





# GALLERY

Min Block Width

186sqm  
Build Size

## DUO 186 - Contemporary - Ash 1

MAIN					
4		2		1	
AUX					
1		1		1	



## MAIN

4 2 1

## AUX

1 1 1



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**GALLERY**

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# 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 & WC.
- Doors and windows at 2100mm high.
- Keyed locks to windows and sliding glass doors.
- Flyscreens to opening windows and 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.



PMAD 104 \*



PMAD 101 \*



Entry Handle

\* Door colour as per colour scheme

# 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**

- 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).
- 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



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## GALLERY

### SITING SUMMARY

LOT 2/ 25-29 SIENNA DRIVE, MORAYFIELD - DUO 186

Land price	\$209,000.00
House Price	\$257,000.00
Site Retaining allowance	\$6,600.00
Site costings	\$3,000.00
Total H & L package	\$475,600.00
Approximate Title date	registered
Land deposit amount	\$5,000.00

ROAD

