*The Builder will supply and install Builder's range floor tiles to all wet areas which includes the Ensuite, Bathroom, WC and Laundry as per plan (the Kitchen is not deemed to be a wet area). The Builder will cut and temporary fix skirting boards, the Owner will be responsible for painting (including supply of the paint) and fixing the skirting boards after flooring has been installed after hand over.*

- ✓ Provide Builder's Category 4 (Designer range) carpet with 7mm foam underlay as per plan.
- ✓ Provide Wood Effects 3mm thick vinyl plank flooring over concrete floor as per plan.

#### Kitchen Specification Upgrades

- ✓ Provide Builder's range 20mm thick engineered stone waterfall ends to Kitchen as per plan.
- ✓ Provide cabinet made appliance bench in Builder's range laminate to Hallway as per plan.  
*Includes upgrading to cabinet made white melamine adjustable Pantry shelving as per plan.*
- ✓ Provide one (1) Belling BD14FSDX 600mm (60cm) 14 place setting freestanding stainless steel dishwasher to Kitchen.
- ✓ Provide plasterboard bulkhead above overhead cupboards to Kitchen as per plan.
- ✓ Provide upgrade to Belling BDC604BK 600mm (60cm) 5 burner 'Premium Tempered' glass surface gas cooktop to Kitchen.
- ✓ Provide upgrade to Belling BDC905LBK 900mm (90cm) 5 burner 'Premium Tempered' glass surface gas cooktop to Kitchen.
- ✓ Provide upgrade to Belling BDO609BK 600mm (60cm) 9 function 'Pure Black' glass electric oven (90L capacity) with telescopic rails and soft-closing door to Kitchen.
- ✓ Provide upgrade to Builder's range 20mm thick engineered stone bench top (excludes waterfall ends) to Kitchen.  
*The B'Bar will have a maximum width of 800mm.*



## Bathroom Specification Upgrades

✓ Provide upgrade to 1200mm wide Forme Mont Albert wall hung vanity with polymarble top, one (1) moulded basin with one (1) Mizu Drift Uni chrome push plug (Reece code: 2263197), one (1) Mizu Soothe chrome basin mixer (Reece code: 9503817), two (2) soft-closure doors, one bank of three (3) full extension drawers and MDF panels to Bathroom as per plan.

## Laundry

✓ Provide cabinet made Broom in Builder's range laminate to Laundry as per plan.

*Includes one (1) fixed melamine shelf.*

✓ Provide cabinet made Linen in Builder's range laminate to Laundry as per plan.

*Includes four (4) adjustable melamine shelves.*

## Cabinet Maker

Owner to supply and install desk to Bed 4 after hand over as per plan.

note

Owner to supply and install desk to Hallway after hand over as per plan.

note

## Features

✓ Provide 75mm high internal step to Garage as per plan.

## Plaster and Paint Features

✓ Provide one (1) plasterboard square set opening to Hallway as per plan.

## Universal Housing Design

✓ Provide shower with no hob and/or stepdown to Bathroom and Ensuite as per plan (two (2) in total).

✓ Provide shower without door to Ensuite and Bathroom as per plan (two (2) in total).

## Garage Door Specification Upgrades

✓ Provide one (1) 2100mm high x 2400mm wide (nominal) B & D Doors & Openers R1D Roll-A-Door steel roller door without motor (manual operation) to Garage as per plan.

## EXTERNAL PRODUCTS AND FINISHES

### Facade

✓ Provide one (1) Builder's range painted treated pine 90mm x 90mm post to Porch and Alfresco as per plan (two (2) in total).

### Doors

✓ Provide upgrade to Hume Savoy 1200 range paint grade 2040mm x 1200mm pivot Entry door with clear glazing as per plan. Includes Builder's range Schlage pull handles with roller ball mortice lockset.

*Door type to be selected by the Owner during the Colour Selection.*

### Glazing

✓ Provide one (1) Builder's range mechanical vented tubular skylight as per plan.

✓ Provide upgrade to Builder's range 3000mm wide stacker door(s) to Family as per plan.

✓ Provide upgrade to Builder's range awning windows to Bed 4 as per plan.

✓ Provide upgrade to two (2) Builder's range double hung windows to Media as per plan.

### External Surfaces

Owner to supply and install all external concrete after hand over.

note

✓ Provide Builder's range N25 plain finish external concrete to Drive and Path as per plan (H1 Site Classification over 200m<sup>2</sup>).

*Includes removal of upright kerb for the extent of the driveway width (abutting the kerb) if required by the Local Authority.*

*Cracking of external concrete is common. The Builder will accept no liability.*

✓ Provide Builder's range plain finish external concrete poured in situ with the main slab to Porch and Alfresco as per plan.

*Cracking of external concrete is common. The Builder will accept no liability.*



## Landscaping

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| <ul style="list-style-type: none"> <li>✔ Provide a Provisional Sum allowance for Builder's range couch turf as per plan.<br/><i>Includes additional site clean and importation of clean top soil if required.</i></li> <li>✔ Provide Builder's range 1800mm high Colorbond fencing as per plan.<br/><i>Note: The Owner will be responsible for complying with the terms and conditions of the Dividing Fences Act 1991 (NSW), and this will include, but not be limited to, the need to contact all adjoining landowners to obtain the adjacent landowners' half share for the covenant compliant boundary fencing. For clarity, the Owner is required to pay the Builder the full amount and then pursue neighbours for their share (if any).</i></li> <li>✔ Provide one (1) Builder's range 1800mm high Colorbond double personal access gate as per plan.</li> <li>✔ Provide one (1) Builder's range 1800mm high Colorbond single personal access gate as per plan.</li> <li>✔ Provide one (1) ground mounted Daytek M48 Mk2 Rotary clothesline.<br/><i>Including approximately 48LM of hanging space.</i></li> <li>✔ Provide one (1) Northcote Pottery Slate Campbell pillar letterbox with combination lock, corner facing mail slot and Sandeford house numbers affixed as per plan.</li> </ul> | PS Amount      \$9,000 |
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## ELECTRICAL

### Heating & Cooling

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| <ul style="list-style-type: none"> <li>✔ Provide a Provisional Sum allowance for one (1) Builder's range 5.0kW (nominal) reverse cycle split air conditioner.<br/><i>Note: Back to back install (manufacturer can vary).<br/>The Owner acknowledges the air conditioning unit produces noise which may be deemed offensive to neighbours and that the occupants may not be able to operate the air conditioning unit during restricted times (the aforementioned times are available on the EPA website).</i></li> <li>✔ Provide a Provisional Sum allowance for one (1) Builder's range 8kW (nominal) reverse cycle split air conditioner.<br/><i>Note: Back to back install (manufacturer can vary).<br/>The Owner acknowledges the air conditioning unit produces noise which may be deemed offensive to neighbours and that the occupants may not be able to operate the air conditioning unit during restricted times (the aforementioned times are available on the EPA website).</i></li> </ul> | PS Amount      \$3,000<br><br>PS Amount      \$3,700 |
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### Lighting/Electrical/Data/TV

- ✔ Provide additional Builder's range 10amp double power point as per plan.
- ✔ Provide one (1) additional Express Maxi Colour Switch (Tri-Colour) 9W 800LM White LED Dimmable Downlight (Beacon code: 170065) as per plan.
- ✔ Provide one (1) Builder's range double power point and conduit in wall to accommodate future NBN connection includes service conduit (with a maximum run of fifteen lineal metres (15LM)). Excludes fixed wireless.

### Solar PV

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| <ul style="list-style-type: none"> <li>✔ Provide a Provisional Sum allowance for one (1) Builder's range 6kW (nominal) Solar PV system as per plan.<br/><i>The quantity and position of solar PV panels shown on the plans are nominal and subject to review by the selected solar PV installer. The installer may install a different number of solar PV panels than is currently shown on the plans as the rated wattage of all panel brands differ. The overall nominal rating stated above will be maintained, but may be achieved by more or less solar PV panels at the sole discretion of the Builder. All small-scale technology certificate (STC's) will be applied (discounted) from the cost when known. Electricity grid connection of the solar PV system is subject to approval by the Local Authority. It is the responsibility of the Owner to advise the Builder prior to Commencement whether grid connection is permitted by the Local Authority. If grid connection is not available the Solar PV system Provisional Sum allowance will be credited from the Building Contract by way of Variation.</i></li> </ul> | PS Amount      \$6,500 |
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## SITE REQUIREMENTS




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**Engineering Note: Piering**

The site costs do not include piering. The Owner and the Builder acknowledge that should the engineer, while designing the foundations, require piering to the foundations of the home, then the additional costs of providing piering will be charged by way of Variation. note

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**General**

No allowance has been made for exporting spoil from The Site. note  
 No allowance has been made for importation of fill. If the soil from The Site is insufficient and/or unsuitable to be used as fill then additional costs will be incurred by the Owner to supply suitable fill. note

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**Geotechnical Report and Wind Rating Certificate**

The Owner acknowledges the geotechnical report was not available at the time of Preliminary Estimate preparation and the Builder has used an assumed soil type of M. The Builder will commission a geotechnical report prior to Commencement. Should the geotechnical report state a soil classification of a more reactive soil class and/or require the footings/slab to have piering, then a Variation will be passed onto the Owner. note  
 The Owner acknowledges the wind rating certificate was not available at the time of Preliminary Estimate preparation and the Builder has used an assumed wind rating of N2. The Builder will commission a wind rating certificate prior to Commencement. Should the wind rating certificate determine a higher wind loading and tie down, then a Variation will be passed onto the Owner. note

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**Slab Details**

✓ Provide a Provisional Sum allowance for piering to the Professional Engineer's future foundation design. PS Amount \$11,000  
*Any costs associated with the addition of piering to the foundation shall be attributed to this Provisional Sum allowance, including, but not limited to, pier set out, pier excavation, pier concrete, steel piles, pile transfer plates, concrete supply, concrete thickenings, and additional reinforcing.*

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**ENERGY EFFICIENCY REQUIREMENTS**


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**Energy Report**

The energy and thermal report have not been done at time of Preliminary Estimate preparation. The Owner and the Builder acknowledge that should the energy and thermal report, require upgrades to the Residence, then the additional costs of providing the upgrades will be charged by way of Variation. note

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**Water Tank**

✓ Provide one (1) Kingspan Water 4000L (nominal) skinny slimline Bluescope AQUAPLATE steel rainwater tank, Evo Mk4 submersible pump and switch system with water supplied to Laundry tub, toilets and one (1) external tap to comply with Local Authority requirements. note  
*Not suitable within 500m of salt marine, heavy industrial or other unusually corrosive influences.*  
*The Owner acknowledges the pump unit produces noise which may be deemed offensive to neighbours and that the occupants may not be able to operate the pump unit during restricted times (the aforementioned times are available on the EPA website).*

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**SERVICES**


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**Drainage**

The location of sewer connection is unknown at time of Preliminary Estimate preparation. Builder has allowed for ten (10) lineal metres of underground run in Preliminary Estimate. note  
*Any additional requirements will be charged by way of Variation.*  
 The location of stormwater connection is unknown at time of Preliminary Estimate preparation. Builder has allowed for ninety five (95) lineal metres of underground run in Preliminary Estimate. note  
*Any additional requirements will be charged by way of Variation.*



The location of underground water connection is unknown at time of Preliminary Estimate preparation. Builder has allowed for ten (10) lineal metres of underground 19mm poly run in Preliminary Estimate. note

*Any additional requirements will be charged by way of Variation.*

### Electrical Connections

The location of underground power box/pit is unknown at time of Preliminary Estimate preparation. Builder has allowed for ten (10) lineal metres of 16mm underground electrical run in Preliminary Estimate. note

*No allowance for connecting to overhead power poles.*

*Any additional requirements will be charged by way of Variation.*

## COUNCIL AND LOCAL GOVERNMENT REQUIREMENTS

### General

✔ Provide a Provisional Sum allowance for Warranty Insurance.	PS Amount	\$3,990
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### BASE PRICE

- ✔ Selected design price - including estimated site costs.
- ✔ Provide discount for **Fast Track** design guidelines being met.

Note: There are to be no changes to the Fast Track Standard Colour Scheme Selections. The Owner acknowledges that the Owner must select one (1) of the Builder's Fast Track Standard Colour Scheme Selection ranges from the seven (7) standard Fast Track Standard Colour Scheme Selections offered and complete and sign all necessary paperwork before the Builder will make application to the Local Authority for Planning Approval.