



Grasstree 265 F1 Preliminary Estimate

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

SITE AND DESIGN DETAILS

Site Address	10 Fitzroy Street, Uralla, NSW, 2358
Site Classification	Assumed M
Wind Rating	Assumed N2
Soil Test Report No	TBA
Bushfire Zone	Assumed Nil
Corrosion Zone	Assumed Low
Septic	Assumed Town Sewer
Gas	Assumed Bottle LPG
House/Design Type	Grasstree 265 - F1

INTERNAL PRODUCTS AND FINISHES

Floor Coverings

- ✓ Provide Builder's Category 3 (Urban range) carpet with 7mm foam underlay as per plan.
- ✓ Provide Wood Effects 3mm thick vinyl plank flooring over concrete floor as per plan. (down stairs)
- ✓ Provide Wood Effects 3mm thick vinyl plank flooring over particle board floor as per plan. (Up stairs)

Kitchen Specification Upgrades

- ✓ Provide Builder's range 20mm thick engineered stone waterfall ends to Kitchen as per plan.
- ✓ 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.
- ✓ Provide upgrade to cabinet made white melamine adjustable shelving to Pantry as per plan.

Bathroom Specification Upgrades

- ✓ Provide one (1) 750mm 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, and one (1) 900mm high Builder's range framed mirror above to Powder as per plan.
- ✓ Provide shower with no hob and/or stepdown to Bathroom and Ensuite as per plan (two (2) in total).
- ✓ 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, and one (1) 900mm high Builder's range framed mirror above to Ensuite as per plan.
- ✓ Provide upgrade to Builder's range semi frameless splayed shower screen to Bathroom as per plan.
- ✓ Provide upgrade to Posh Solus 1780 freestanding bath (Reece code: 9504385) to Bathroom as per plan.

Doors

- ✓ Provide upgrade to Builder's range paint grade double internal hinged 2040mm x 720mm doors to Laundry as per plan.

Features



- ✔ Provide Builder's range carpet grade timber internal stairs with painted pine hand rail as per plan.

This item price does not include the carpet.

- ✔ Provide upgrade to 2700mm (nominal) high ceilings as per plan.
- ✔ Provide upgrade to Builder's range low wall plasterboard lined and painted balustrade to Hall as per plan.

Plaster and Paint Features

- ✔ Provide one (1) plasterboard square set opening to WIR as per plan.

EXTERNAL PRODUCTS AND FINISHES

Facade

- ✔ Provide one (1) Builder's range stained timber FJ hardwood 115mm x 115mm post to Porch and six (6) Builder's range stained timber FJ hardwood 115mm x 115mm posts to Paito/Alfresco as per plan (seven (7) in total).
- ✔ Provide upgrade to Exsulite thermal facade cavity system by Dulux Acratex with 75mm panels and 25mm spacers as per plan.

Glazing

- ✔ Provide upgrade to Builder's range 2700mm wide stacker door(s) to Lounge as per plan.
- ✔ Provide upgrade to Builder's range 3600mm (nominal) bi-parting sliding door(s) to Rumpus as per plan.
- ✔ Provide upgrade to Builder's range 3600mm wide stacker door(s) to Lounge as per plan.
- ✔ Provide upgrade to Builder's range obscure glazed awning windows to Powder as per plan (three (3) in total).

External Surfaces

- ✔ Provide Builder's Designer (Silver) range external floor tiles on Scyon Secura fibre cement sheet 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.
4. Flexible waterproofing membrane.
5. Screed to achieve falls (if required).

- ✔ Provide Builder's range N25 plain finish external concrete to Drive and Path as per plan (A/S/M Site Classification and up to 49m²).

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.

- ✔ Provide Builder's Urban (Investor) range external floor tiles to Porch and Alfresco as per plan.

Landscaping

Owner to supply and install all fencing and gates to Local Authority requirements after hand over. note

Owner to supply and install all soft landscaping after hand over. note

Owner to supply and install landscape retaining after hand over (if required). note

- ✔ Provide one (1) Builder's range 1030mm x 470mm x 470mm (nominal) face brick letterbox with Sandleford Allora stainless steel metal lockable insert and Sandleford stainless steel self adhesive house numbers affixed as per plan.

- ✔ Provide one (1) ground mounted Daytek M48 Mk2 Rotary clothesline.



Including approximately 48LM of hanging space.

ELECTRICAL

Heating & Cooling

- ✓ Provide a Provisional Sum allowance for one (1) Builder's range 5.0kW (nominal) reverse cycle split system air conditioner to bed 1. PS Amount \$3,000

Note: Back to back install (manufacturer can vary).

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).

- ✓ Provide a Provisional Sum allowance for one (1) Builder's range 8kW (nominal) reverse cycle split system air conditioner to living room. PS Amount \$3,700

Note: Back to back install (manufacturer can vary).

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).

Lighting/Electrical/Data/TV

- ✓ Provide one (1) additional Builder's range television (TV) connection point as per plan (three (3) in total).
- ✓ Provide one (1) Builder's range digital television (TV) antenna system (does not include booster).
- ✓ Provide ten (10) additional Builder's range 10amp double power points.
- ✓ Provide fifteen (15) additional Express Maxi Colour Switch (Tri-Colour) 9W 800LM White LED Dimmable Downlight (Beacon code: 170065).

There is no allowance for provision of NBN unless stated in this Sales Estimate. note

Solar PV

- ✓ Provide a Provisional Sum allowance for one (1) Builder's range 6kW (nominal) Solar PV system as per plan. PS Amount \$6,500

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.

SITE REQUIREMENTS

Engineering Note: Piering

- ✓ Provide Builder's range concrete piers (without reinforcing) or steel piers to Upper Floor slab as per the Professional Engineer's future design.

General

- No allowance has been made for exporting spoil from The Site. note
- ✓ Provide importing and spreading fill on The Site (if required).

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

Slab Details

✓ Provide a Provisional Sum allowance for piercing to the Professional Engineer's future foundation design.

PS Amount

\$8,000

This Provisional Sum allowance may not be required. The Provisional Sum allowance has been included to deal with any Zone of Influence (ZOI) relating to the swimming pool.

Any costs associated with the addition of piercing 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.

ENERGY EFFICIENCY REQUIREMENTS

Energy Report

✓ Provide one (1) NatHERS (Nationwide House Energy Rating Scheme) report.

The Owner and the Builder acknowledge that should the NatHERS report, require upgrades to the Residence, then the additional costs of providing the upgrades will be charged by way of Variation.

Water Tank

✓ Provide one (1) Builder's range free standing plain finish concrete base slab for rainwater tank up to 5000L as per plan.

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

✓ Provide one (1) Kingspan Water 5000L (nominal) round Bluescope AQUAPLATE steel rainwater tank, Claytech C3X external pump with cover and base and switch system with water supplied to Laundry tub, toilets and one (1) external tap to comply with Local Authority requirements.

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).

SERVICES

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 one hundred and fifteen (115) 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 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

✔ [NSWONLY] Owner to appoint the Principal Certifying Authority (PCA) after Building Contract signing. The Owner is responsible for the selection and appointment of the PCA and the Builder is responsible for the payment of any and all of the PCA's fees and charges. <i>The Owner can access a comprehensive list of suitable building certifiers from the NSW Government Fair Trading website: Building Certifiers Public Register (nsw.gov.au)</i>	PS Amount	\$3,520
✔ Provide a Provisional Sum allowance for Warranty Insurance.	PS Amount	\$4,450
✔ Provide provisional sum allowance for Section 7.12 contributions (formerly known as Section 94A contributions) that may or may not be payable to the Local Authority. Uralla Shire Council is permitted under Armidale Regional Council Section 7.12 Contributions Plan 2018 to levy a one percent (1%) developer contribution on the cost of construction, where the cost of construction exceeds two hundred thousand dollars (\$200,000.00). The Owner is strongly advised to make enquiries with Uralla Shire Council's planning department to determine whether this levy has been paid by the land developer as part of the subdivision process as a Section 7.11 contribution, or whether this fee will be payable by the Owner upon receipt of the Planning Approval.	PS Amount	\$5,533

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.