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# THE KIAMA



PRESENTED BY:

DTZ BUILDING DESIGN

5-9 BELVEDERE COURT, CHAMBERS FLAT QLD 4133

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**LOT 6 BERRIGAN STREET, REDBANK PLAINS (THE GEM)**

# SINGLE CONTRACT DUAL OCCUPANCY

## THE KIAMA



### PACKAGE OVERVIEW - FULL TURN KEY, FIXED PRICE DUAL OCCUPANCY

<b>Address:</b>	Lot 6 "Berrigan Street" Redbank Plains (The Gem Estate) QLD
<b>Total price:</b>	\$499,500
<b>Land size:</b>	360sqm
<b>Total Dual Occ size:</b>	180.089sqm
<b>Registration due:</b>	Registered – (dwelling under construction)
<b>Occupancy 1</b>	
<b>Bedrooms:</b>	4 Bedrooms
<b>Bathrooms:</b>	2 (Main bathroom + Ensuite)
<b>Garage:</b>	Single lock up garage
<b>Occupancy 2</b>	
<b>Bedrooms:</b>	1 Bedroom
<b>Bathrooms:</b>	1 Main bathroom
<b>Garage:</b>	Single carport

**LOT 6 BERRIGAN STREET, REDBANK PLAINS**

## CONTRACT INCLUSIONS:

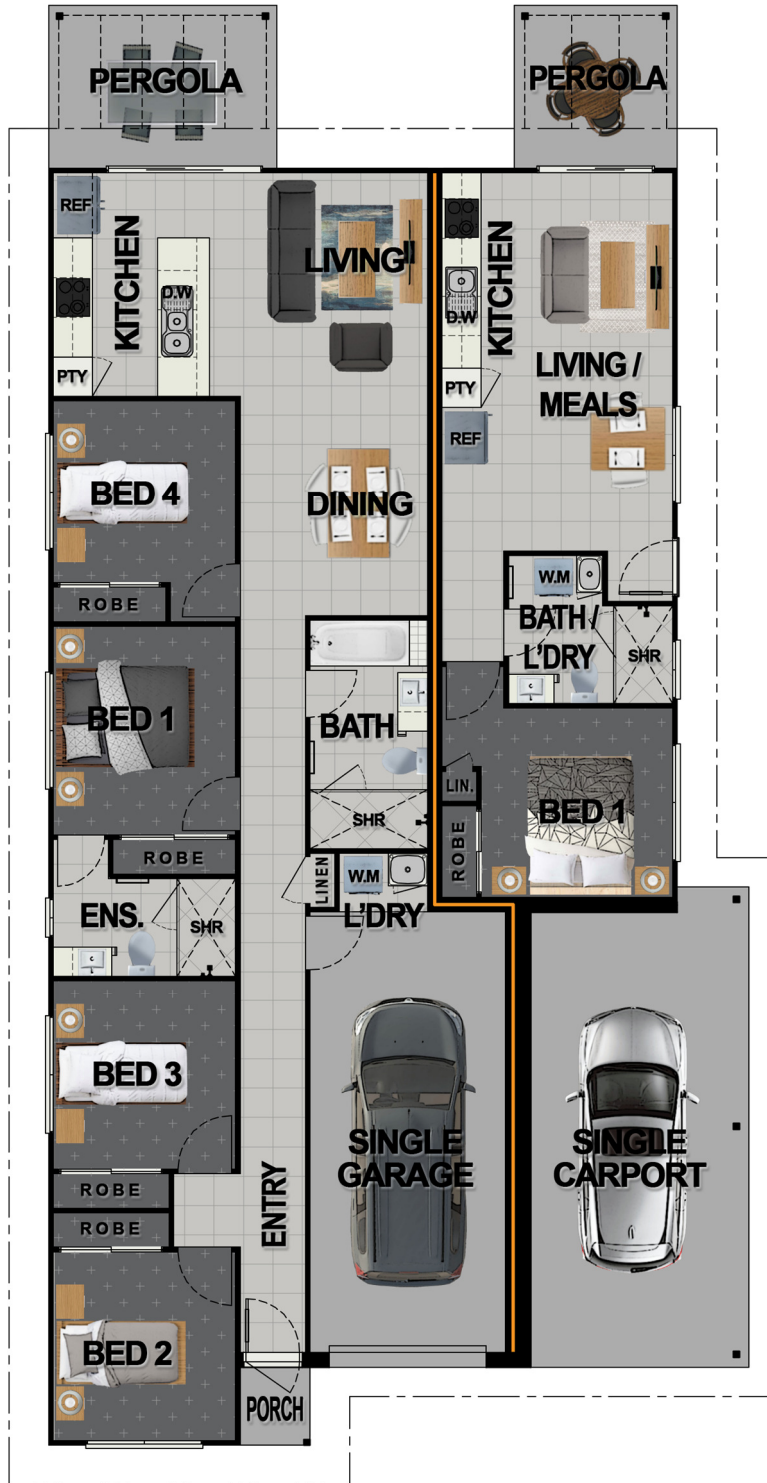
- Ext Finish: Face Brick & cladding
- Colorbond Metal Roof
- Ceiling Height: 2.44m
- Spacious Living Areas
- Outdoor Living Area: Under Roof Line
- Hotplates: Electric ceramic
- Kitchen Appliances: Stainless Steel
- Dishwasher: Stainless Steel
- Lighting/ Fan Package: LED Down Lights throughout and ceiling fans to all bedrooms and living room
- Air Conditioning: 2 Split Systems (Family)
- Hot water: Rinnai 250L Electric
- Wardrobes: Full Height Built-ins for Easy Storage with WIR to master
- Stone bench tops to kitchen and vanities
- Tapware: Flick Mixers
- Entrance Door: Corinthian Panelcarve or similar
- Window Covers: Roller Blinds to Windows and Sliding Doors Excl. Wet Areas
- Security Screens to all windows and sliding doors
- Floor Coverings: Tile & Carpet Flooring
- Internal Doors: Corinthian Readicote Flush Doors
- External Exposed Aggregate Concrete – to driveway, paths and alfresco area
- Internal Door Handles: Stainless Steel
- Architrave & Shirting: Splayed
- Landscaping: Full Package
- Letterbox to suit covenants
- Fencing to complete property

### Disclaimer

Façade, floor plan and furniture shown is for illustrative purpose – not included in purchase. Window location and sizes may change across styles.

# FLOOR PLAN

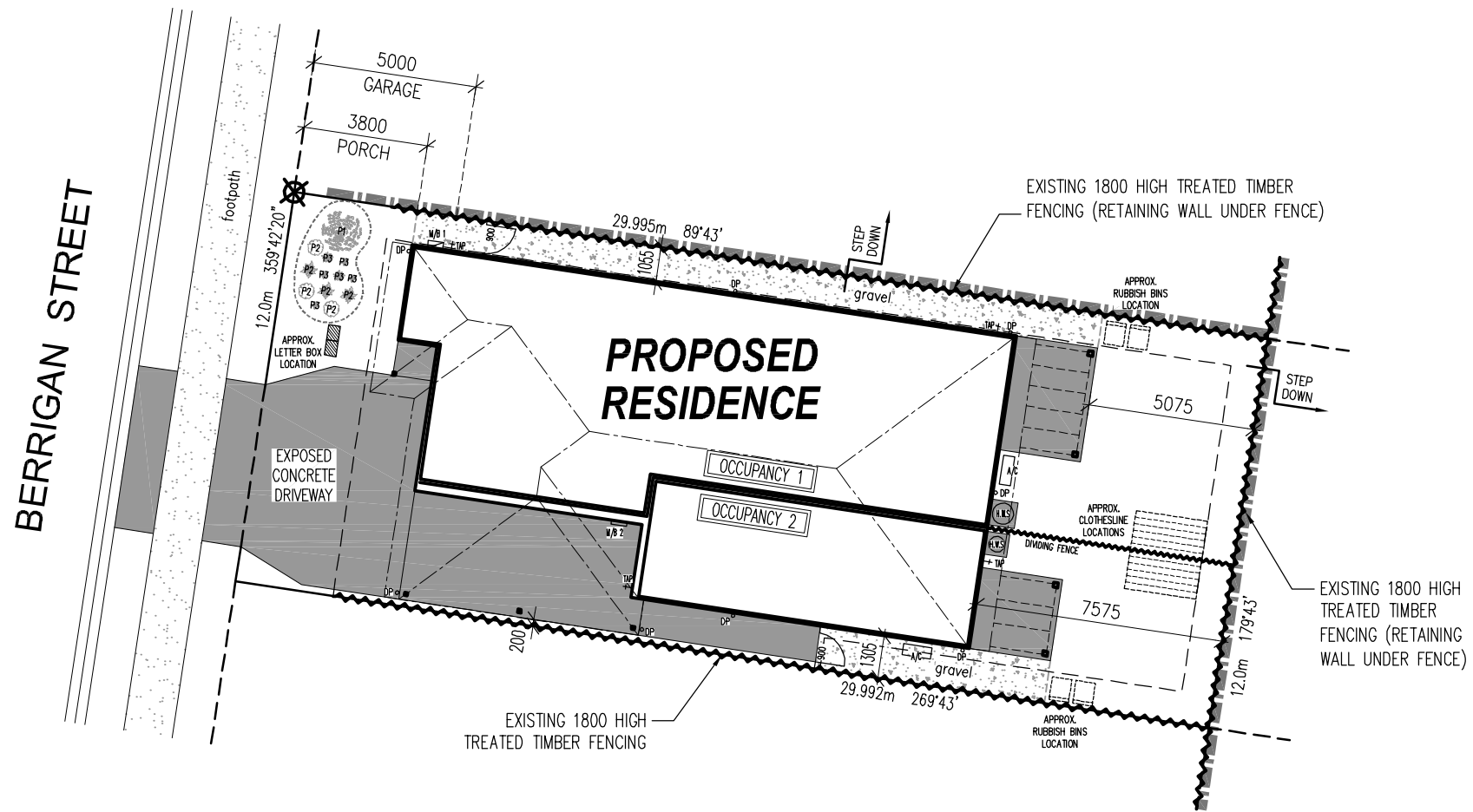
## THE KIAMA



SITE COVERAGE	
OCCUPANCY 1	116 m <sup>2</sup>
OCCUPANCY 2	64 m <sup>2</sup>
BUILDING AREA	180 m <sup>2</sup>
PRIVATE OPEN SPACE	91 m <sup>2</sup>
SITE AREA	360 m <sup>2</sup>
SITE COVER	50.0 %

**NOTES:**

- ALL WINDOWS AND DOORS HAVE A JOINERY HEIGHT OF NOM. 2100mm UNLESS STATED OTHERWISE (NOM. 2400mm JOINERY HEIGHT FOR A 2700mm H. CEILING).
- PROVIDE NOGGING FOR TOWEL RAILS & CLOTHES DRYER.
- ALL BEAM SIZES TO BE DETERMINED BY FRAME MANUFACTURER.
- ALL MECHANICAL VENTS TO BE DUCTED TO EXTERNAL.
- LANDSCAPING IS INDICATIVE ONLY – FINAL LAYOUT DESIGN BY LANDSCAPERS.
- CLOTHESLINE & LETTER BOX POSITIONS ARE INDICATIVE ONLY – FINAL POSITIONS DETERMINED ON-SITE.
- REFER TO AS-CONSTRUCTED DRAWINGS FOR ALL SERVICES LOCATIONS.
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER DRAWING SCALE.
- ALL DIMENSIONS ARE TO MEASURED TO THE WALL OF THE BUILDING UNLESS SPECIFIED OTHERWISE.
- REFER TO COLOUR SPEC. FOR INT. & EXT. MATERIALS & COLOURS.



**Landscaping Requirements:**

P1 – 1.8m high tree to front – 200ml pot  
P2 – 1.0m high plant (evergreen) – 140ml pot  
P3 – 0.5m high plant (ground cover) – 140ml pot  
(or similar – Refer Notes)



LOT 6 No# 83  
BERRIGAN STREET

Estate THE GEM  
Suburb REDBANK PLAINS  
Local Auth. IPSWICH CITY COUNCIL  
SP 291572 Area 360m<sup>2</sup>  
Cnt/Par STANLEY / GOODNA

**SERVICES**

Electricity Underground  
Water Yes  
Sewer Yes  
Road Bitumen  
Telecom. Yes  
Stormwater Road  
Footpath Yes  
Kerb Mountable  
Flood Aff. -



**QBCC LICENCE - 1093553**  
UNIT 2/22 CENTRAL COURT  
HILLCREST QLD 4118  
PH: 1300 402 416  
RESIDENTIAL BUILDING & DESIGN  
**DTZ BUILDING DESIGN PTY LTD**  
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Clients: DTZ BUILDING DESIGN	
Drawing Issue	
C DWELLING CHANGE	18/03/20
D AMENDED SITE	19/03/20

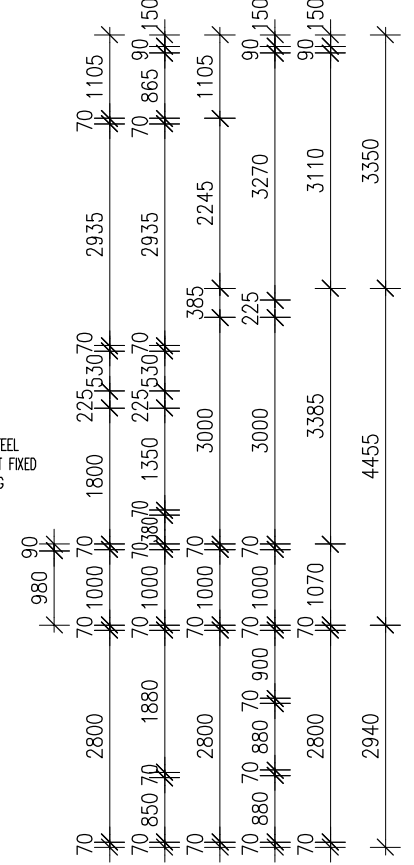
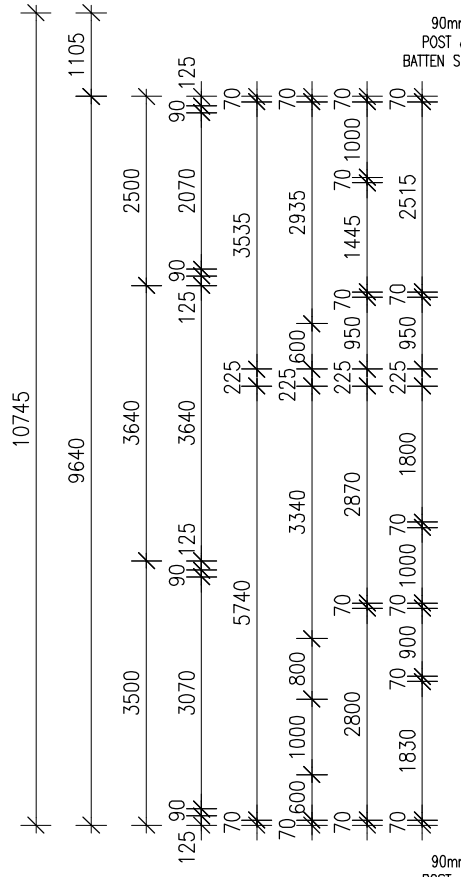
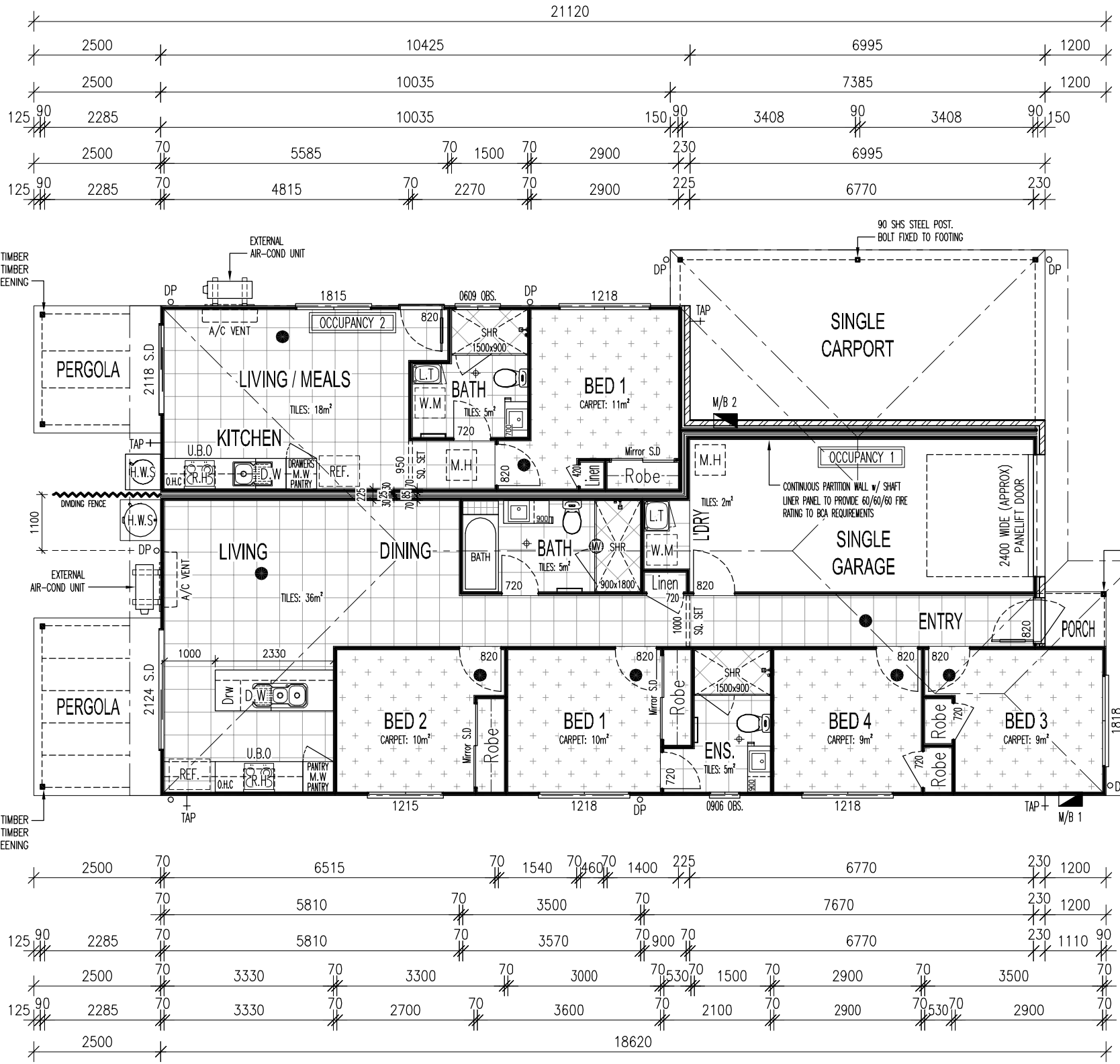
Project  
**PROPOSED DETACHED HOUSE at  
LOT 6 BERRIGAN STREET,  
REDBANK PLAINS**

Drawing		
<b>SITE PLAN</b>		
DATE: 03/12/19	DWG No.	AMND.
SCALE: 1:200	<b>BA-A3-1.1</b>	D
DRAWN: RCJE	CHECKED: DTZ	JOB No.: 19137
CAD REF: C:\SITES\LOT 6 THE GEM		

**SITE PLAN LAYOUT - Kiama 200 (ICC variant - modified)**

**FIXTURE NOTES:**  
 T/P HOLDER: 800 FROM BACKING WALL, 800 UP FROM FLOOR (UNLESS OBSTRUCTED)  
 TOWEL RAIL: 1200 UP FROM FLOOR TO CENTRE OF RAIL

**LEGEND:**  
 • MECHANICAL VENTILATION TO INTERNAL BATHROOMS WITHOUT NATURAL VENTILATION - (MV)



# FLOOR PLAN LAYOUT

- *Kiama 200* (ICC variant - modified)

OCCUPANCY 1 AREA	
LIVING AREA	90.897 m <sup>2</sup>
GARAGE AREA	24.336 m <sup>2</sup>
PERGOLA AREA	8.750 m <sup>2</sup>
PORCH AREA	1.284 m <sup>2</sup>
OCC. 1 AREA	116.517 m <sup>2</sup>

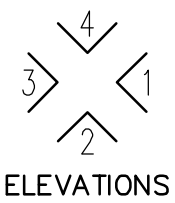
OCCUPANCY 2 AREA	
LIVING AREA	38.041 m <sup>2</sup>
CARPORT AREA	25.531 m <sup>2</sup>
PERGOLA AREA	6.250 m <sup>2</sup>
OCC. 2 AREA	63.572 m <sup>2</sup>

BUILDING AREAS	
OCCUPANCY AREA	178.805 m <sup>2</sup>
PERGOLA AREA	15.000 m <sup>2</sup>
PORCH AREA	1.284 m <sup>2</sup>
TOTAL AREA	180.089 m <sup>2</sup>
PERIM. LENGTH	68.620 m



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**LEGEND**

SQ. SET	SQUARE SET HEIGHT @ 2170mm AFFL.
R.H.	RANGEHOOD
O.H.C	OVERHEAD CUPBOARDS
REF.	FRIDGE PROVISION
M.W	MICROWAVE PROVISION
D.W	DISHWASHER PROVISION
W.O	WALL OVEN
U.B.O	UNDER BENCH OVEN
M.H	600 x 600mm CEILING MANHOLE
W.M	WASHING MACHINE PROVISION
LT	45L LAUNDRY TUB
C.S.D	CAVITY SLIDING DOOR
DP	DOWNPIPE
M/B	METER BOX
+	FLOOR WASTE
SHR	SHOWER - FLOOR AREA NOTED
+	SHOWER TAP @ 1150 ABOVE
+	SHOWER BASE TO @ COMBINATIONS
+	SHOWER ROSE @ 1800 ABOVE
+	SHOWER BASE

**NOTES**  
 WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER DRAWING SCALE  
 ALL BUILDING CONSTRUCTION TO COMPLY WITH THE LOCAL AUTHORITY BY-LAWS AND THE BCA/AS-1684 1999  
 PROVIDE TERMITE TREATMENT IN ACCORDANCE WITH AUSTRALIAN STANDARD 3660.1

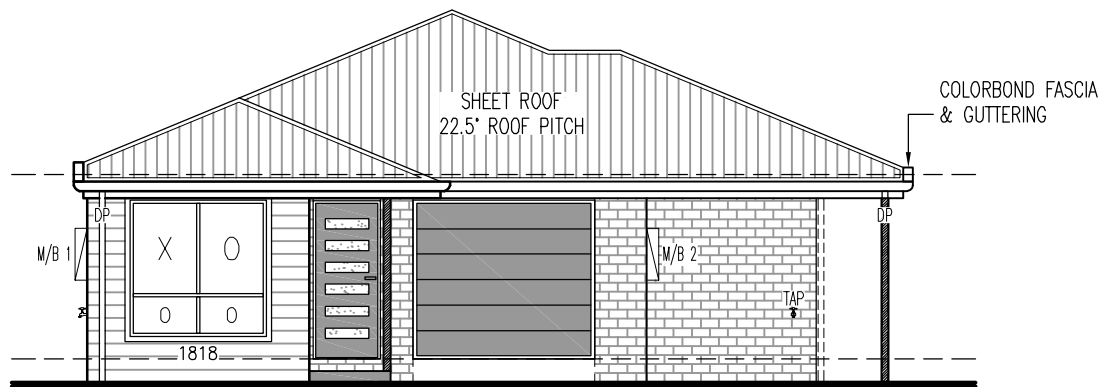
● - LOCATION OF SMOKE ALARM.  
 SMOKE ALARMS TO COMPLY WITH BCA CLASS 1 & 10 PART 3.7.2 & WITH AS-3786

Drawing Issue		
B	AMENDED FACADE, ADD A/C TO BED 1	02/03/20
C	DWELLING CHANGE	18/03/20
D	AMENDED PERGOLA	19/03/20
E	AMENDED DWELLING LAYOUT	30/03/20

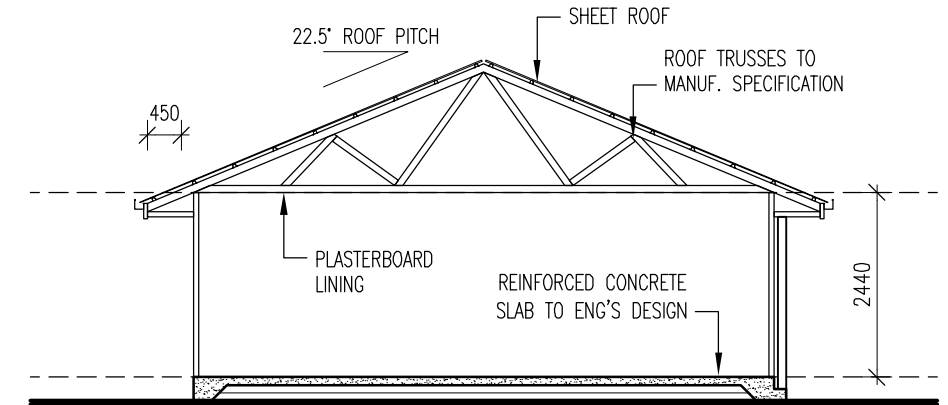
Project  
**PROPOSED DETACHED HOUSE at LOT 6 BERRIGAN STREET, REDBANK PLAINS**

Drawing  
**FLOOR PLAN LAYOUT**

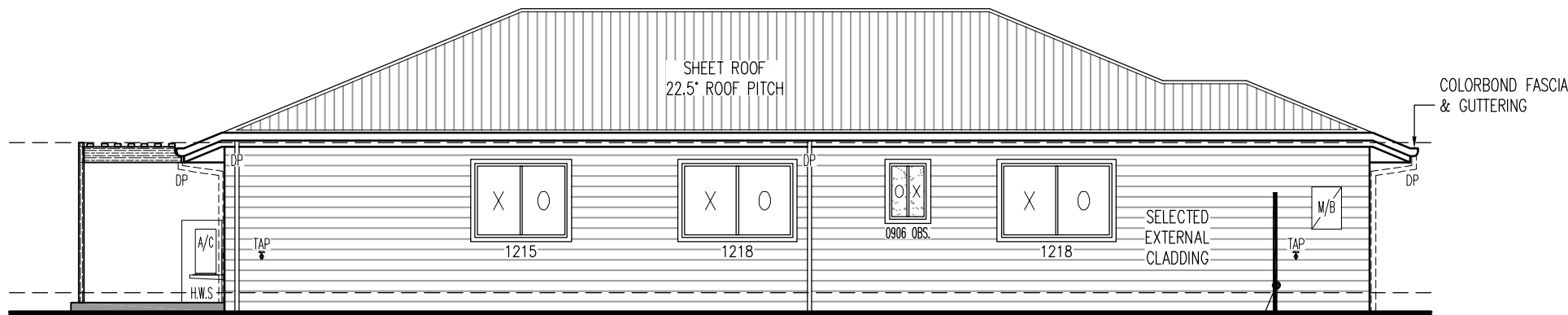
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SCALE: 1:100	<b>BA-A3-2.1</b>	E
DRAWN: RCJE	CHECKED: DTZ	JOB No.: 19137
CAD REF: C:\SITES\LOT 6 THE GEM		



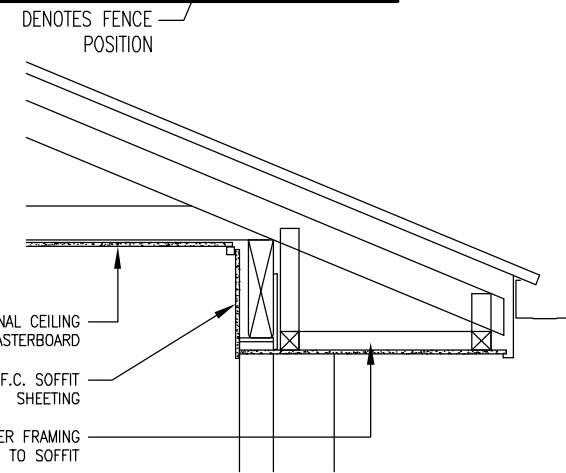
ELEVATION 1



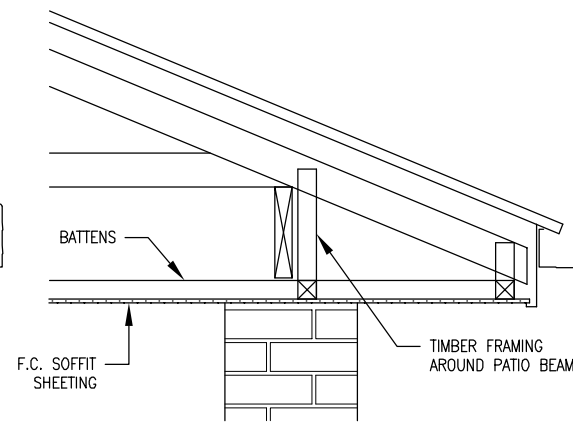
SECTION



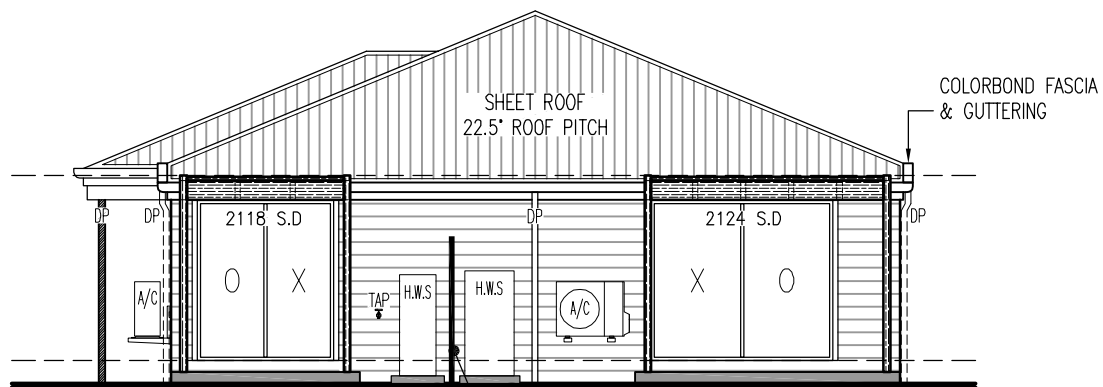
ELEVATION 2



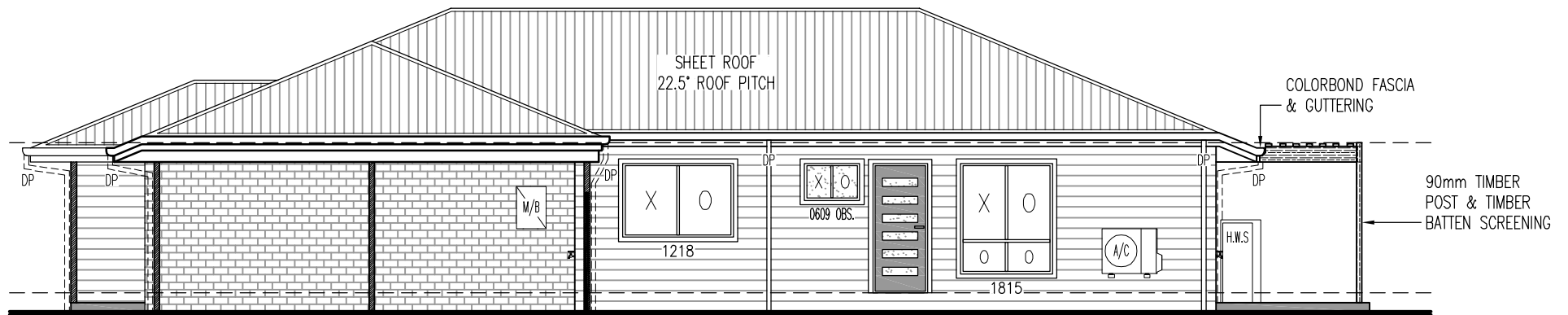
PATIO BULKHEAD  
DETAIL  
SCALE 1:5



PORCH BULKHEAD  
DETAIL  
SCALE 1:5



ELEVATION 3



ELEVATION 4

**NOTES:**  
 ALL INTERNAL DIMENSIONS STATED ARE FRAME SIZES - EXCLUDING LININGS.  
 ALL WINDOWS TO BE SLIDING U.N.O.  
 CHECK ALL DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION.



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Project  
**PROPOSED DETACHED HOUSE at LOT 6 BERRIGAN STREET, REDBANK PLAINS**

EXTERNAL ELEVATIONS		
DATE:	03/12/19	DWG No.
SCALE:	1:100	AMND.
DRAWN:	RCJE	<b>BA-A3-3.1</b>
CHECKED:	DTZ	JOB No.: 19137
CAD REF:	C:\SITES\LOT 6 THE GEM	







# THE *Deluxe* PACKAGE

**DTZ**  
**BUILDING DESIGN**  
**BEYOND EXPECTATION**



# THE *Deluxe* PACKAGE

## FIXED PRICE HOME PACKAGE INCLUDES:



- ALL SITE COST – GUARANTEED NO EXTRA CHARGE!
- 2440mm HIGH CEILINGS
- GLOSS FLOOR TILES
- MODERN STYLE CARPETS
- MIRROR SLIDERS TO ALL ROBES
- LED DOWNLIGHTS - **UPGRADE**
- CEILING FANS TO ALL BEDROOMS AND LIVING ROOM
- SPLIT SYSTEM AIR CONDITIONER
- SECURITY SCREENS TO ALL WINDOWS & SLIDING DOORS - **UPGRADE**
- VERTICAL WINDOW BLINDS - **UPGRADE**
- MODERN STYLE KITCHEN & VANITIES WITH STONE BENCHES - **UPGRADE**
- BULKHEADS ABOVE KITCHEN & VANITIES WITH STONE BENCHES - **UPGRADE**
- BULKHEADS ABOVE KITCHEN OVERHEAD CUPBOARDS
- INTERNAL DATA POINT
- INTERNAL PHONE POINT
- INTERNAL & EXTERNAL PAINGING
- 1 DOUBLE POWER POINT PER ROOM PLUS 3 EXTRAS
- 3 IN 1 LIGHT, HEATER, EXHAUST FAN IN BATHROOM & ENSUITE
- BEKO STAINLESS STEEL APPLIANCES & DISHWASHER
- CHROME MIXERS TAPS IN KITCHEN, BATHROOM, ENSUITE & LAUNDRY
- LOCKS TO ALL WINDOWS & SLIDING DOORS
- REMOTE GARAGE DOOR WITH 3 REMOTES
- TIMBER FENCE WITH METAL FRAME GATES
- EXPOSED CONCRETE DRIVEWAY & PATHWAY
- ELECTRIC HOT WATER SYSTEM
- WALL SARKING & INSULATION TO CEILING
- FULLY LANDSCAPED & TURF
- WALL MOUNTED CLOTHES LINE
- METAL LETTERBOX
- 6 STAR ENERGY RATING

# THE *Deluxe* PACKAGE

## SITE WORKS AND FOOTINGS

- All site works to allowed over area of building platform
- Concrete slab: Engineer designed waffle pod slab with reinforcing and thickened at slab perimeter
- Sewer connections for residential sites
- 6m electrical mains connection (overhead or underground)
- 'Trithor' Termite protection to Australian standards – slab penetrations and perimeter barrier. Trithor protects in three ways:
  1. **Barrier:** Trithor is a physical termite barrier incorporating a unique weave of fibrous blanket that prevent the entry of termites.
  2. **Repels:** Trithor contains potent crystals that repel termites – driving them away from your property.
  3. **Kills:** The active ingredient in Trithor acts fast to kill any extra-tough termite that may penetrate the membrane.

## GENERAL DOCUMENTATION AND FEES

- Fixed price contract
- Building plans and specifications
- Engineers Soul Report and Floor Slab Design
- Local Council building and application fees
- All insurance required

## WALL AND ROOF FRAMING

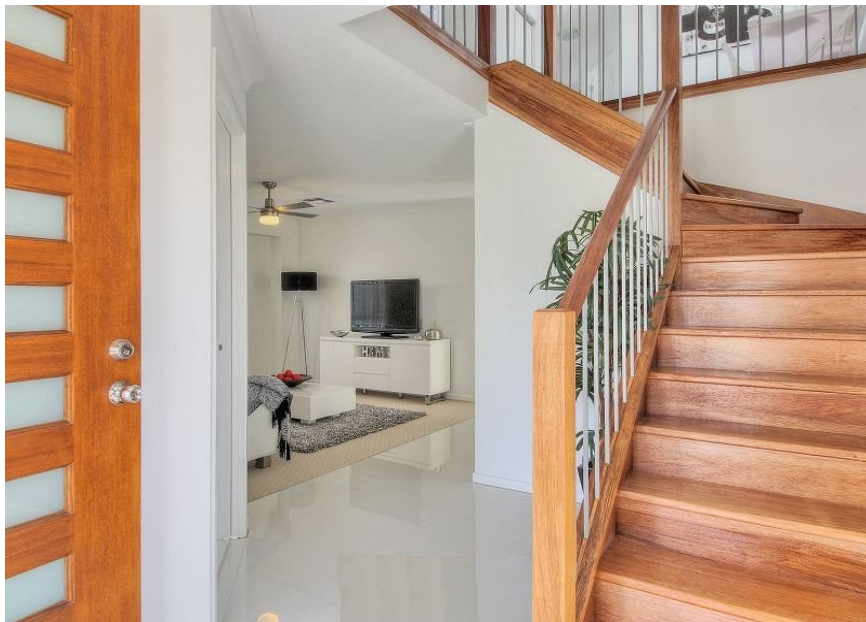
- Pine wall frames and trussed to engineer design and specifications
- Constructed to N2 wind speeds

## CEILING HEIGHT AND ELEVATIONS

- 2440mm high
- Concrete tiled roof using standard builders range
- 'PGH' Face bricks from builder's range with off white mortar raked joints
- Garage included automatic opener panel lift door from standard builder's range of colours with 2 handsets and 1 wall button remote
- Colorbond fascia and gutter from standard builder's range



# THE *Deluxe* PACKAGE



## ELECTRICAL AND SAFETY DEVICES

- LED Downlights to meet energy efficiency regulations - **UPGRADE**
- Standard builders range downlights - **UPGRADE**
- Fan light to every bedroom & one in living room
- 3 external lights with standard builder's range light fitting
- One double power point per room and 2 extras
- 3 in 1 light, heater, exhaust fan in bathroom and ensuite
- Split system air conditioner to main living area
- Safety switch and smoke detectors wired to 240-volt power supply
- 2 TV points and cable
- Phone Point
- Data point

## WINDOWS

- Aluminium windows and sliding doors from standard builders colours
- Window and sliding door locks
- Security screens to all windows and sliding doors
- Vertical blinds to all windows and sliding doors in bedrooms and living areas - **UPGRADE**

## INSULATION

- Sisalation wall wrap to external stud wall
- R2.5 insulation to ceilings of living areas under main roof

## JOINERY

- Flush panel doors internally
- 68 x 12mm splayed skirting and 42 x 12mm splayed architraves
- Door stope throughout
- 'Special feature' front entry door - **UPGRADE**
- Chrome internal door furniture
- Built-in robes to all bedrooms
- Wardrobes and linen cupboards as per plans (wardrobes with shelf and hanging rail / linen with 4 shelves)
- Mirror sliding doors to robes - **UPGRADE**
- Vinyl sliding doors to linen

## KITCHEN

- BEKO Stainless Steel multi-function oven, slide out rangehood and ceramic cook top from standard builder's range
- 1¾ bowl stainless steel sink
- Sink mixer tap from standard builder's range
- Designer laminated quality kitchen cupboards - cabinet colours from builder's range, with stone bench tops - **UPGRADE**
- Bulkheads above the overhead cupboards
- BEKO Stainless Steel dishwasher
- Pantry with shelves

## LININGS

- 10mm Plasterboard to wall and ceilings
- Water resistant plasterboard and villa board sheeting to wet areas where applicable
- 90mm plasterboard cornice

# THE *Deluxe* PACKAGE

**HIA members**  
the best in the business



## PAINTING

- Internal painting to walls, ceilings, doors, architraves and skirtings
- External painting

## LAUNDRY

- 45 Litre stainless steel single tub in cabinet with mixer tap
- Hot & cold chrome washing machine taps



## BATHROOM, ENSUITE AND TOILET

- Designer laminated vanities with stone top and drop in basins
- Laminated clear glass shower screens with pivot door
- Dual flush toilet from standard builder's range
- Chrome mixer taps to showers, bath & basins
- Acrylic white bath
- Chrome towel rails
- Chrome toilet roll holders

## CERAMIC TILES & CARPET

- Gloss floor tiles to main area from builder's range
- Floor and wall tiles to all wet areas
- Tiles laid above bath
- Tiles to showers with 'special feature' tile frieze
- Tiles to kitchen splash back
- Skirting tiles to laundry and WC
- Designer modern carpet to all bedrooms, robes and one living area

## PLUMBING

- 2 external hose garden taps
- PVC downpipes connected to stormwater mains



# THE *Deluxe* PACKAGE

**SPECIAL NOTE:** \*Inclusions styles / brands may vary dependent on supply or builder's choice, where there is any substitution the replacement will be of equivalent or superior quality. The schedule of inclusions and finishes are those that are set out in the residential building contract.

## LANDSCAPING & FENCING

- Turf to front and back yard
- Garden with mulch and plants
- Timber fencing to back and sides with one single metal framed gate
- Metal mail box
- Wall folding clothesline
- Full site clean and removal of builder's rubbish



## DRIVEWAY / PATHS

- Concrete driveway and path to front door
- Concrete to outdoor alfresco area and external doors

## SPECIAL WARRANTIES

- Warranties and Guaranties supplied by builder at handover
- 6-year structural warranty
- 6-month maintenance warranty



## BUILDING QUALITY HOMES





DTZ Building Design has been building residential houses in Brisbane and the Gold Coast since 2006. We specialise in quality 'turn key' homes.



Established in Brisbane by two brothers, Dylan and Nathan Zeiher. Both brothers are licensed low rise house builders, with Dylan also being a licensed Building Designer. Nathan also holds a Plumbing, Drainage and Gasfitting license. Both brothers are heavily involved in every house they build, from the beginning to the finish.

Together they bring to the business over 25 years of experience in the Residential Housing Industry. DTZ Building Design has a proven track record of success and a strong reputation for exceptional service and superior quality. This brings with it, a strong referral network and connections to the best tradespeople to deliver top quality, long-lasting workmanship. They provide an environment when tradespeople want to do their best, so they in turn strive to do a great job for you.



"our homes are comfortable and casual,  
making it...

*perfect*  
for everyday living

We have a passion for providing quality affordable homes to our clients. The future holds exciting times for DTZ Building Design, as we continue to expand into new areas, stay on the cutting edge of new designs as well as utilising revolutionary management operational processes to provide our clients with a complete hassle free package of services from start to finish.

When it comes to deadlines, we are conservative with our promises and aggressive with our work schedule, That's why our record of on time delivery is unrivalled in the industry. Which means our customers can make their personal and financial plans with certainty and peace of mind.

.....  
comfortable homes  
with quality inclusions  
at affordable prices  
.....

