

# THE "REEF" DUPLEX UNITS

Lot 61 Sorrento Drive,  
Golf Links Estate,  
Bargara  
Queensland, 4670



HOMES R US



TOTAL AREA: 263.60 M2

Classic  
Inclusions  
Range

Fixed  
Price  
Contract



## CLASSIC INCLUSIONS RANGE

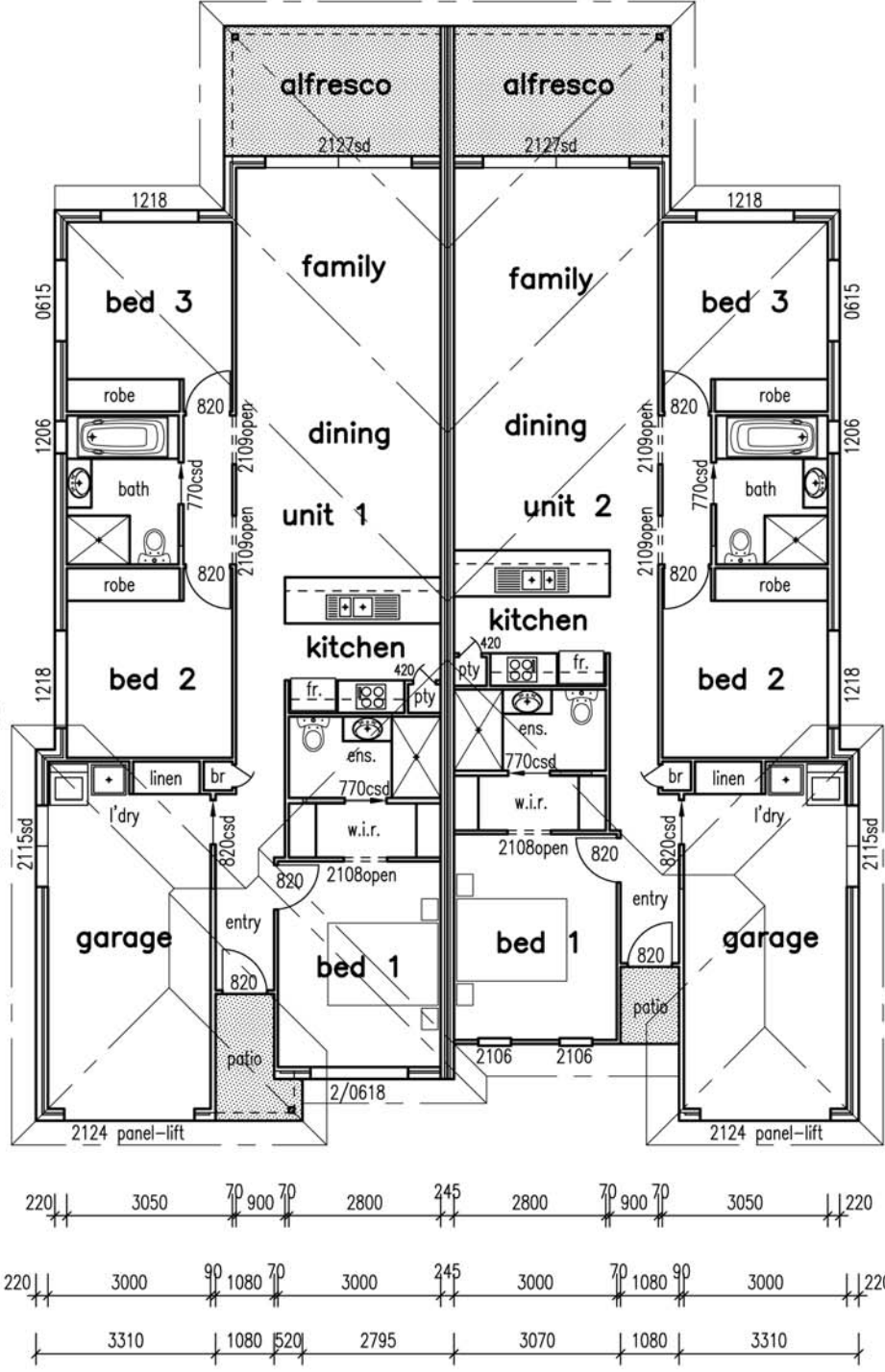
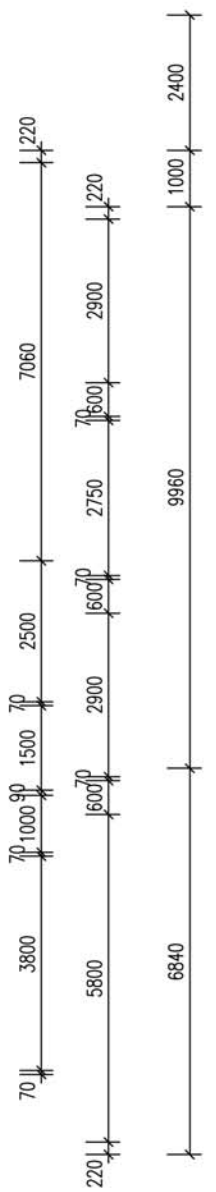
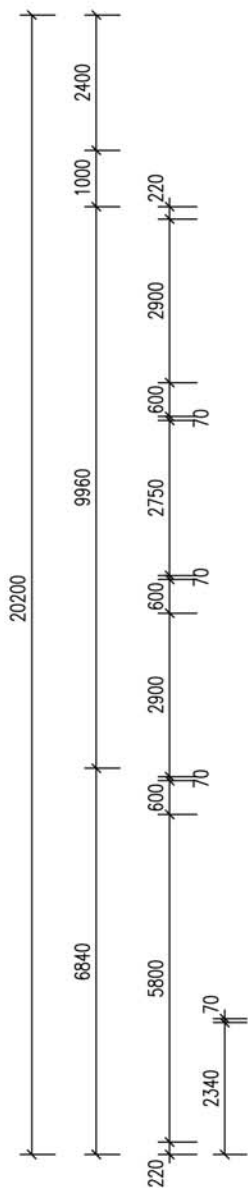
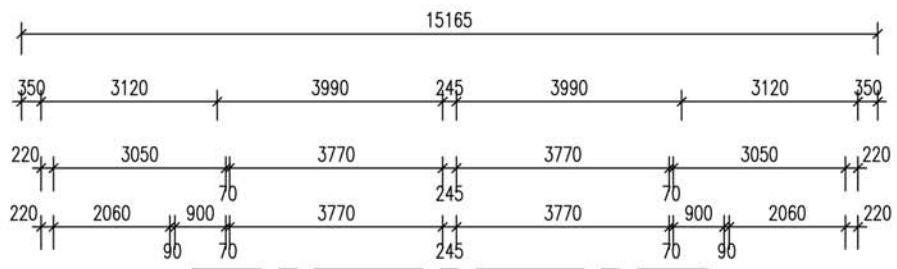
- \* Fencing to all boundaries including returns
- \* Tiling to all living areas
- \* Underroof alfresco areas, tiled finish
- \* Custom made kitchens, stone bench tops
- \* Air conditioning to living areas and main bedrooms
- \* Stainless steel touch control cooktop
- \* Stainless steel and glass canopy rangehood
- \* Designer exterior as per plans
- \* All fencing to boundary, including returns
- \* Turf laid complete to street, landscaping to front
- \* Exposed aggregate driveway, path to clothes line
- \* All council fees, insurances and submissions
- \* Conduit for future NBN, TV points, phone points
- \* Blinds to all windows and sliding doors
- \* Security screens to all doors, flyscreens to windows
- \* Fire rated parti wall installed between units

House Design:	The "Reef"
Facade:	Coastal
Exterior:	Render feature
Package:	Full turn Key
Inclusions:	Classic Dual
Total Size:	263.60 m2
House Price:	\$384,900
Development:	\$34,000
Land Size:	809m2
Land Price:	\$174,000

Total Package:

**\$592,900**

Disclaimer: Images shown are for illustrative purposes only. Homes R Us reserves the right to alter inclusions and prices without notice or obligation.  
Note: Estate developers may have varying requirements to those shown at time of compilation.



TOTAL DWELLING: 263.6m<sup>2</sup>

**Unit 1 Area—**  
 O/s walls - 123.3m<sup>2</sup>  
 Alfresco - 9.6m<sup>2</sup>  
 Entry Patio - 2.9m<sup>2</sup>  
 Total - 135.8m<sup>2</sup>

**Unit 2 Area—**  
 O/s walls - 120.7m<sup>2</sup>  
 Alfresco - 9.6m<sup>2</sup>  
 Entry Patio - 1.5m<sup>2</sup>  
 Total - 131.8m<sup>2</sup>

**FLOOR PLAN**  
 scale 1:100

All unsigned drawings are to be presumed "Unapproved for construction". Any manually sketched changes or details that have not been initialed by the designer have NOT been approved by the designer.

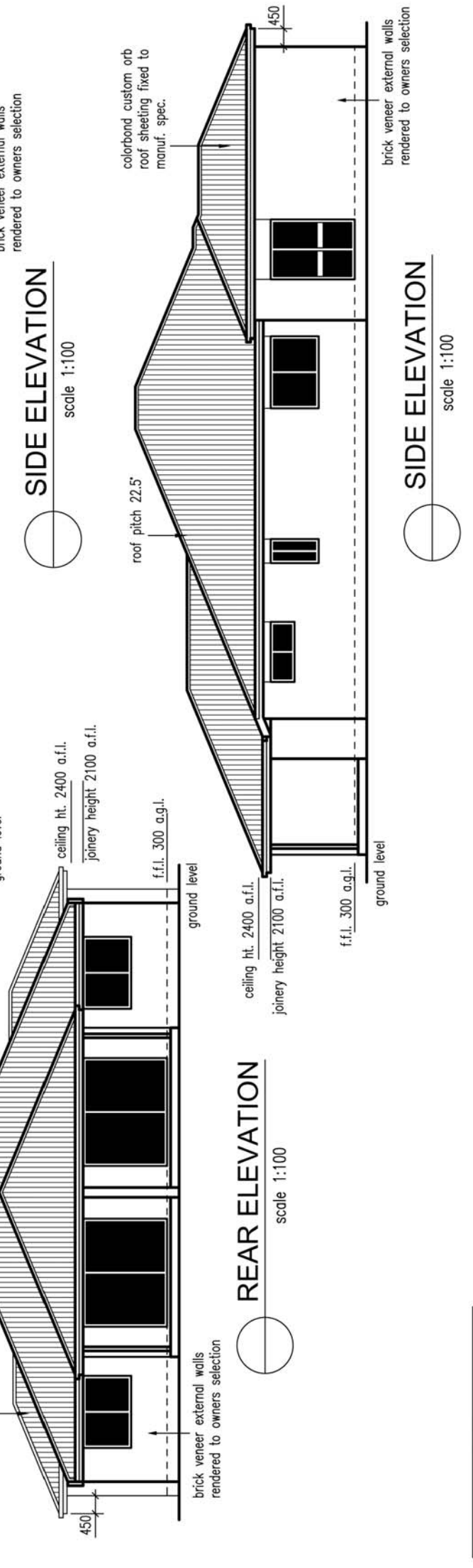
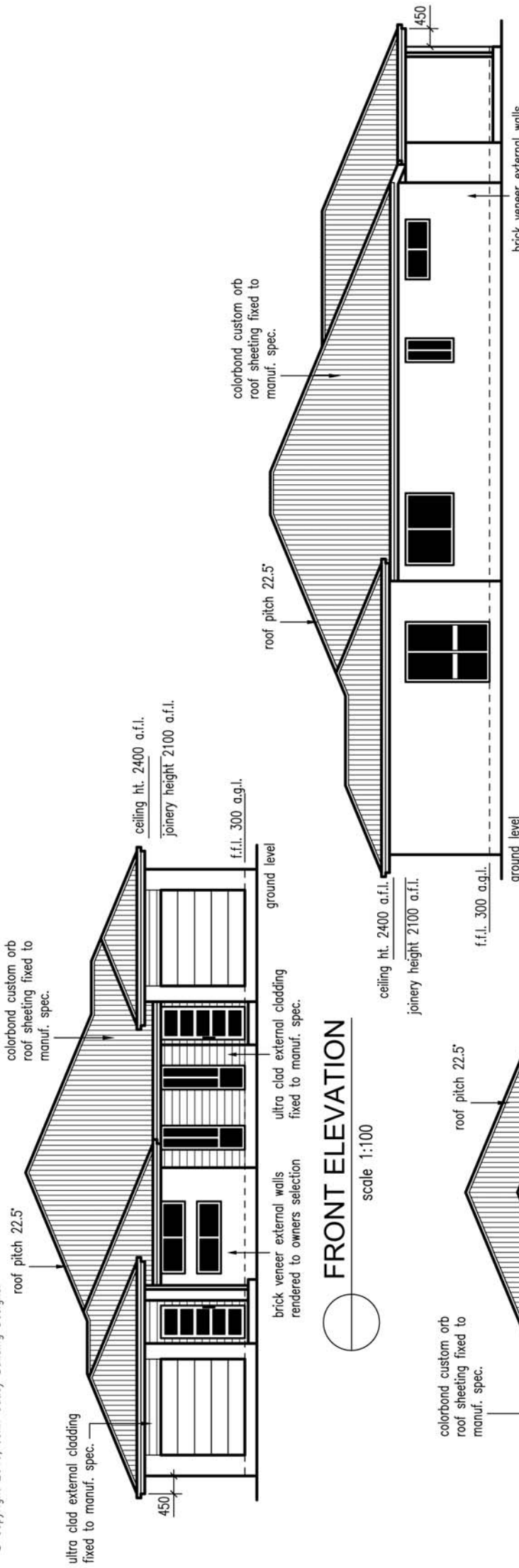
Signed: \_\_\_\_\_

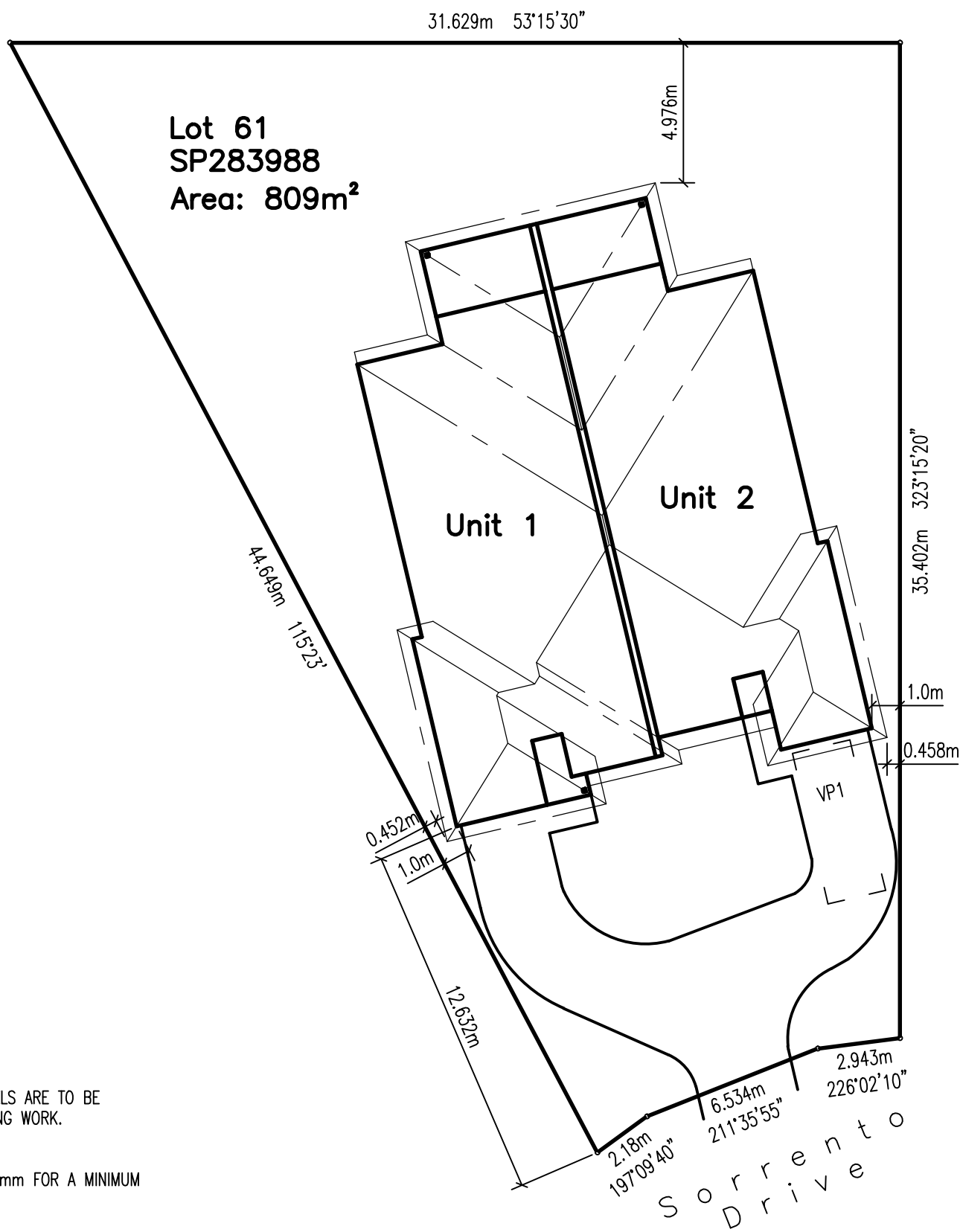
JOHN GATLEY BUILDING DESIGNS  
 P.O. Box 1530 Bundaberg, 4670  
 Ph: (07) 41531183 Fax: (07) 41523958  
 Q.B.S.A. No: 1010905

Title: PROPOSED DUPLEX FOR LOT 61 SORRENTO DRIVE, BARGARA FLOOR PLAN.

Drawn by: J.G.  
 Scale: 1:100  
 Date: 3/11/16

Revision No:  
 Drawing No: **01**





**SITE NOTE:**

**GENERAL**  
SITE LEVELS AND FINISHED FLOOR LEVELS ARE TO BE VERIFIED BY BUILDER PRIOR TO STARTING WORK.

**SITE DRAINAGE**  
FALL GROUND AWAY FROM BUILDING 50mm FOR A MINIMUM DISTANCE OF 1.0m ON ALL SIDES.

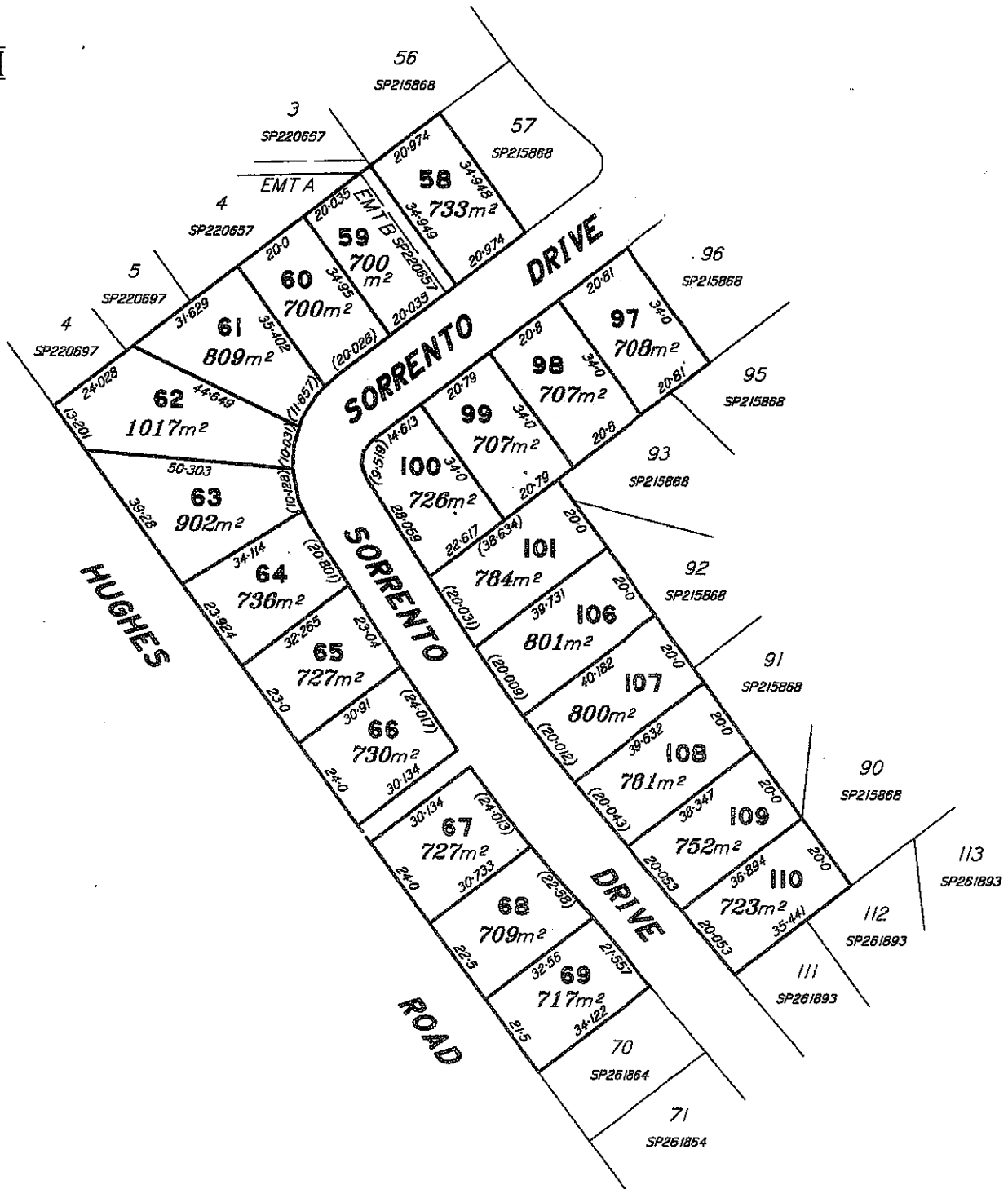
PROVIDE FALLS TO FINISHED GROUND SURFACE TO PREVENT WATER PONDING AT ANY POINT IN THE VICINITY OF THE BUILDING OR ON THE COMMON BOUNDARY OF ADJOINING ALLOTMENTS.

**ROOF DRAINAGE**  
DISCHARGE DOWNPIPES TO KERB & CHANNEL.

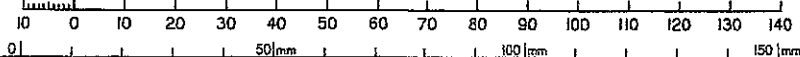
PLACE DOWN PIPES GENERALLY AT CORNERS OR ENDS OF ROOFS AND 1.2m FROM A VALLEY GUTTER UNLESS SLOTTED GUTTER IS USED.  
RECOMMENDED MAX. FALL LENGTH = 6.0m  
ie. - 12.0m MAX. BETWEEN DOWN PIPES.

**WASTE DISPOSAL**  
DISCHARGE WASTE WATER TO COUNCIL SEWER.  
IF ON SITE DISPOSAL OF WASTE WATER IS REQUIRED DO SO IN ACCORDANCE WITH ENGINEERS DESIGN.

**SITE PLAN**  
scale 1:200



Scale 1:1000 - Lengths are in Metres.



**SALES PLAN**

Lots 58-69, 97-101 and 106-110  
Cancelling Lot 403 on SP261893

SOMMERFELD JENSEN CAMPBELL PTY LTD ACN 109 094 599  
(trading as insiteSJC) certifies that the details shown  
on this sketch plan, are correct.

*[Signature]*  
Partner/Cadastral Surveyor

28/07/2015  
Date

67 Barolin Street  
PO Box 1668  
BUNDABERG QLD 4670

ABN 42 329 746 562  
Phone: 07 4151 6677

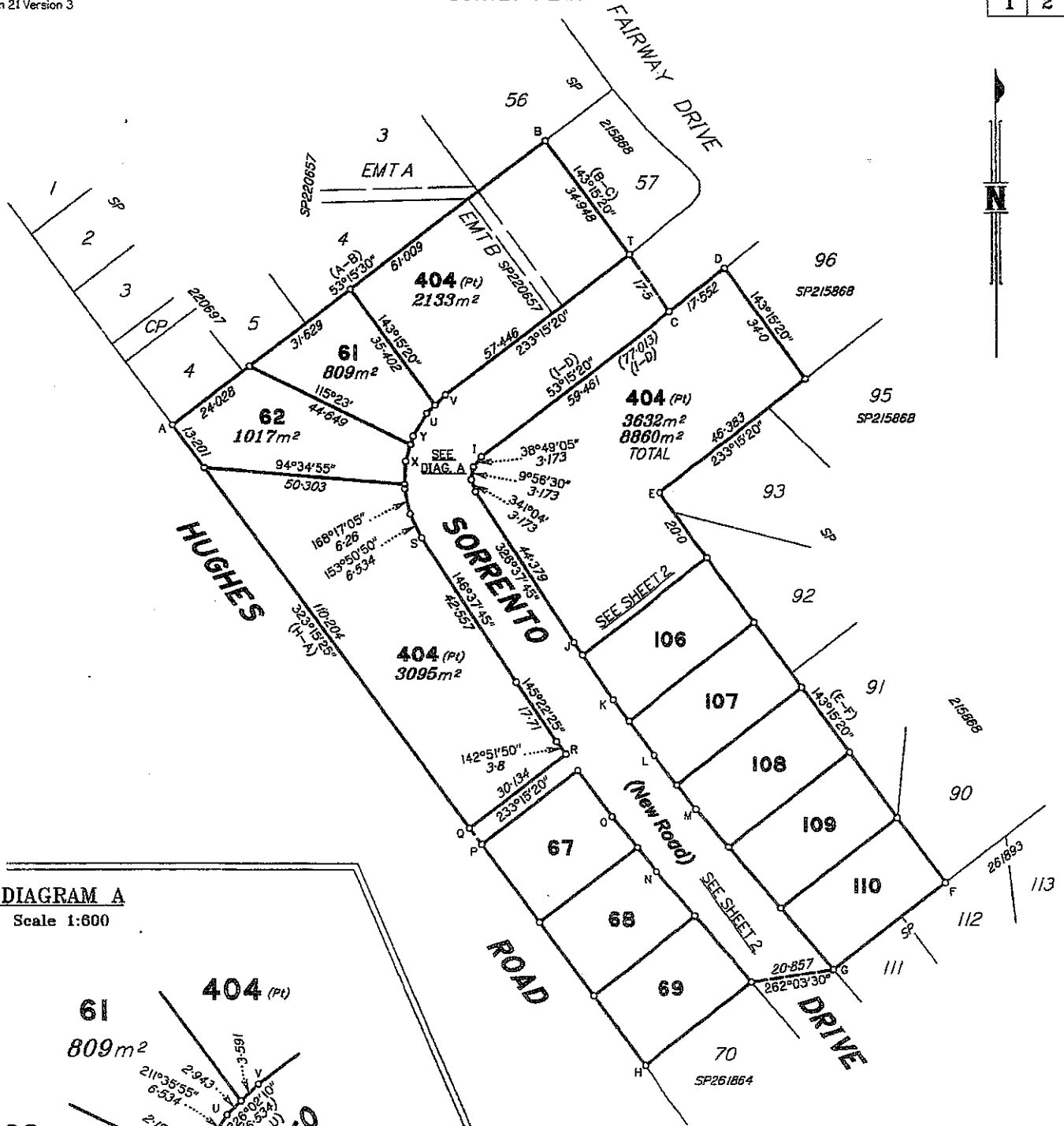
admin@insitesjc.com.au  
www.insitesjc.com.au

PARISH of **BUNDABERG**  
COUNTY of **Cook**

SCALE  
**1:1000 at A3**

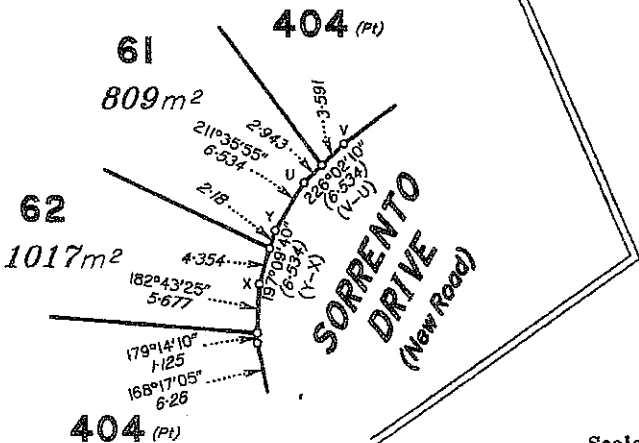
MERIDIAN: SP279733  
LOCALITY: BARGARA  
LOCAL GOVERNMENT: BUNDABERG R.C.

PLAN REFERENCE No.  
**GC15-045**



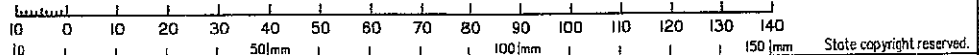
**DIAGRAM A**

Scale 1:600



Area of New Road..... 4091m<sup>2</sup>  
(C-I-J-G-P-R-S-T-C)

Scale 1:1000 - Lengths are in Metres.



SOMMERFELD JENSEN CAMPBELL PTY LTD ACN 109 094 699  
(trading as InSiteJC) hereby certify that the corporation, by  
Andrew John JENSEN, cadastral surveyor, for whose work the  
corporation accepts responsibility, has made this plan under  
Section 16 of the Survey and Mapping Infrastructure Regulation  
2014 and pursuant to the Survey and Mapping Infrastructure Act  
2003 and Surveyors Act 2003 and associated Regulations and  
Standards and that the plan is accurate, and compiled from  
DP279733 in the Department of Natural Resources & Mines.

*[Signature]*  
Cadastral Surveyor/Partner

Date 11/11/2015

**Plan of Lots 61, 62,  
67-69, 106-110 & 404**

Cancelling Lot 403 on SP261893

LOCAL GOVERNMENT: BUNDABERG R.C. LOCALITY: BARGARA

Meridian: MGA 94 ZONE 56 VIDE DP261805

Survey Records: No

Scale: 1:1000

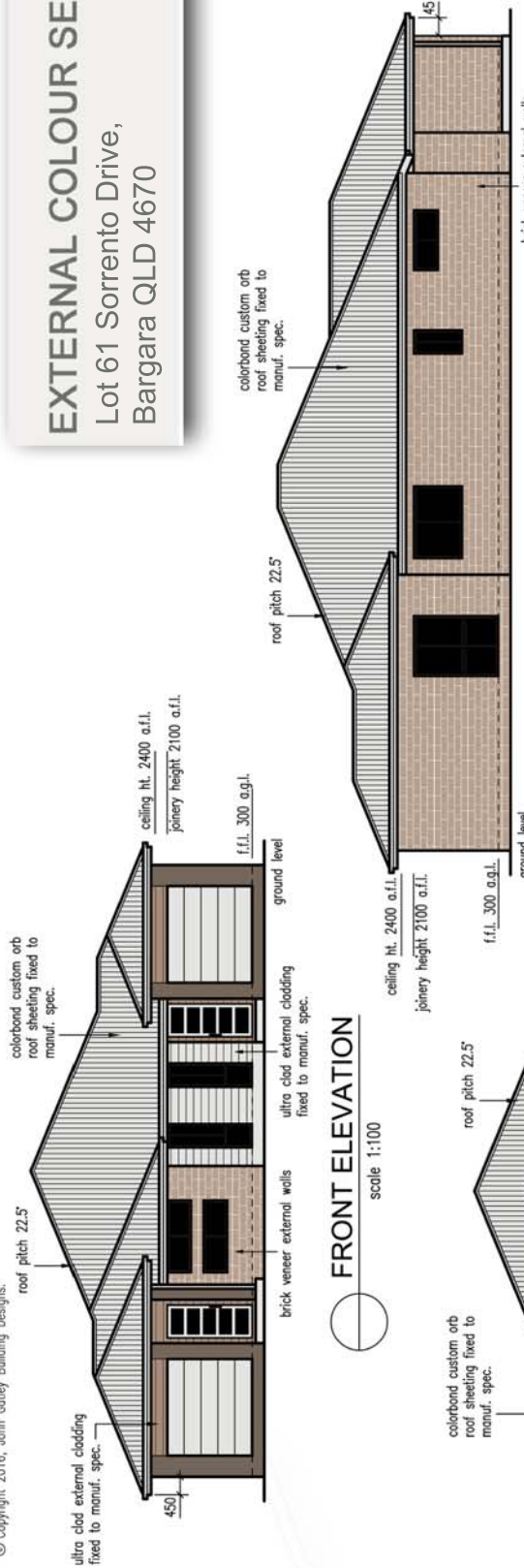
Format: STANDARD



SP283988

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**EXTERNAL COLOUR SELECTION**  
 Lot 61 Sorrento Drive,  
 Bargara QLD 4670



**FRONT ELEVATION**  
 scale 1:100

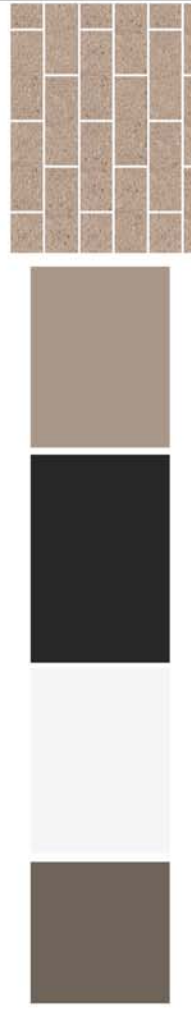
**SIDE ELEVATION**  
 scale 1:100

**REAR ELEVATION**  
 scale 1:100

**SIDE ELEVATION**  
 scale 1:100

**LEGEND**

1. Roof, Gutter, Colorbond "Surfmist"
2. Fascia Colorbond "Surfmist"
3. Feature Render Colorbond "Jasper"
4. Windows Custom Black Matt
5. Feature Clad Colorbond "Surfmist"
6. Feature clad Entry matched to "Engage" brick
7. Posts Colorbond "Surfmist"
8. Front / Back Doors, Colorbond "Surfmist"
9. Garage Door Colorbond "Surfmist"
10. Designer Face Brick Austral "Engage"



\*This colour scheme is subject to availability of materials and covenant approvals at the time of construction.

# INTERNAL COLOUR SCHEME

Torrone





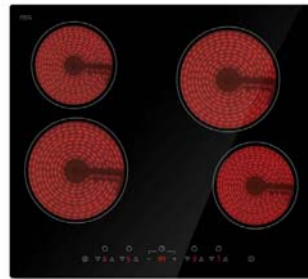
# Euromaid

## cooking package



### MULTIFUNCTION OVEN BS6

- 7 Function Oven incl Fan Assist
- European made
- Double glazed doors
- 2 Years warranty



### CERAMIC COOKTOP ICC6GE2

- Easy to clean ceramic glass surface – cut edge
- Easy access front position touch controls
- Digital display for settings and timer
- Timer with minute minder – up to 99 min. zone
- Fast heat up highlight elements
- 9 stage temperature settings for each cooking zone
- Acoustic off signal (when used with timer)
- Child lock for all zones
- Residual heat indicators when cooking zones still hot - Safety Auto Shut Off



### CURVED GLASS CANOPY AAG6SE1

- Stainless Steel and curved glass
- 700m3/hr
- Ducted operation
- Re-circulating operation optional\*
- 3 speed push button fan
- 1 x Aluminium filter
- 2 x Halogen lights



### DISHWASHER DW24S

- 14 place settings
- Fast 30 minute wash option
- 5 wash programs
- Concealed heating element
- Stainless steel finish
- Micro filters
- Optional heat from 35 -70 wash programs

## Why Euromaid?

Operating since 1995 Euromaid has become a trusted name in the Australian domestic appliance industry. Starting as a family operated concern Euromaid has become the fastest growing brand in Australia. It can now boast being the third largest supplier of Kitchen appliances in Australia.

Proudly 100% Australian owned Euromaid is a part of the successful Home Appliance Group.

Euromaid's extensive range of ovens, cooktops, rangehoods and dishwashers are manufactured in Europe to exacting standards and are at the forefront of European design. Euromaid are passionate about supplying quality cooking appliances to Australians, achieved through keeping standards and quality high and keeping the unnecessary costs away from the customer.

It's easy to see why Euromaid is so popular with the Australian consumer, the comprehensive range makes the choice of a cooking package easy and each appliance has been chosen with the latest functions and features to perform to the highest standards and to enhance the cooking experience.

All Euromaid Appliances offer a 2 year parts and labour warranty. Reliable performance, affordable European Style....

Euromaid makes the choice easy.

**Euromaid**  
cooking package



# INCLUSIONS

- CLASSIC DUAL LIVING

## General

- \* Building permit, insurances and fees
- \* Plans, engineering and specifications
- \* Soil test, energy efficiency design
- \* Building certification
- \* Frames and trusses treated against termite and borer
- \* 6 year builders warranty
- \* 6 month maintenance period

## Connections

- \* Electricity or gas as per contract, telstra, water
- \* Stormwater and sewer

## Base

- \* Up to H class concrete slab
- \* Engineering certification
- \* Mechanical termite protection - lifetime warranty

## Exterior

- \* Facade as per plans
- \* Exterior treatment and materials as per plans and colour scheme
- \* Colorbond roof as per plans
- \* Colorbond gutters and fascia as per plans
- \* Covered alfresco, tiles over concrete finish as per plans
- \* Aluminium windows and doors as per plans
- \* Feature glazed entry door, deadlock fitted
- \* Security screens to all doors, flyscreens to all windows
- \* Windows fitted with key locks
- \* Treated timber fencing as per covenant requirements to all boundaries and returns, access gate to side
- \* Separating fencing from rear of units to back boundary
- \* Two external taps to each unit fitted as per plans
- \* Wintergreen turf supplied including nature strip to front and back yards
- \* Garden beds installed to front yard as per covenant
- \* Exposed aggregate driveway and path to entry
- \* Pad provided to clothesline area
- \* Clothesline installed fold out style to fence or side of house
- \* Letterbox with double mail slots as per building covenant

## Interior

- \* 2400mm ceiling height
- \* Ceiling insulation minimum R2 rated
- \* Wall insulation as per energy report
- \* Sarking to walls
- \* Flush panel internal doors with chrome lever furniture
- \* Walk in robes as per plan, built in robes with half vinyl half mirrored doors
- \* Ceiling fans to all bedrooms
- \* Ceiling fan to living areas
- \* 42mm skirting (splayed style) and matching architraves
- \* 90mm cove style cornice throughout

## Painting

- \* Acrylic paint system
- \* Washable acrylic to walls

- \* Enamel to doors, skirting and architraves
- \* Exterior acrylic to external surfaces

## KITCHEN

- \* Quality European made stainless steel appliances
- \* 600mm euromaid fan forced multifunction oven
- \* 600mm euromaid stainless steel rangehood
- \* 600mm euromaid stainless steel cooktop touch control
- \* 600mm full and draw stainless steel dishwashers
- \* Stone bench tops from the standard builders range
- \* Custom made laminate cupboards, fitted to bulkheads
- \* 1 3/4 stainless steel sink with flick mixer chrome tap
- \* Overhead cupboards and walk in pantry as per plan
- \* Bank draws
- \* Tiled subway splashback from platinum range of tiles

## LAUNDRY

- \* Quality tap ware
- \* Tiled splash back
- \* Stainless steel laundry tub

## ELECTRICAL

- \* Downlights throughout (recessed), fluro to garage
- \* Oyster light to kitchen areas
- \* Double power points throughout every room
- \* Exhaust fans to bathrooms
- \* Hardwired smoke detectors with battery back up
- \* Split system air conditioners to living and main bedroom

## TILING

- \* Tiling in main bathroom and ensuite to shower recess
- \* Tile selection from the platinum plus builders range
- \* Floor tiles 450 x 450 mm ceramic tiles as per selection
- \* Wall tiles ceramic as per selection including feature tiles
- \* Tiling to all wet areas and living areas as per plan

## BATHROOM AND ENSUITE

- \* Quality acrylic bathtub as per plan
- \* Stone bench tops from builders range with custom vanity
- \* Flick mixer tapware chrome finish
- \* Double towel rails, toilet roll holders
- \* Safety glass shower screens with chrome frame
- \* Mirror over vanities chrome frame
- \* Dual flush toilets as per plan

## HOT WATER

- \* 250L electric hot water system

## HEATING / COOLING

- \* Reverse cycle split system to living and main bedrooms to both units

## CARPET

- \* Quality stain resistant carpet from the platinum range

## WINDOW FURNISHINGS

- \* Roller blinds / vertical blinds to all windows and doors

HOMES R US

[www.homesrus.net.au](http://www.homesrus.net.au)  
[sales@homesrus.net.au](mailto:sales@homesrus.net.au)



# INCLUSIONS - DUPLEX TITLED UNITS

## General

- \* All inclusions from the "Dual Living" Range, plus items listed below;

## DEVELOPMENT ITEMS

- \* Development fees cover any of the following ; Code Assessable, Self Assessable or Impact Assessable application as per specific lot and council requirements
- \* Material Change of Use on land (If required), includes advertising, application fees and administration
- \* All submissions to council for a Dual Occupancy Dwelling as per the town planning requirements
- \* Hydraulics Design and approval where required
- \* Operational works for Driveway applications and Landscape design and submission, including application fees
- \* All Town planning fees and charges
- \* Preparation of Survey Plans ready for owners submission to titles office, includes all new services locations for future subdivision plans.
- \* Town Planning compliance certification and endorsement ready for titles office
- \* All infrastructure charges and fees including headworks.

## COMMUNITY MANAGEMENT SCHEME

- \* Includes establishment of the Community Management Scheme under the Two Lot Code
- \* Includes solicitors fees and charges for establishment of the scheme

## EXTRA WORKS

- \* Driveways and Landscaping constructed as per council requirements for under a Dual Occupancy Code
- \* Extra separate set of services (water, sewer, telephone, nbn cable allowance) to the second unit
- \* Fencing as per council requirements

Dual Occupancy packages supply the owner with council sealed plans ready to lodge to the titles office. Final lodgement is completed by the owner.

\*Please note, the owners solicitor can handle lodgement on their behalf. Application fees for lodgement at the titles office is approximately \$850 at the time of writing, February 2016.