



GALLERY
HOMES



Renders are an artist impression and may include upgrades.



STANDARD INCLUSIONS

PRE-CONSTRUCTION

Preliminary Inclusions

- HIA fixed price contract to "S" class 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.

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 up to "S" class soil classification concrete slab (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).

Frame

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

Quality Inspections

- Independent quality inspections throughout building process.

Energy Efficiency

- Insulation under roof R3.0.
- Wall sarking externally.
- Wall insulation externally where lightweight cladding is installed.
- Electric hot water system as standard.

EXTERNAL INCLUSIONS

External Doors

- Paint grade entry door with transparent glass inserts
- Trilock entry 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.
- Doors and windows at 2100mm high.
- Keyed locks to windows and sliding glass doors.

Roofing, Gutter and Fascia

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

Garage

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

Balustrade

- Semi frameless glass balustrade to first floor balconies - where applicable on the plans.

Pavilion and Balcony (as per plan)

- Undercover pavilion area with plaster lined ceiling.
- Tiled pavilion and/or balcony floor.



HORIZONTAL * VERTICAL *
* Door colour as per colour scheme



Entry Handle

STANDARD INCLUSIONS

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.
- Stylish above counter basins.
- Contemporary chrome finish mixer tapware.
- Large frameless mirror above each vanity.
- Semi-frameless 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 rest.

Laundry

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

Floor Coverings

- Stylish carpet to all bedrooms.
- Designer 500x 500mm porcelain floor tiles to remaining areas.

Window Coverings

- Block out roller-blinds to windows- excluding bathroom & ensuite.

Wardrobes

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

Paint

- 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).
- Ceiling fans with light to all bedrooms and pavilion areas.
- Downlights.
- Two (2) television points.
- Smoke detectors hard wired with battery back-up.
- TV antenna to the roof (where applicable).

Air Conditioning

- One (1) air-conditioning unit to living area.

Ceiling

- 2400mm nominal ceiling height.

Stairs - double storey only

- Enclosed timber stairs with matching timber handrail

LANDSCAPING INCLUSIONS

Landscaping

- Turf to front and rear yard with gravel to sides behind return fences (site specific)
- Plants to meet covenant requirements (up to 12m²)
- Fencing to external boundaries with one (1) gate as per plans (where applicable).
- Letterbox and clothesline



Plans and illustrations are for marketing purposes - dimensions and colours are provided as a guide only. Some homes may be mirror reverse versions of this design. Whilst every care has been taken in the preparation of this brochure, prospective purchasers should undertake their own enquiries in order to satisfy themselves as to the accuracy of the details. Gallery Homes Pty Ltd reserves the right to alter any of the above inclusions due to availability and/or product development. Due to ongoing development of our product Gallery Homes reserves the right to alter product suppliers and inclusions at anytime without notice. Images are for illustrative purposes only and may depict upgrade options available for an additional cost or features not supplied by Gallery Homes. © Copyright. This document remains the property of Gallery Homes Pty Ltd and is provided for use of its selling agents, no assignment of rights are given. Inclusions current as of January 2018.