



inclusions

Specially created by professional designers, each property ensures the design vision is delivered through to the smallest detail. Each turn-key design has been carefully considered to include an open plan kitchen, plus dining and entertaining areas for the ultimate in lifestyle and convenience.

Our specifications and inclusions have been chosen to provide our clients with the most comfortable and usable spaces, providing assurance that our homes are low maintenance.

Each home constructed by Gallery Homes is a reflection of our commitment to excellence and is a showcase to our unbending desire to create clients for life. Our team at Gallery Homes focus on providing you with a spectacular outcome by sourcing products carefully to fit within your lifestyle and budget.

Intelligent design coupled with the best quality finishes is our promise.

Our Promise

“We promise to design and build with passion and integrity. We deliver innovative lifestyle solutions without the hidden costs. We guarantee exceptional quality with impeccable customer focus. We believe the experience of building should be a pleasurable one.”

Adam Barclay, CEO

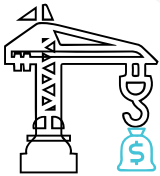


pre-construction & landscape



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.

• kitchen

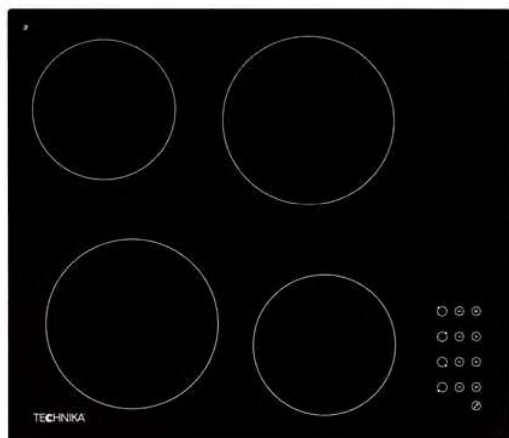


- Designer kitchen with multiple 600mm appliances, including oven, electric cooktop & rangehood.
- 20mm engineered stone bench tops.
- Ceramic mosaic tile splashbacks.
- Laminate finish cupboards with bulkheads.
- Melamine shelves to all kitchen cupboards and pantry.
- Microwave opening with connections.
- Deluxe stainless steel bowl sink.
- Stainless steel sink mixer with gooseneck.
- Three lockable pantry's.
- Two feature pendant lights above kitchen island bench (subject to plan).



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• appliances



600MM CERAMIC COOKTOP

- 600MM Ceramic Cooktop
- Touch Control
- 4 Burner Zones
- Side Controls
- Neon Indicators
- Child Lock



600MM RANGEHOOD

- 600MM Re-Circulating Slideout Rangehood
- 3 Speeds and Slide Control
- 440m³/hr Extraction Capacity
- Two aluminium Grease Filters
- Two Lights



600MM STAINLESS STEEL OVEN

- 62 Litre oven capacity
- 5 Cooking functions
- Manual control knobs
- LCD display / clock / timer
- Closed door grilling
- Single oven light
- Easy clean interior
- Removable triple glazed cool touch door
- Removable side racks
- Large viewing window
- Automatic safety cut off

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• ensuite



- 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.
- Three (3) ensuited bedrooms.

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• ensuite



A). Basin Mixer; B). Shower Rail; C). Shower Mixer;
D). Toilet Roll Holder; E). Towel Rail

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• laundry & wardrobes



- Laundry cabinet (A).
- Chrome mixer tap (B).
- Tiled splashbacks.
- Exhaust fan (where applicable).
- 200mm tiled skirting.
- Linen cupboard with fixed shelves (refer to plan for location).
- Mirrored Robe Doors (to bedrooms).



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• laundry & wardrobes



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• interior general



Architrave & Skirting

- 42mm high timber architrave - painted.
- 68mm high timber skirting - painted.

Air Conditioning

- Four (4) split system air conditioning units. (One (1) in main living area and (1) in each bedroom: 1, 2 & 3.

Ceilings

- 2550mm nominal ceiling height.
- 90mm cove cornice throughout.

Doors & Door Hardware

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

Paint

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

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• interior general



Stairs (Double Storey Only)

- Enclosed or open timber stairs.
- Frameless glass balustrade and stained timber handrail, or half height wall (plan specific).

Window Coverings

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

Floor Coverings

- Carpeted bedrooms.
- Timber laminate to main living areas.



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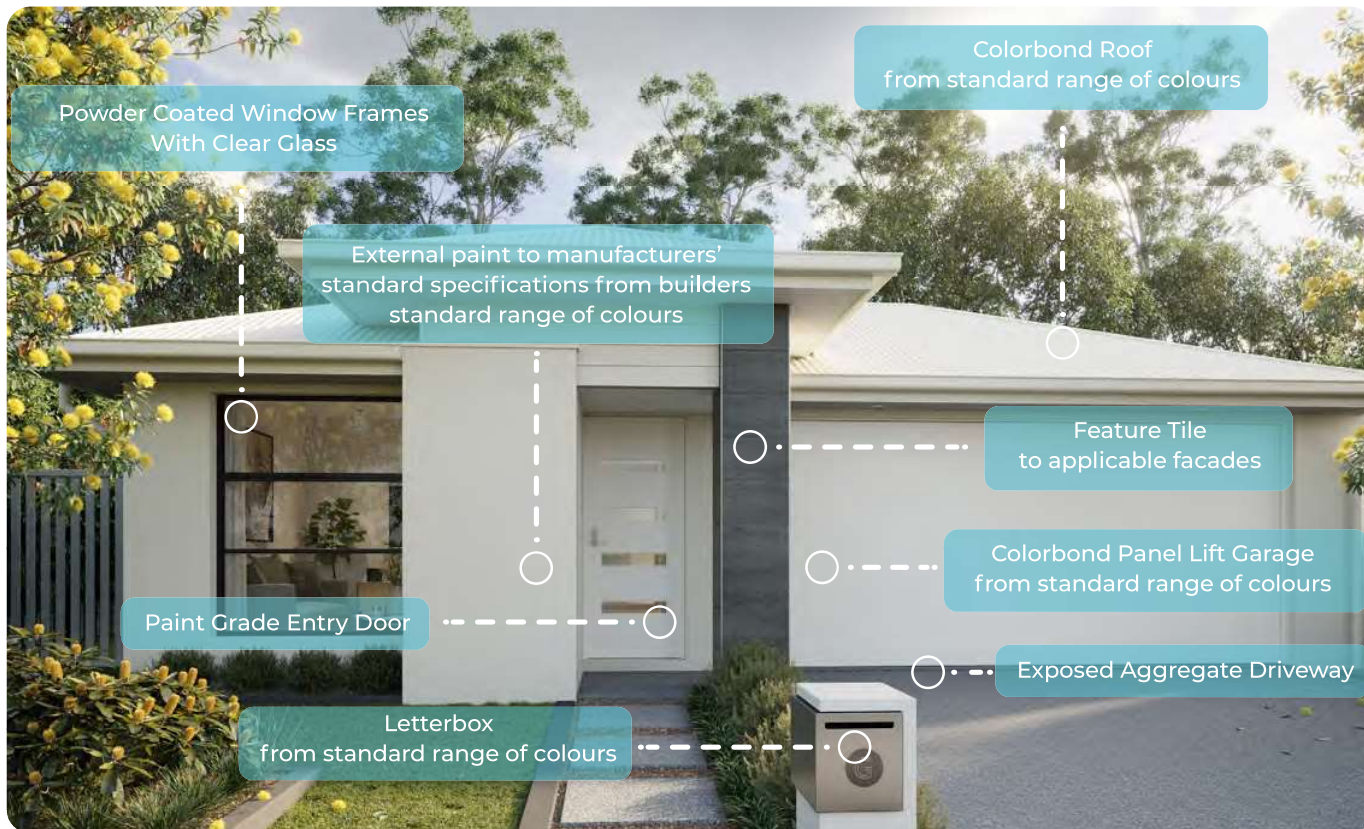
• energy efficiency and electrical



- 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.
- Smoke detectors hard wired with battery back-up.
- TV antenna to the roof (where applicable).
- Electric hot water storage system (250 litre).
- Insulation under roof R3.0.
- Wall sarking externally.
- Wall insulation as required to meet energy rating.
- TV and data points to Living, Media and Bedrooms 1, 2 and 3.
- 6kw solar panels (up to 18 panels) and 5kw inverter system.

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external



Frame

- 70mm pine wall frames with stabilized pine trusses.

External Doors (A & B)

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

Brickwork, Wall & Render

- 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

- Opaque glass to bathroom, ensuite & WC.
- Doors and windows at 2100mm high.
- Keyed locks to windows and sliding-glass doors.

Roofing, Gutter & Fascia

- Colorbond from standard range of colours.

Garage

- Colorbond panel lift garage door 2100mm high from standard range of colours (with 2 remotes and 1 wall button).

Pavilion

- Tiles to undercover pavilion.



A



B

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• landscaping



- 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.

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