



BY GALLERY GROUP

DUO 186 - *Realist - Earth Dark*

MAIN		
4 	2 	1 
AUX		
1 	1 	1 



DUO

186(B)

12.5
Min Block Width

186sqm
Build Size

MAIN

4  2  1 

AUX

1  1  1 



TOTAL AREA 186m2
 MAIN AREA 121m2
 AUX AREA 64m2
 TOTAL WIDTH 9.8m
 TOTAL LENGTH 19.4m

MAIN

MASTER BED 3,2 X 2,9m
 BEDROOM 2 2,8 X 2,5m
 BEDROOM 3 2,8 X 2,5m
 BEDROOM 4 2,8 X 2,5m
 LIVING 4,0 X 2,5m
 DINING 4,0 X 2,5m
 PAVILION 2,9 X 2,6m
 GARAGE 6,0 X 3,0m

AUX

MASTER BED 3,7 X 2,9m
 LIVING/DINING 3,8 X 4,5m
 PAVILION 1,8 X 2,9m
 GARAGE 5,8 X 3,0m

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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 equivalent.

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, black mulch to garden bed.
- Fencing to external boundaries with one (1) gate as per plans (where applicable). Painted side returns to front fence, colour to suit scheme.
- 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.



Entry Handle



HORIZONTAL *



VERTICAL *

* 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 mosaic 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 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) feature pendant lights above kitchen island bench from builders standard range.
- 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 (Duo - A/C to master bedroom in main dwelling only).

Ceiling

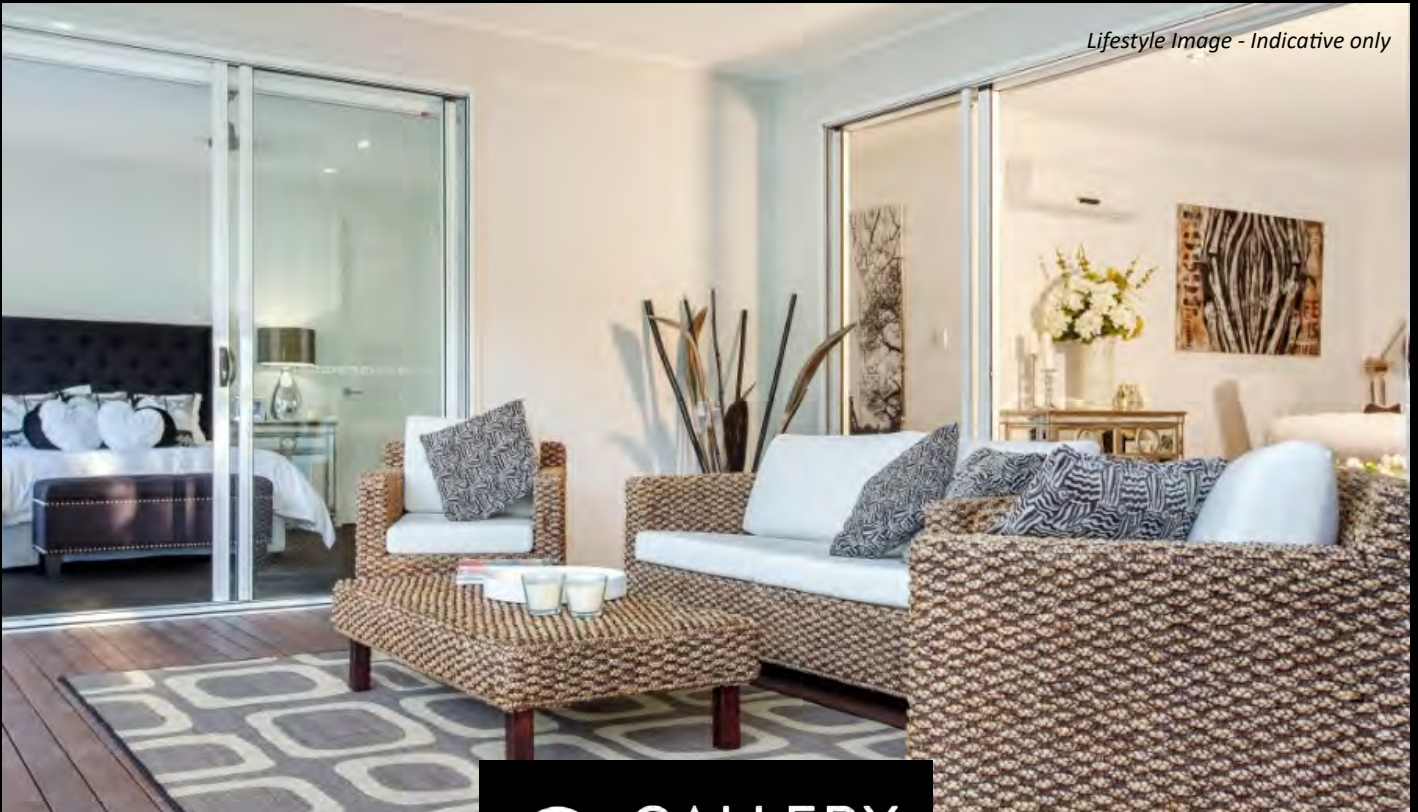
- 2400mm nominal ceiling height.

Stairs - double storey only

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



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SITING SUMMARY

RIVERSIDE ESTATE BELLMERE - LOT 15

Land price	\$192,000.00
House Price	\$251,692.00
Façade Upgrade - Realist	\$1,450.00
Site Costing - Piers	\$3,720.00
Total H & L package	\$448,862.00
Approximate Title date	registered
Land deposit amount	\$2,000.00
Lot Frontage: 12.6m	Land Size: 438m ²

ROAD

