

Renders are indicative only.



## GALLERY



**186sqm**  
Build Size

### DUO 186 - Contemporary- Ash 1

MAIN

4  2  1 

AUX

1  1  1 



BY GALLERY HOMES

GALLERY

## DUO

186(B)

 12.5  
 Min Block Width

 186sqm  
 Build Size

## MAIN

 4  2  2 

## AUX

 1  1  1 

 TOTAL AREA  
 MAIN AREA  
 AUX AREA  
 TOTAL WIDTH  
 TOTAL LENGTH

 186m2  
 121m2  
 64m2  
 9.8m  
 19.4m

## MAIN

 MASTER BED  
 BEDROOM 2  
 BEDROOM 3  
 BEDROOM 4  
 LIVING  
 DINING  
 PAVILION  
 GARAGE

 3,2 X 2,9m  
 2,8 X 2,5m  
 2,8 X 2,5m  
 2,8 X 2,5m  
 4,0 X 2,5m  
 4,0 X 2,5m  
 2,9 X 2,6m  
 6,0 X 3,0m

## AUX

 MASTER BED  
 LIVING/DINING  
 PAVILION  
 GARAGE

 3,7 X 2,9m  
 3,8 X 4,5m  
 1,8 X 2,9m  
 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
- Fencing to external boundaries with one (1) gate as per plans (where applicable).
- 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.



HORIZONTAL \*



VERTICAL \*



Entry Handle

\* Door colour as per colour scheme

# REWARD RANGE INCLUSIONS (A)

## INTERNAL INCLUSIONS

### Kitchen

- Designer kitchen with 600mm appliances, including oven, electric cooktop & rangehood.
- 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 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 500 x 500mm porcelain 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) 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.

### 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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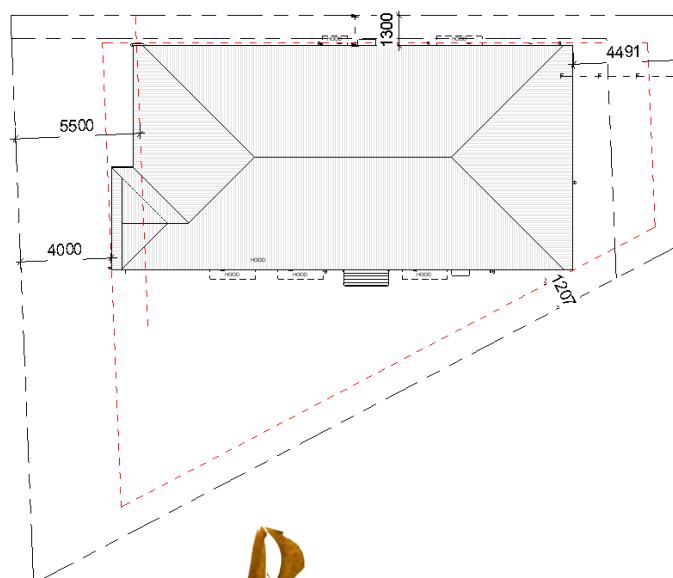
# GALLERY

## SITING SUMMARY

LOT 1 SIENNA DRIVE - DUO 186

|                                   |                              |
|-----------------------------------|------------------------------|
| Land price                        | \$215,000.00                 |
| House Price                       | \$257,000.00                 |
| Façade Upgrade - Contemporary     | \$0.00                       |
| Site Costing - additional turf    | \$1,560.00                   |
| Site Costing - additional fencing | \$800.00                     |
| Site Costing - Retaining          | \$2,400.00                   |
| Site Costing - Piers              | \$3,720.00                   |
| Total H & L package               | \$480,480.00                 |
| Approximate Title date            | Registered                   |
| Land deposit amount               | \$5,000.00                   |
| Lot Frontage: IRR                 | Land Size: 514m <sup>2</sup> |

ROAD



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REWARD  
RANGE

GALLERY