

BY GALLERY GROUP

# DUO 186 - Contemporary - Ash Dark

MAIN

4 🚍 2 🖵 1 👄

AUX

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DUO 186(B)

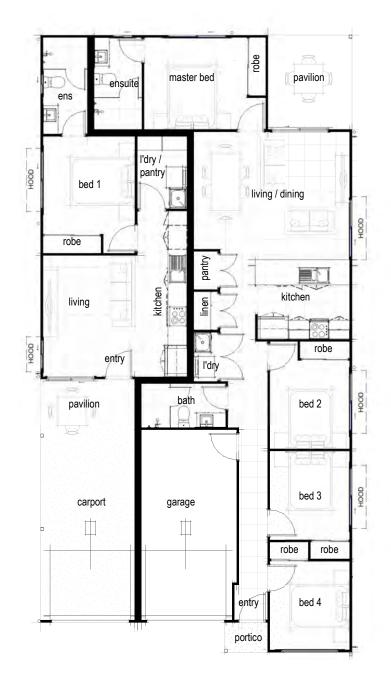
12.5 Min Block Width 186sqm Build Size

MAIN

4 🚍 2 🖵 1 👄

AUX

1 🖶 1 🖵 1 👄



		MAIN		AUX	
		MASTER BED	3,2 X 2,9m	MASTER BED	3,7 X 2,9m
TOTAL AREA	186m2	BEDROOM 2	2,8 X 2,5m	LIVING/DINING	3,8 X 4,5m
MAIN AREA	121m2	BEDROOM 3	2,8 X 2,5m	PAVILION	1,8 X 2,9m
AUX AREA	64m2	BEDROOM 4	2,8 X 2,5m	GARAGE	5,8 X 3,0m
TOTAL WIDTH	9.8m	LIVING	4,0 X 2,5m		
TOTAL LENGTH	19.4m	DINING	4,0 X 2,5m		
		PAVILION	2,9 X 2,6m		

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6,0 X 3,0m

GARAGE

# REWARD RANGE INCLUSIONS (A)

## PRE-CONSTRUCTION & LANDSCAPE

#### **Preliminary Inclusions**

- HIA fixed price contract with engineered slab.
- Working drawings and home building specifications.
- QBCC home warranty and insurance.
- Standard council application fees for building and plumbing.
- 12 months maintenance warranty.
- Soil test and contour survey.
- 6 star energy rating or equilent.

# **Site Costs and Connections**

- Site cut across building pad up to 400mm fall (no allowance has been made for rock removal).
- Slab-foundation designed and guaranteed by qualified structural engineer.
- Provide concrete slab to engineers detail (no allowance has been made for piers).
- Termite treatment to slab penetrations and barrier.
- Sewer- storm water connections to existing serviceable connection points.
- Connection to electrical mains as per building plans.
- Water connection from pre-tapped water main up to 6m set back.
- House constructed to "N2" wind classification.
- Retaining walls as per attached building plans (where applicable)
- Three (3) meter council cross over.
- Provide driveway cut and excavation including gutter cut (where applicable).

# **Quality Inspections**

Independent quality inspections throughout building process.

#### **Energy Efficiency**

- Insulation under roof R3.0.
- Wall sarking externally.
- Wall insulation as required to meet energy rating.

#### **Landscaping** - (up to 450m2 allotments)

- Turf to front and rear yard with gravel to sides behind return fences (site specific).
- Up to 10m2 garden with a variety of up to 12 (twelve) 140 or 200mm pot sizes
- Fencing to external boundaries with one (1) gate as per plans (where applicable).
- Letterbox and clothesline

#### **EXTERNAL INCLUSIONS**

#### **Frame**

- Engineer designed and approved structural timber wall framing, floor systems, lintels and trusses.
- 70mm pine wall frames with stabilized pine trusses.

#### **External Doors**

- Paint grade entry door with transparent glass inserts
- Entry lever handle bright chrome finish.

#### Brickwork, External Walls and Render (as per plan)

- Select range of Bricks with natural mortar from builder's standard range - colour specific to scheme.
- Wall cladding, aerated concrete panels, feature panels, rendering and columns as per plans.
- External paint to manufacturers' standard specifications from builders standard range of colours.

#### Windows

- Aluminum powder coated windows and sliding doors with clear glazed glass from standard range of colours.
- Opaque glass to bathroom, ensuite & WC.
- Doors and windows at 2100mm high.
- Keyed locks to windows and sliding glass doors.
- Insect screens to opening windows and doors, excluding front door.

# Roofing, Gutter and Fascia

- Colorbond from standard range of colours.
- Colorbond fascia and 125mm quad gutter to match roof.

## Garage

Colorbond panel lift garage door from standard range of colours (with 2 remotes and 1 wall button).

# Pavilion & Balcony (as per plan)

- Undercover pavilion with brushed concrete slab (single storey only).
- Tiled undercover pavilion & balcony (double storey only).
- Semi frameless glass balustrade to first floor external balconies.











k Door colour as per colour scheme

# **REWARD RANGE INCLUSIONS (A)**

# **INTERNAL INCLUSIONS**

#### **Kitchen**

- Designer kitchen with 600mm appliances, including oven, electric cooktop, rangehood & dishwasher.
- 20mm engineered stone bench tops.
- Ceramic tile splashbacks.
- Laminate finish cupboards with bulkheads
- Melamine shelves to all kitchen cupboards and pantry.
- Microwave opening with connections.
- Deluxe stainless steel bowl sink.
- Chrome kitchen mixer.

#### **Bathroom, Ensuite And Toilets**

- Laminate vanity unit with 20mm engineered stone top.
- · Stylish above counter basins.
- Contemporary chrome finish mixer tapware.
- Large frameless mirror above each vanity.
- Semi-framed shower screens with clear safety glass.
- Chrome finish shower mixer with shower rail.
- Ceramic toilet system.
- Chrome finish towel rails.
- Chrome finish toilet roll holder.
- Exhaust fan as per electrical plan.
- Tiling to 2000mm high in shower and skirt tile to balance.

#### Laundry

- Laundry cabinet.
- Tiled splashbacks.
- Exhaust fan (where applicable).
- 200mm tiled skirting.

## **Floor Coverings**

- Stylish carpet as per plans.
- Designer 500 x 500mm porcelain floor tiles to wet & main living areas- as per plans.

# Window Coverings

 Block out roller-blinds to windows- excluding bathroom, ensuite and WC.

#### **Wardrobes**

- Walk In Robe to master bedroom as per plan (where applicable) with shelf and hanging rail under.
- Vinyl sliding doors to all bedrooms with internal shelf and hanging rail.

#### **Architrave & Skirting**

- 42mm high timber architrave- painted .
- 66mm high timber skirting- painted.

#### **Doors and Door Hardware**

- Flush panel hollowcore internal doors
- Chrome lever handle sets (privacy, passage or dummy as per plan). Privacy set to bathrooms & master bedroom.
- Chrome flush mount cavity slider handles (privacy or passage as per plan). Privacy set to bathrooms & master bedroom.

#### **Paint**

Three coat internal paint system to manufacturers' standard specifications from builders standard range of colours.

#### **Electrical**

- Earth leakage safety switch and circuit breakers.
- Single phase underground power connections from existing supply point.
- Meter box will be installed on the side nearest mains connection point.
- Power points throughout (as per electrical plan).
- One (1) Ceiling fan to each bedroom.
- Downlights- as per plan.
- Two (2) television points.
- Smoke detectors hard wired with battery back-up.
- TV antenna to the roof (where applicable).
- Electric hot water storage system (250 litre)

#### **Air Conditioning**

- One (1) split system air-conditioning unit to living area.
- One (1) split system air-conditioning unit to master bedroom

# Ceiling

• 2400mm nominal ceiling height.

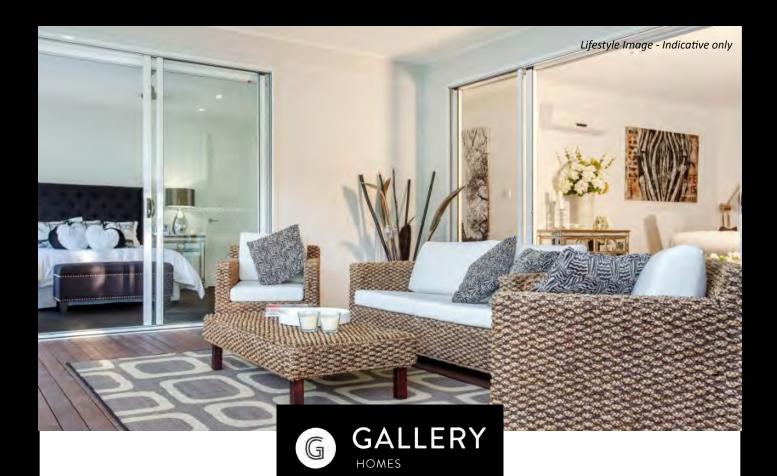
#### Stairs - double storey only

• Enclosed or open timber stairs with matching timber handrail - as per plan.



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# SITING SUMMARY

# LOT 8 GRAHAM ROAD – DUO 186

Land price			\$178,000.00		
House Price		\$262,470.00			
Façade Upgrade - Contemporary		\$0.00			
Additional garage door & wall			\$2,000.00		
Site Costing - Bushfire Overlay			\$5,020.00		
Site Costing - Retaining			\$2,400.00		
Site Costing - Piers			\$3,720.00		
Total H & L package			\$453,610.00		
Approximate Title date			Sep-19		
Land deposit amount			5% Deposit		
Lot Frontage: 12.5m	Land Size:	375m²			

# 4110 ROAD 5525 5500

