

Free Site Works Offer

Site Works Application Form



Property Details

Block	Section	Suburb
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Buyer Details

Buyer 1

First name	Last name
Phone number	Email address

Buyer 2

First name	Last name
Phone number	Email address

Builder Details

Company name	
Contact first name	Contact last name
Phone number	Email address

Attachments

I have included the following with this application form:

☐ Copy of BA documents ☐ Excavation pad level drawing ☐ Site specific geotechnical report (if applicable)

Preferred date range for Site Works

Buyer name	Buyer signature	Date
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Free Site Works Offer

Key Terms and Conditions

The following is a summary of the key terms of conditions of the Free Site Works Offer for information purposes. It is not intended to be a complete or exhaustive statement of the terms and conditions of the offer and should not be relied upon as a substitute for reviewing the Sale Contract relating to this offer in full. To the extent of any inconsistency between this document and the Sale Contract, the Sale Contract takes precedence.

- The Seller and the Development Manager will engage a contractor at the cost of the Seller, to provide Site Works to the Land (Nominated Contractor).
- Subject to the Buyer obtaining design approval in accordance with the Housing Design Requirements and lodging a compliant Site Works Application Form within 12 months of completion of the Sale Contract, the Seller will provide the Site Works.
- The Site Works will be undertaken on the Land within approximately 1 month of:
 - notification being received by the Seller that the site is ready for the Site Works; and
 - receipt of the required information from the Buyer, including the Site Works Application Form.
- The Buyer agrees to provide, or to procure their builder to provide, the Seller or the Development Manager or their Nominated Contractor with access to the Land at all times reasonably required by the Seller or the Development Manager or their Nominated Contractor for the sole purpose of providing the Site Works and to ensure the Land is adequately fenced with sediment and erosion controls in place prior to the Nominated Contractor attending the Land to undertake the Site Works.
- The Seller agrees to procure the Nominated Contractor to fix any damage to the block services or the verge and crossover immediately adjoining the block caused by the Site Works.
- Within 5 working days of completion of the Site Works, the Buyer agrees to procure their Builder to inspect the works and advise the Development Manager in writing of any defects in the works or damage to the Land or the verge and crossover adjacent to the Land caused by the Nominated Contractor.
- Within 10 working days of completion of the Site Works or remediation of defects or damage by the Nominated Contractor (whichever is the later) the Buyer must sign and return the Buyer Acknowledgement Form to the Development Manager or give a Dispute Notice upon which the process outlined in the Sale Contract will apply.

Site Works - the scope of services to be provided by the nominated contractor includes for:

- Bulk excavation to pad levels to facilitate ground slabs and/or foundations, including cut and fill and import and/or export and disposal of material;
- Imported material to be of a standard suitable for use as general fill;
- Extent of benching to be provided to cater for adequate workspace and external paved areas and/or landscape features beyond the building footprint (but only to the extent clearly identified on the Site Works Plan) with batters provided to maintain slope stability;
- Removal offsite of all excess spoil, including haulage and disposal; and
- Ripping and hammering for excavation of rock, where required.

The scope of services excludes:

- Basements* and cellars, beyond excavation required for under-croft garaging;
- Inground swimming pools and spas;
- Detailed excavation for footings or trenching for inground services;
- Compaction, testing and verification of any cut or imported fill material; and
- Earthworks within 600mm of a side or rear boundary except where zero boundary construction is permitted.

Excavation pad level drawing

The excavation pad level drawings must show the following details:

- Existing contours shown at 100mm RL intervals;
- Nominal RL's of the pad levels to be provided after allowance for nominal concrete slab thickness and blinding;
- The extent of cut and fill material to achieve the nominal levels; and
- The extent of any bulk excavation works beyond the building footprint and nominal levels required for external landscape features.

Timelines & process

1. Buyer Settles

- Buyer completes the Sale Contract.

2. Design Approval Obtained

- Buyer obtains the required design approval for their proposed dwelling as per the process outlined in the Housing Design Requirements.

3. Site Works Application Form Submitted

- Buyer provides Ginninderry with the approved BA/DA drawings, Excavation Pad Level Drawing and site-specific geotechnical report (if one has been obtained).
- The Application Form and supporting documents are to be emailed to sales@ginninderry.com within 12 months of completion of the Sale Contract.

4. Construction Readiness Notification Issued

- Buyer or their builder contacts Ginninderry when they are ready for the Site Works. Notify sales@ginninderry.com or phone the office on 1800 316 900 to speak to a sales team representative.

5. Site Works Completed

- Subject to the Buyer completing the Site Works Application Form and procuring access to the site by their Builder in accordance with the Sale Contract requirements, Ginninderry will complete the Site Works within approximately 1 month, subject to delays.
- Ginninderry will notify the Builder and the Buyer in writing when the Site Works are completed.

6. Inspection & Acknowledgement Form Provided

- Within 5 working days of completion of the Site Works the Buyer and/or their Builder must inspect the Site Works.
- If there are defects or damage that require remediation, then Ginninderry will attend to the rectification works as soon as practicable.
- When the Site Works have been completed inclusive of any defects or damage rectification, the Buyer must sign and return the Buyer Acknowledgement Form to confirm the works have been completed.
- The Buyer Acknowledgement Form is to be emailed to sales@ginninderry.com within 10 working days following completion of the works.

*Basement means a space within a building where the floor level of the space is predominantly below datum ground level and where the finished floor level of the level immediately above the space is less than 1.0 metre above datum ground level.