

PROJECT SPECIFICATIONS

Gundari Guntawong Residences 165 Guntawong Road, Rouse Hill

Inclusions:

- Site excavation with balanced cut and fill.
- Benching levels provided by Developer within +/- 50mm to comply with CDC requirements.
- Split level design, internal DEB, external DEB, external steps and landing, shared Lot boundary retaining walls, extra scaffolding over standard, where required.
- Piering depth up to 1000mm.
- M Class slab.
- Services connection within the property boundary for electricity/NBN, gas, water, sewer & stormwater.
- Safety requirements and environmental controls including temporary fencing, sediment control and fall protection.
- Provisional allowance for 5 Star Basix (\$30k inclusive of GST – subject to rise and fall).
- Gold 2023 Turnkey Specifications.
- Landscaping as per Turnkey Specification (refer to Dual Property Group DWG AND – 36219 REV E).
- Price Fixed until the end of December 2024.
- Price escalation of 0.5%/month applicable for any delay on commencement on site.

Exclusions:

- Site benching, removal/importation of fill, perimeter retaining walls to subdivision by Developer.
- Building Over/Adjacent to Sewer.
- Additional services run – Water, Stormwater, Sewer and Electricity.
- BASIX extra over requirements.
- Bushfire requirement.
- Acoustic requirement.
- Flood mitigation.
- Soil Requirement.
- Upgrade to H1 Class Slab.
- Salinity Requirement.
- Acid sulphate soil.
- Marine Environment.
- Rock removal.
- Latent conditions.
- Tree & vegetation removal.
- Removal of dumped rubbish prior to construction.
- Footpath to Council verge.
- Section 7.11 Contribution.
- Section 73.
- OSD and hydraulic engineering design and construction requirement.
- Subdivision Certificate, if required.

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