LAURENT - VIRTUS

** All illustrations & floor plans are artistic impressions & should only be used as a visual aid.*

4 2 2 6

LOT 26
SIZE 479.00m2
PRICE $ 250,000

DESIGN LAURENT - VIRTUS
SIZE 251.31m2
PRICE $ 407,668

$657,668

***Package price is subject to availability & subject to change without notice. Furniture shown is for illustrative purpose only & is not included in the purchase price.*

Lot 26 (99)
Brookwater Drive
BROOKWATER

IMPACT HOMES

House & Land Package

LAURENT - VIRTUS

4 2 2 6

IMPACT HOMES

* All illustrations & floor plans are artistic impressions & should only be used as a visual aid. ** Package price is subject to availability & subject to change without notice. Furniture shown is for illustrative purpose only & is not included in the purchase price.

STANDARD INCLUSIONS

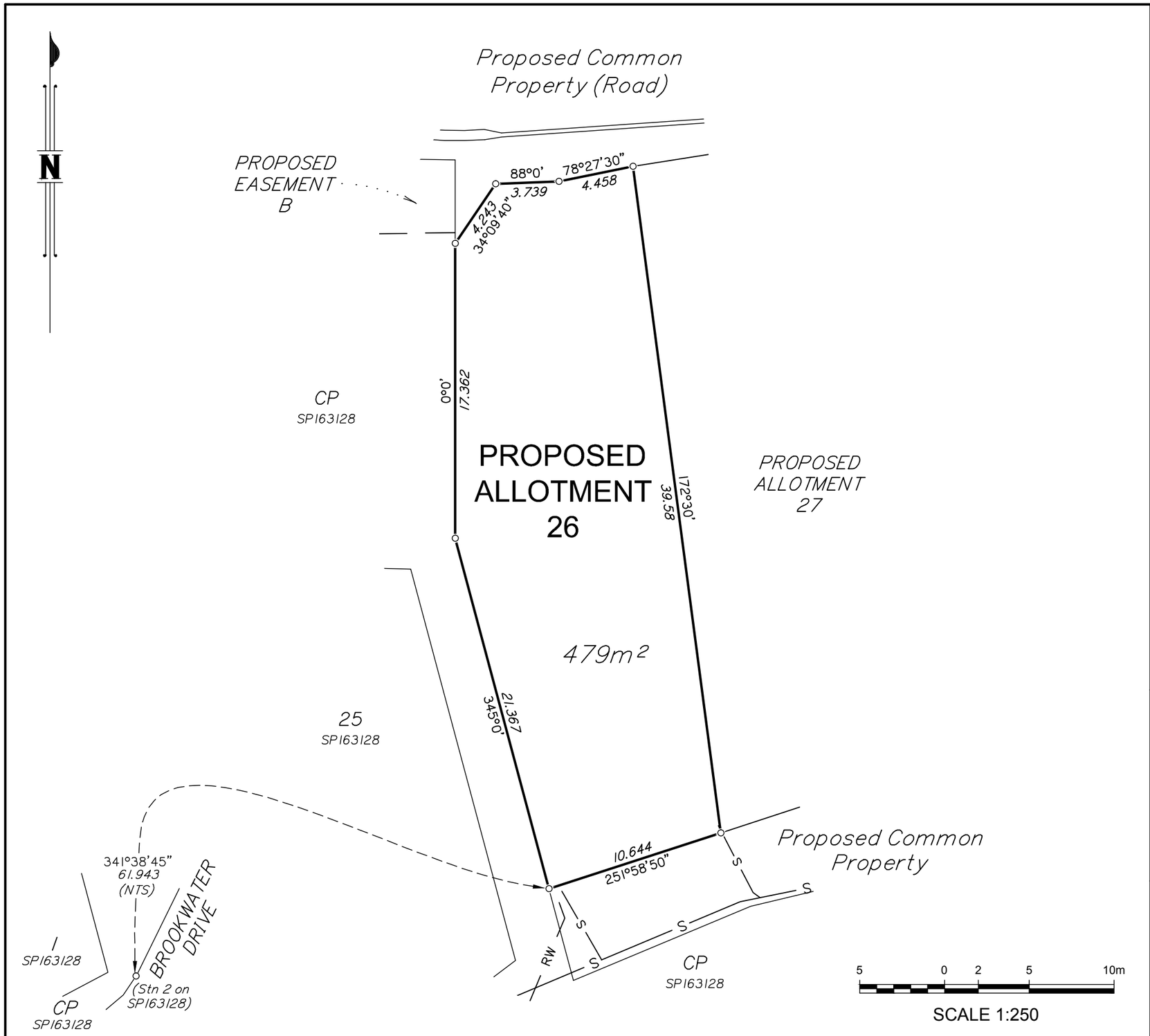
IMPACT HOMES

ITEMS INCLUDED IN THE CONTRACT PRICE

- Contract: Full Turnkey
- Roof: Colorbond Trimdek
- Ceiling height: 2.74m
- Kitchen bench tops: 20mm Engineered stone kitchen bench tops
- Security Package: Force Field security screens to facade. Full alarm system
- Outdoor Living Area: Under Roof
- Lighting/fan package: White downlights, SC ceiling fans, & white 3 in 1 exhaust fans
- Kitchen Appliances: Stainless Steel
- Dishwasher: Included to match appliances
- Hotwater: Gas continuous flow
- Hotplate: Stainless steel 60cm Gas cooktop
- Internal doors: Flush Panel
- Wardrobes: Aluminium framed mirrored sliding wardrobe doors
- Tapware: Gareth Ashton Park Ave tapware throughout
- External Concrete: Coloured Concrete QLD (Covercrete alfresco)
- Window Cov: Roller Blinds on all windows Excl. Wet Areas
- Floor Coverings: Tile & Carpet Flooring
- Render look Letterbox
- Internal Door Handles: Lockwood Velocity Element lever internal door handles
- Architrave & Skirting: Splayed profile
- Landscaping: Full Package
- Air conditioning: Fully Ducted

WARRANTIES

- Full Internal and External Commercial quality clean on completion
- 6 years structural guarantee
- 12 months guarantee on materials and workmanship
- Appliances covered by manufacturers warranty



DISCLOSURE PLAN FOR PROPOSED ALLOTMENT 26

This plan shows:

Details of Proposed Allotment 26 on the approved Reconfiguration Plan BRIK2170.0M5–004 Issue F

An Area Development Plan application, being application number 2894/2012, to reconfigure Part of Lot 51 on SP163128 at Brookwater was approved on 1st November 2012 by Ipswich City Council, subject to conditions.

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed allotments. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions. Lend Lease recommends using As Constructed information for design purposes.

Vendor _____ Purchaser _____

Witness _____ Witness _____

Engineering details shown hereon were supplied by JFP Urban Consultants on 30th July 2014.

Information shown on this plan is in addition to minimum Disclosure Plan requirements:

Sewerage Pipe shown as: —— S ——● Proposed Sewer M/H

Roofwater Drainage pipe shown as: —— RW ——■ Proposed Roofwater Pit

Where applicable, Easements are shown as:

NOTE:
This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after completion of construction.

The dimensions and locations of the Easements may vary and are subject to final Council approval.

Maintenance and stabilisation of all batters remain the responsibility of the purchaser.

BROOKWATER™
The Premier Golf Community

Project:
THE GRANGE STAGE 2A

Client:
EVOKE PROPERTY GROUP PTY LTD

DATUM	AHD
LEVEL ORIGIN	PSM138053 RL67.6
COMPUTER FILE	2170M5J5
SCALE	1:250
DRAWN MPSH	DATE 14/08/2014
CHECKED DPM	DATE 14/08/2014
APPROVED GCC	DATE 14/08/2014

LANDPARTNERS
built environment consultants

Western Corridor Office
Level 6, Springfield Tower
145 Sinnathamby Boulevard
Springfield Central QLD 4300
PO Box 4647
Springfield QLD 4300

t (07) 3470 8100
f (07) 3470 8101
e info@landpartners.com.au
w www.landpartners.com.au

ISO 9001:2008 FS 535063

PLAN NUMBER
BRIK2170.0M5-084 B

GCC

© LandPartners 2014

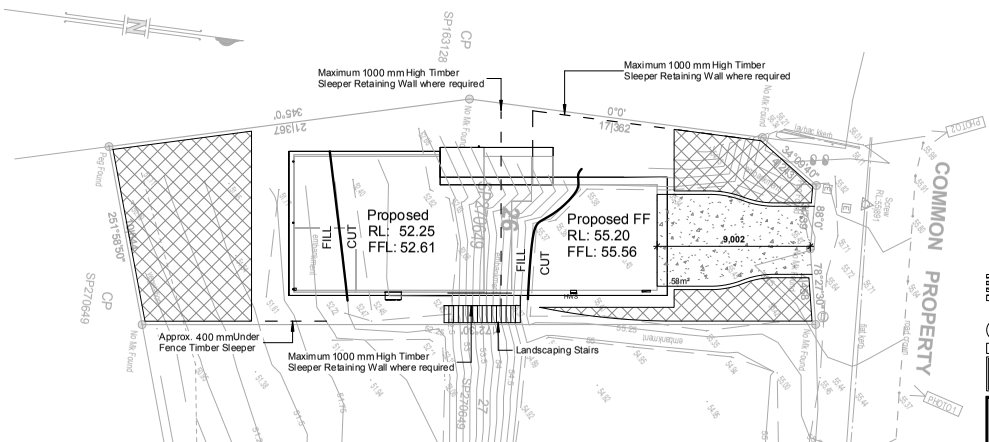
Structural footings are to be a minimum 1200mm horizontally from sewer and stormwater infrastructure including house Connections AND be founded a minimum 300mm below the zone of influence.

All floor levels and other site specific details are design details only and are subject to change due to construction tolerances and site variables.

IMPORTANT NOTE:
This block utilises Optical Fiber cabling. Please see the job supervisor to ensure the correct method of installation is implemented.

IMPORTANT NOTE:
External Concrete - Please provide control joints in accordance with Australian Standards. All control joints to be cut in within 24 hrs of the pour.

IMPORTANT NOTE:
Ipswich Council requires footpath to be cut out for driveway.



1 Site Plan

1 : 200

IMPACT HOMES	CLIENT	PROPERTY DESCRIPTION	Parish: County: Map Ref: Local Authority: Ipswich City Council Wind Rating: Area of Land: 479m2 Site coverage: 33%
	SITE ADDRESS: Lot 26 The Grange, Brookwater. QLD. 4300. SP	DRAWING DETAILS	Job Number: 128062 Issue: Prelim Drawings Date: 07/07/2016

DESIGN: Laurent (Modified)

CONSTRUCTION DET.	
Ceiling GF	2590
Ceiling FF	2740
Ceiling SF	
Roof Pitch	3.00°
Roof Material	Colorbond
Eave O'hang	300

02 SITE 1 : 200

AMENDMENTS

#	DATE	DESCRIPTION

CLIENT SIGN.

SIGN: _____

DATE: ____/____/____

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WINDOWS

Unless dimensioned all windows are to be centred to the room in which they are located. IF a window is NOT centred OR dimensioned - ASK the job supervisor

Virtus Inclusions

External
150mm quad gutter
High ceilings – see construction details noted below on plans
90mm PVC classic bend pipes
Laurent – 1200mm Pivot Door INF6G
Colorbond Trimdeck

Internal
Corinthian flush panel internal doors 2040H
Splayed architrave and skirting
Aluminium framed mirrored sliding robe doors
4 drawer unit and top shelf in robes
Lockwood velocity element internal lever handle
20mm Engineered stone desk tops (where applicable)
Carpet Grade internal stairs with handrail and plasterboard balustrading (where applicable)
Gareth Ashton Park Ave tap ware throughout
Security Alarm

Kitchen
20mm engineered stone tops – shadowline
Gas Cooktop
Metaline splashback
4 cutlery draws, 6 pot draws – all soft close
Square set plaster bulkhead above cabinetry
Water tap in fridge

Laundry
Aluminium hinged door 2100h - Glass (where applicable)
20mm engineered stone benchtop with laminate cupboards and drop in tub

Bathroom and Ensuites
20mm engineered stone tops with wall hung vanities
2m high semi-framed shower screens with one way pivot door
Glass shelf in lieu of soap holder
Upgrade Towel rail and toilet roll holder

Floors
40x40 ceramic tiles with carpet in bedrooms
Plain trowel concrete to garage

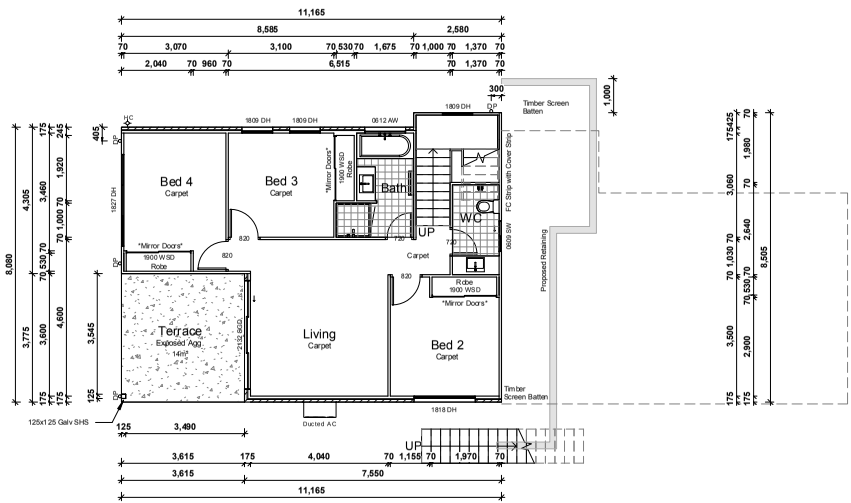
Window Treatments
Roller blinds to all windows – excluding wet areas and sliding doors
No blinds on doors
No screens on windows and doors

Electrical
White LED downlights throughout
Gas instantaneous HWS as nominated
Ducted MyAir System

Landscaping
20mm gravel down service side of house and turf to remainder
Coloured concrete driveway

Floor Areas

GF Living	77.66 m²
Alfresco	13.65 m²
FF Living	91.68 m²
Garage	51.88 m²
FF Deck	13.40 m²
Porch	2.00 m²
	250.27 m²



1 Ground Floor Plan

1 : 100

IMPACT HOMES

CLIENT	
SITE ADDRESS	Lot 26 The Grange, Brookwater. QLD. 4300. SP
DRAWING DETAILS	Parish: County: Map Ref: Local Authority: Ipswich City Council Wind Rating: Area of Land: 479m2 Site coverage: 33% Job Number: 128062 Issue: Prelim Drawings Date: 07/07/2016

DESIGN: Laurent (Modified)

CONSTRUCTION DET.	
Ceiling GF	2590
Ceiling FF	2740
Ceiling SF	
Roof Pitch	3.00°
Roof Material	Colorbond
Eave O'hang	300

03 GROUND FLOOR 1 : 100

AMENDMENTS

#	DATE	DESCRIPTION

CLIENT SIGN.

SIGN: _____

DATE: ____/____/____

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WINDOWS

Unless dimensioned all windows are to be centred to the room in which they are located. IF a window is NOT centred OR dimensioned - ASK the job supervisor

Virtus Inclusions

External
150mm quad gutter
High ceilings – see construction details noted below on plans
90mm PVC classic bend pipes
Laurent – 1200mm Pivot Door INF6G
Colorbond Trimdeck

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Splayed architrave and skirting
Aluminium framed mirrored sliding robe doors
4 drawer unit and top shelf in robes
Lockwood velocity element internal lever handle
20mm Engineered stone desk tops (where applicable)
Carpet Grade internal stairs with handrail and plasterboard balustrading (where applicable)
Gareth Ashton Park Ave tap ware throughout
Security Alarm

Kitchen
20mm engineered stone tops – shadowline
Gas Cooktop
Metaline splashback
4 cutlery draws, 6 pot draws – all soft close
Square set plaster bulkhead above cabinetry
Water tap in fridge

Laundry
Aluminium hinged door 2100h - Glass (where applicable)
20mm engineered stone benchtop with laminate cupboards and drop in tub

Bathroom and Ensuites
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Upgrade Towel rail and toilet roll holder

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Plain trowel concrete to garage

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No screens on windows and doors

Electrical
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Gas instantaneous HWS as nominated
Ducted MyAir System

Landscaping
20mm gravel down service side of house and turf to remainder
Coloured concrete driveway

Floor Areas

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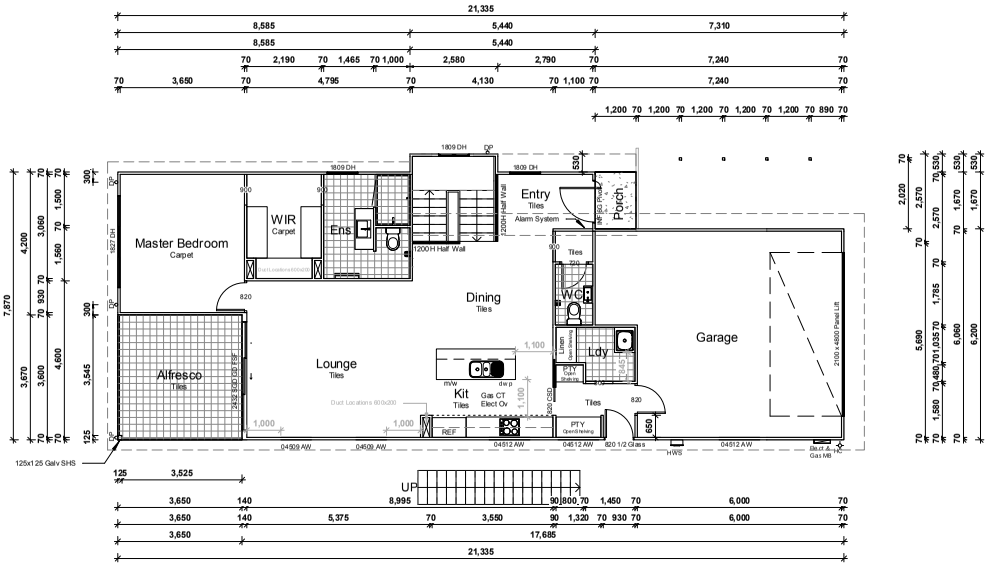
Alfresco	13.65 m²
FF Living	91.68 m²
Garage	51.88 m²
FF Deck	13.40 m²
Porch	2.00 m²
	250.27 m²



1 First Floor Plan

1 : 100

IMPACT HOMES	CLIENT		
	SITE ADDRESS	Lot 26 The Grange, Brookwater. QLD. 4300. SP	
DRAWING DETAILS	PROPERTY DESCRIPTION	Parish:	
		County:	
		Map Ref:	
		Local Authority:	Ipswich City Council
		Wind Rating:	
		Area of Land:	479m2
		Site coverage:	33%
		Job Number:	128062
		Issue:	Prelim Drawings
		Date:	07/07/2016

DESIGN: Laurent (Modified)

CONSTRUCTION DET.	
Ceiling GF	2590
Ceiling FF	2740
Ceiling SF	
Roof Pitch	3.00°
Roof Material	Colorbond
Eave O'hang	300

03a FIRST FLOOR 1 : 100

AMENDMENTS

#	DATE	DESCRIPTION

CLIENT SIGN.

SIGN: _____

DATE: ____/____/____

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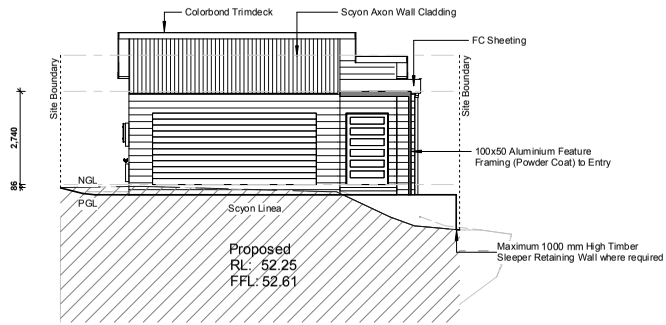
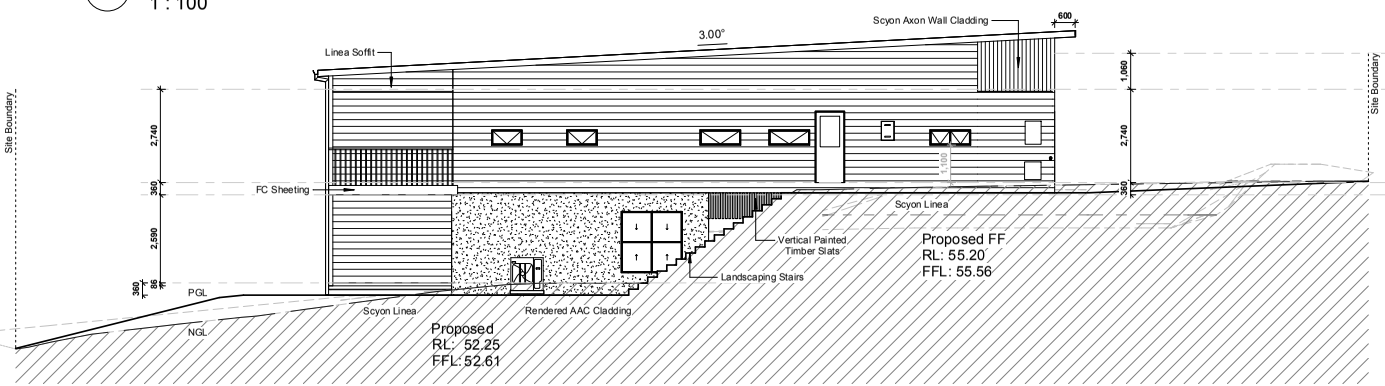
1 Elevation A

1 : 100



2 Elevation B

1 : 100



IMPACT HOMES

CLIENT	
SITE ADDRESS	Lot 26 The Grange, Brookwater. QLD. 4300.
	SP

PROPERTY DESCRIPTION		
	Parish:	
	County:	
	Map Ref:	
	Local Authority:	Ipswich City Council
	Wind Rating:	
	Area of Land:	479m2
	Site coverage:	33%
DRAWING DETAILS	Job Number:	128062
	Issue:	Prelim Drawings
	Date:	07/07/2016

DESIGN: Laurent (Modified)

CONSTRUCTION DET.	
Ceiling GF	2590
Ceiling FF	2740
Ceiling SF	
Roof Pitch	3.00°
Roof Material	Colorbond
Eave O'hang	300

04 ELEVATION 1 1 : 100

AMENDMENTS

#	DATE	DESCRIPTION

CLIENT SIGN.

SIGN: _____

DATE: ____/____/____

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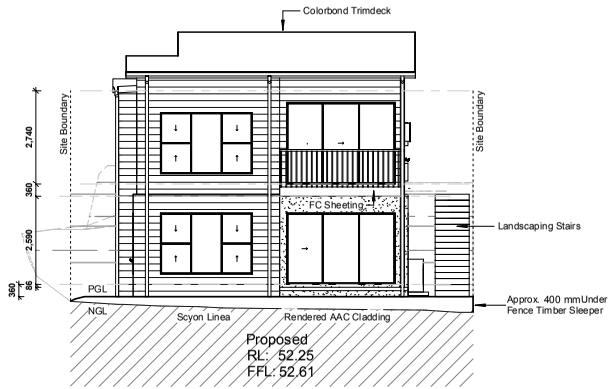
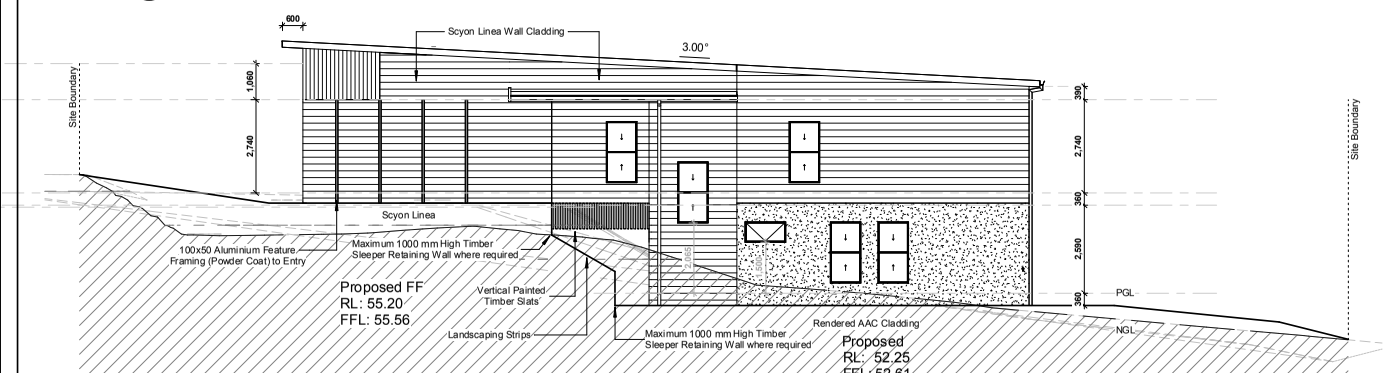
1 Elevation C

1 : 100



2 Elevation D

1 : 100



IMPACT HOMES

CLIENT	
SITE ADDRESS	Lot 26 The Grange, Brookwater. QLD. 4300.
	SP

DRAWING DETAILS	PROPERTY DESCRIPTION	
	Parish:	
	County:	
	Map Ref:	
	Local Authority:	Ipswich City Council
	Wind Rating:	
	Area of Land:	479m2
	Site coverage:	33%
	Job Number:	128062
	Issue:	Prelim Drawings
	Date:	07/07/2016

DESIGN: Laurent (Modified)

CONSTRUCTION DET.	
Ceiling GF	2590
Ceiling FF	2740
Ceiling SF	
Roof Pitch	3.00°
Roof Material	Colorbond
Eave O'hang	300

04a ELEVATION 2 1 : 100

AMENDMENTS

#	DATE	DESCRIPTION

CLIENT SIGN.

SIGN: _____

DATE: ____/____/____

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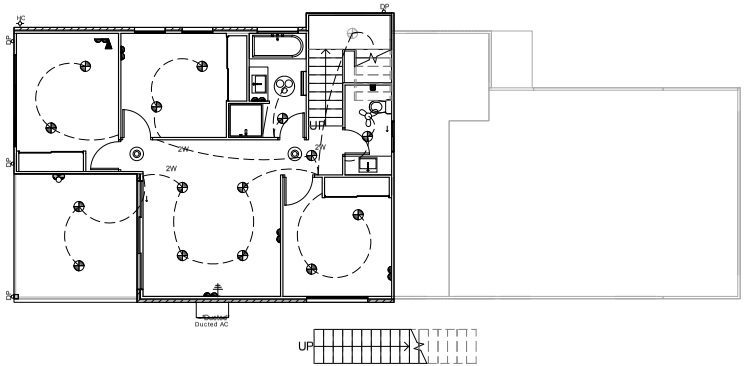
Electrical Legend

- Elect Meter Box
- Gas Meter Box
- Fuse Box (Int)
- Gas HWS
- Solar HWS
- AC Condenser
- AC Head Unit
- Gas Cylinder
- Solar Panel
- Ceiling Fan
- Ceiling Fanlight (Fluro)
- Exhaust 3 in 1
- Exhaust Fan
- Exhaust Fanlight
- Smoke Detector
- Sgl Fluro Tube 18w
- Dbl Fluro Tube 36w
- Sgl Globe Fluro Oyster
- Dbl Globe Fluro Oyster
- Downlight 240V
- Downlight 12V Low Voltage
- Downlight 12V Pendant
- Downlight Low V Fluro
- Eyeball Light
- Wall Light
- Bunker Light (External)
- Flood Light (Eave)
- Flood Light (Wall)
- Sensor
- Sensor Flood Light
- Batten Holder
- Single GPO
- Double GPO
- Roof Single GPO
- Waterproof Single GPO
- Waterproof Doube GPO
- Gas Outlet
- TV Point
- Pay TV Point
- Phone Point
- Data Point
- Door Chime Button
- Door Chime Speaker
- Dimmer Switch
- Isolation Switch

Electrical points positions subject to construction constraints.

IMPORTANT
This block utilises Optical Fiber cabling. Please see the job supervisor to ensure the correct method of installation is implemented.



1 GF Electrical Plan

1 : 100

Electrical Fixture Schedule

Count	Family	Type
42	Light Downlight	240V
1	Light Fluro	Dbl Globe 400D
18	GPO	Double
2	Fan	Exhaust 3 in 1
2	Fan	Exhaust Fan
1	Isolation Switch	Isolation Switch
2	Service Point	Phone
3	GPO	Single
1	GPO	Single Roof
3	Service Point	Smoke Detector
3	Service Point	TV
1	Light Point	Wall
2	GPO	Waterproof Double
1	GPO	Waterproof Single
82		

IMPACT HOMES

CLIENT

SITE ADDRESS: Lot 26 The Grange, Brookwater. QLD. 4300.

SP

PROPERTY DESCRIPTION

Parish:	
County:	
Map Ref:	
Local Authority:	Ipswich City Council
Wind Rating:	
Area of Land:	479m2
Site coverage:	33%

DRAWING DETAILS

Job Number:	128062
Issue:	Prelim Drawings
Date:	07/07/2016

DESIGN: Laurent (Modified)

CONSTRUCTION DET.

Ceiling GF	2590
Ceiling FF	2740
Ceiling SF	
Roof Pitch	3.00°
Roof Material	Colorbond
Eave O'hang	300

08 GF ELECTRICAL 1 : 100

AMENDMENTS

#	DATE	DESCRIPTION

CLIENT SIGN.

SIGN: _____

DATE: ____/____/____

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Electrical Legend

- Elect Meter Box
- Gas Meter Box
- Fuse Box (Int)
- Gas HWS
- Solar HWS
- AC Condenser
- AC Head Unit
- Gas Cylinder
- Solar Panel
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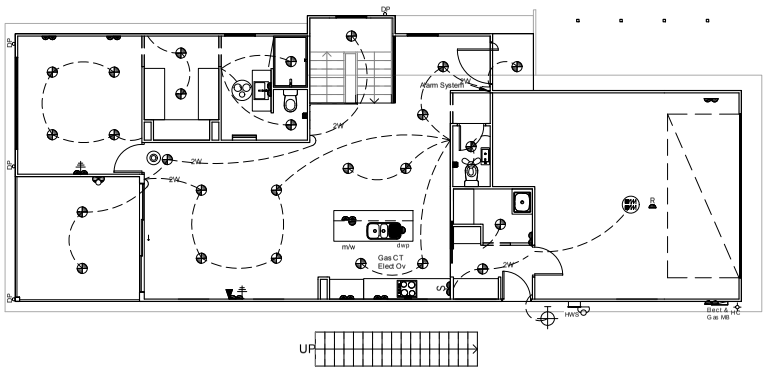
- Ceiling Fanlight (Fluro)
- Exhaust 3 in 1
- Exhaust Fan
- Exhaust Fanlight
- Smoke Detector
- Sgl Fluro Tube 18w
- Dbl Fluro Tube 36w
- Sgl Globe Fluro Oyster
- Dbl Globe Fluro Oyster
- Downlight 240V
- Downlight 12V Low Voltage
- Downlight 12V Pendant
- Downlight Low V Fluro
- Eyeball Light
- Wall Light
- Bunker Light (External)
- Flood Light (Eave)
- Flood Light (Wall)
- Sensor
- Sensor Flood Light
- Batten Holder
- Single GPO
- Double GPO
- Roof Single GPO
- Waterproof Single GPO
- Waterproof Doube GPO
- Gas Outlet
- TV Point
- Pay TV Point
- Phone Point
- Data Point
- Door Chime Button
- Door Chime Speaker
- Dimmer Switch
- Isolation Switch

Electrical points positions subject to construction constraints

IMPORTANT
This block utilises Optical Fiber cabling. Please see the job supervisor to ensure the correct method of installation is implemented.



Electrical Fixture Schedule

Count	Family	Type
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18	GPO	Double
2	Fan	Exhaust 3 in 1
2	Fan	Exhaust Fan
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2	Service Point	Phone
3	GPO	Single
1	GPO	Single Roof
3	Service Point	Smoke Detector
3	Service Point	TV
1	Light Point	Wall
2	GPO	Waterproof Double
1	GPO	Waterproof Single
82		

1 FF Electrical Plan

1 : 100

IMPACT HOMES

CLIENT

SITE ADDRESS: Lot 26 The Grange, Brookwater. QLD. 4300.

SP

DRAWING DETAILS — PROPERTY DESCRIPTION

Parish:	
County:	
Map Ref:	
Local Authority:	Ipswich City Council
Wind Rating:	
Area of Land:	479m2
Site coverage:	33%
Job Number:	128062
Issue:	Prelim Drawings
Date:	07/07/2016

DESIGN: Laurent (Modified)

CONSTRUCTION DET.

Ceiling GF	2590
Ceiling FF	2740
Ceiling SF	
Roof Pitch	3.00°
Roof Material	Colorbond
Eave O'hang	300

08a FF ELECTRICAL 1 : 100

AMENDMENTS

#	DATE	DESCRIPTION

CLIENT SIGN.

SIGN: _____

DATE: ____/____/____

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