
THE ROSENTHAL



PRESENTED BY:

DTZ BUILDING DESIGN

5-9 BELVEDERE COURT, CHAMBERS FLAT QLD 4133

LOT 28 CREEK PLACE, PARK RIDGE (CHAMBERS CHASE)

DUAL OCC HOUSE & LAND PACKAGE

THE ROSENTHAL



Package Overview - Full turn key, fixed price house & land

Address:	Lot 28 "Creek Place" Park Ridge (Chambers Chase) QLD
Total price:	\$539,500 (Land: \$222,000. Build \$317,500) build includes head works charge.
Land size:	385sqm
Total Dual Occ size:	230.142qm
Registration due:	Registered
Occupancy 1	
Bedrooms:	4 Bedrooms
Bathrooms:	2 (Main bathroom + Ensuite)
Garage:	Single lock up garage
Occupancy 2	
Bedrooms:	2 Bedrooms
Bathrooms:	1 Main bathroom
Garage:	Single lock up garage

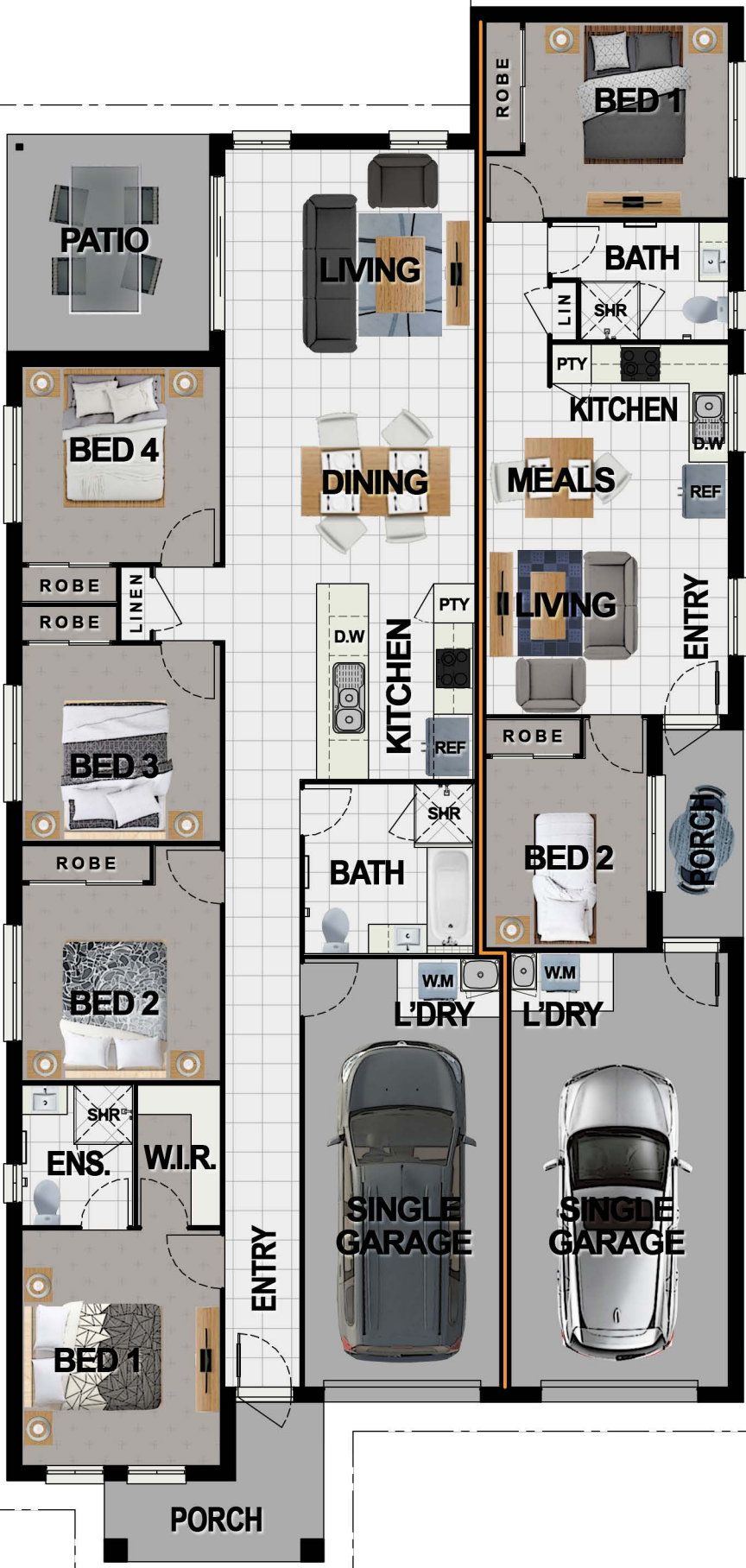
LOT 28 CREEK PLACE, PARK RIDGE (CHAMBERS CHASE)

CONTRACT INCLUSIONS:

- Ext Finish: Face Brick with feature render
- Colorbond metal roof
- Ceiling Height: 2.44m
- Spacious Living Areas
- Outdoor Living Area: Under Roof Line
- Hotplates: Beko Electric ceramic
- Kitchen Appliances: Beko Stainless Steel
- Dishwasher: Beko Stainless Steel
- Lighting/ Fan Package: Down Lights throughout and ceiling fans to all bedrooms and living room
- Air Conditioning: 4 Split Systems
- Hot water: Rinnai 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: Vertical 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

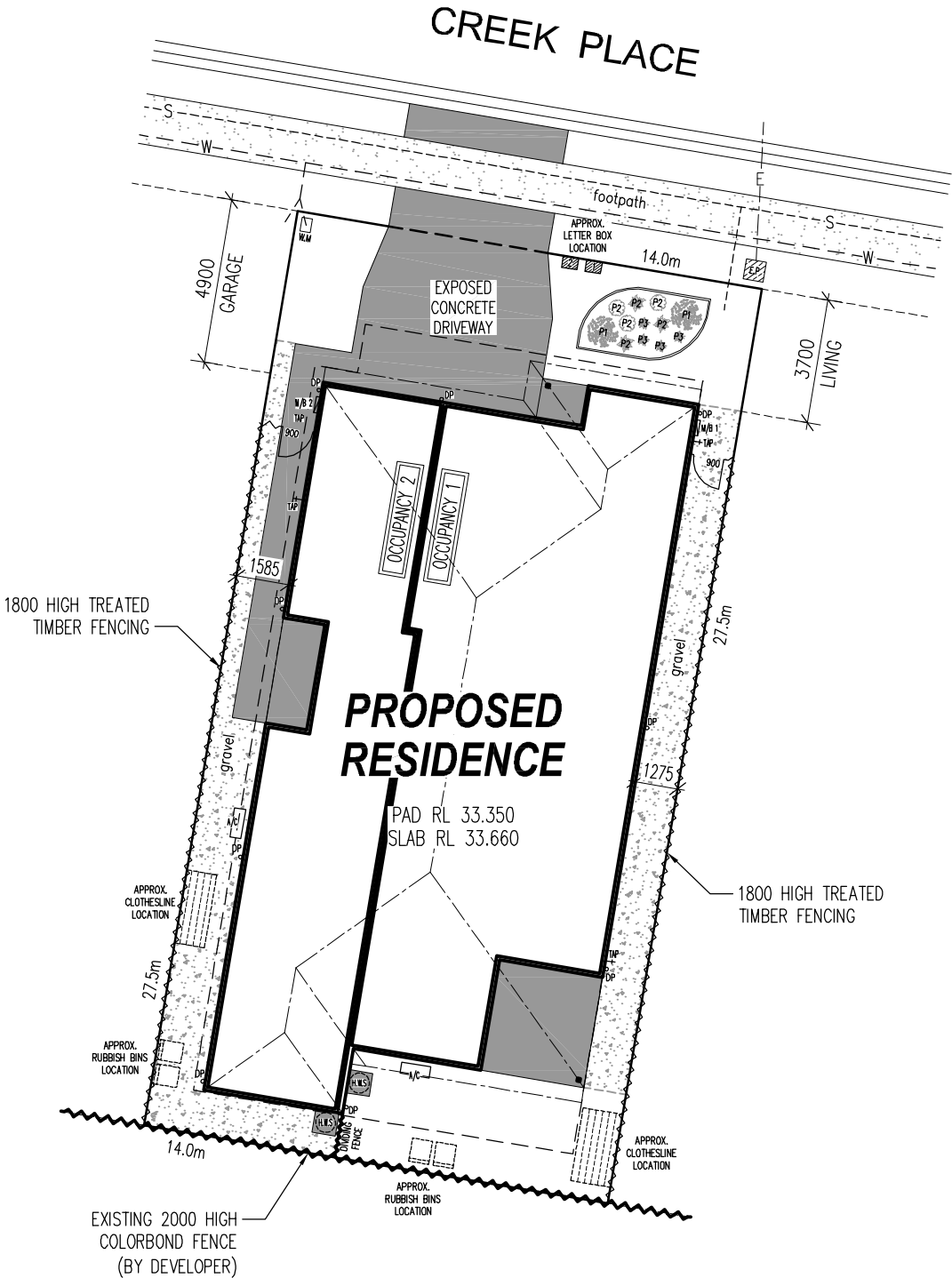
DISCLAIMER

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



SITE COVERAGE	
OCCUPANCY 1	146 m ²
OCCUPANCY 2	84 m ²
BUILDING AREA	230 m ²
PRIVATE OPEN SPACE	105 m ²
SITE AREA	385 m ²
SITE COVER	59.7 %

- 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)	



NORTH

LOT 28 No# 15-1/15-2
CREEK PLACE

Estate CHAMBERS CHASE
Suburb PARK RIDGE
Local Auth. LOGAN CITY COUNCIL
SP 314615 Area 385m²
Cnt/Par STANLEY / MACKENZIE

SERVICES

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



QBCC LICENCE - 1093553
5-9 BELVEDERE COURT
CHAMBERS FLAT QLD 4133
PH: (07) 3802 1674
RESIDENTIAL BUILDING & DESIGN
DTZ BUILDING DESIGN PTY LTD
A.B.N - 18 118 448 150

© COPYRIGHT

ALL RIGHTS RESERVED UNDER THE "COPYRIGHT" ACT, NO PART MAYBE USED, REPRODUCED OR COPIED IN ANY FORM OTHER THAN FOR THE SPECIFIC USE ON THE SITE FOR WHICH IT HAS BEEN PREPARED FOR, OR WITHOUT THE WRITTEN PERMISSION OF "DTZ BUILDING DESIGN PTY LTD"

Clients:	
DTZ BUILDING DESIGN	
Drawing Issue	
A	DRAWING ISSUE 30/10/19
B	CHANGED LOTS 04/02/20

Project
PROPOSED DETACHED HOUSE at
LOT 28 CREEK PLACE,
PARK RIDGE

Drawing		
SITE PLAN		
DATE: 30/10/19	DWG No.	AMND.
SCALE: 1:200	BA-A3-1.1	A
DRAWN: RCJE		
CHECKED: DTZ	JOB No.: 19123	
CAD REF: C:\SITES\LOT 28 CHAMBERS CHASE		

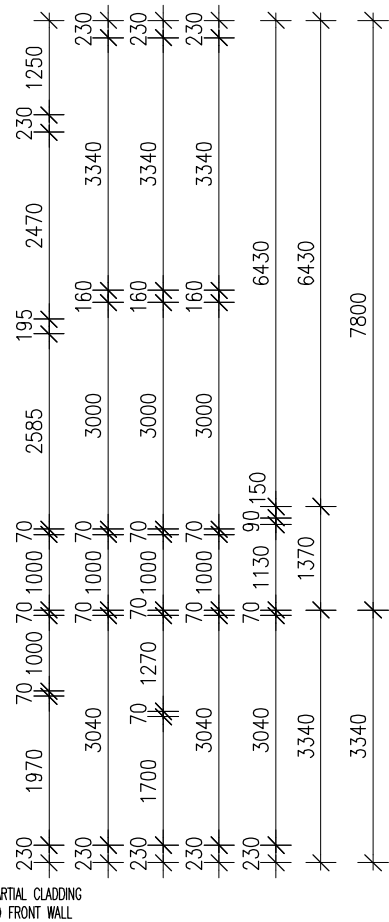
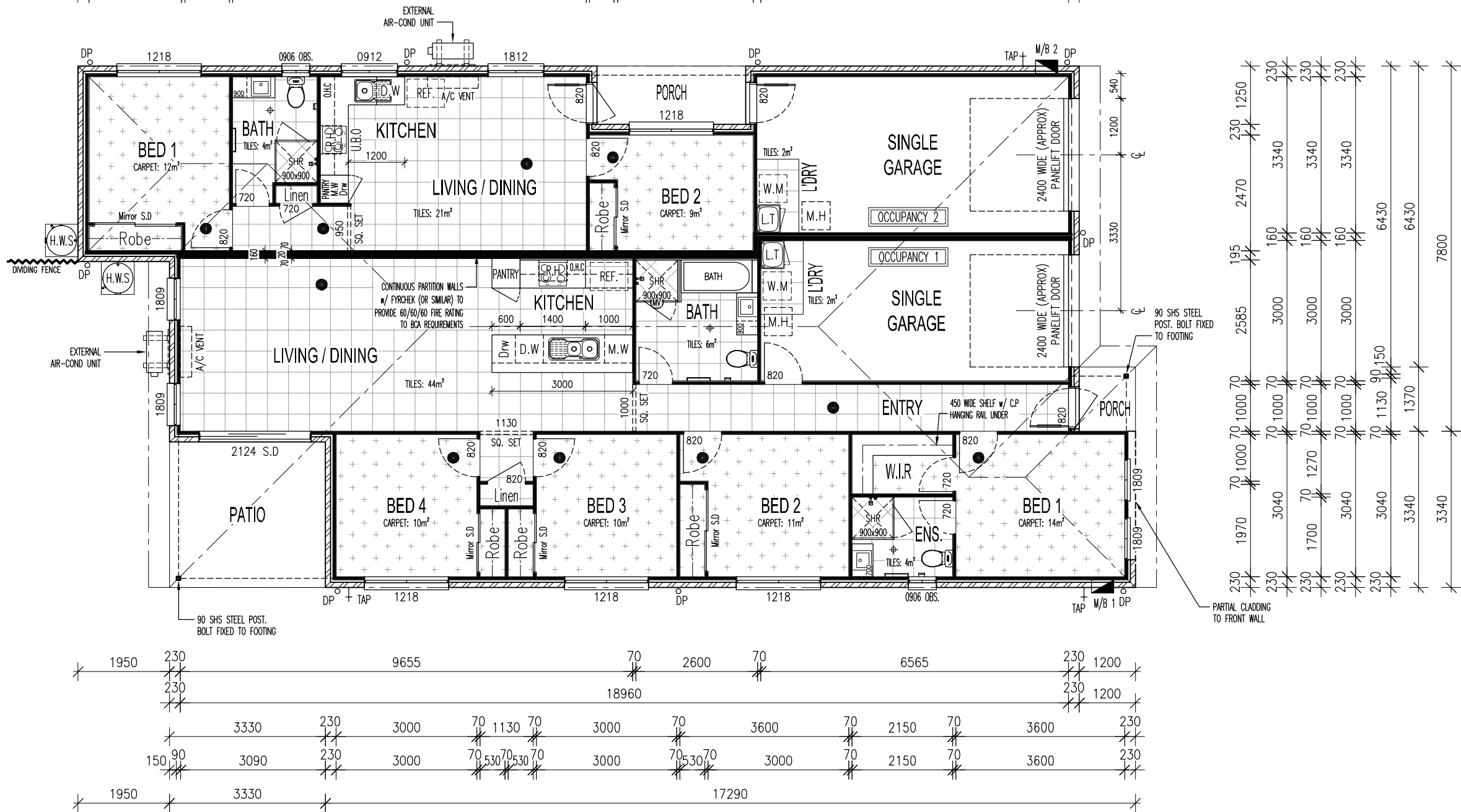
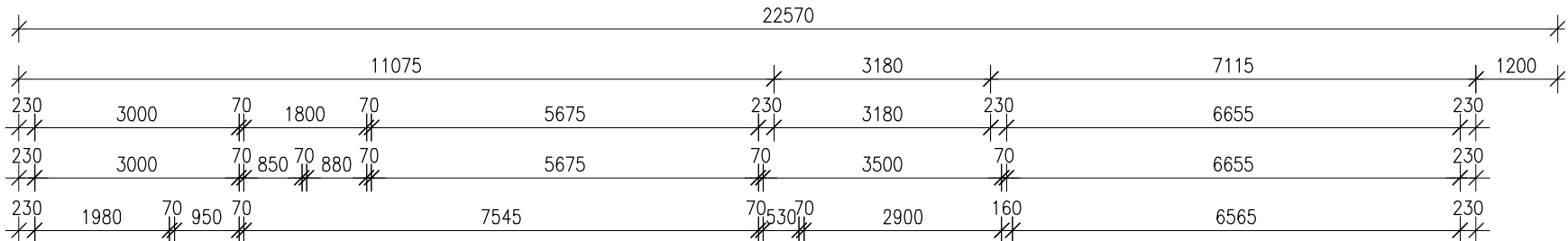
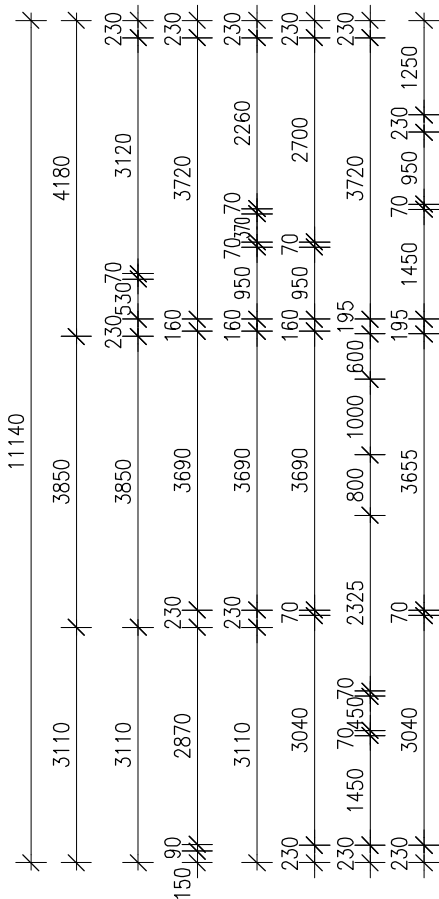
SITE PLAN LAYOUT - Rosenthal 230

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
- Rosenthal 230

OCCUPANCY 1 AREA	
LIVING AREA	112.891 m ²
GARAGE AREA	21.438 m ²
PATIO AREA	10.356 m ²
PORCH AREA	1.644 m ²
OCC. 1 AREA	146.329 m ²

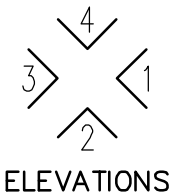
OCCUPANCY 2 AREA	
LIVING AREA	54.242 m ²
GARAGE AREA	25.595 m ²
PORCH AREA	3.975 m ²
OCC. 2 AREA	83.812 m ²

BUILDING AREAS	
OCCUPANCY AREA	214.167 m ²
PATIO AREA	10.356 m ²
PORCH AREA	5.619 m ²
TOTAL AREA	230.142 m ²
PERIM. LENGTH	67.420 m



© COPYRIGHT
 ALL RIGHTS RESERVED UNDER THE "COPYRIGHT" ACT. NO PART MAY BE USED, REPRODUCED OR COPIED IN ANY FORM OTHER THAN FOR THE SPECIFIC USE ON THE SITE FOR WHICH IT HAS BEEN PREPARED FOR, OR WITHOUT THE WRITTEN PERMISSION OF "DTZ BUILDING DESIGN PTY LTD"

QBCC LICENCE - 1093553
 5-9 BELVEDERE COURT
 CHAMBERS FLAT QLD 4133
 PH: (07) 3802 1674
 RESIDENTIAL BUILDING & DESIGN
DTZ BUILDING DESIGN PTY LTD
 A.B.N - 18 118 448 150



LEGEND

SQ. SET
 R.H.
 O.H.C
 REF.
 M.W.
 D.W.
 W.O.
 U.B.O
 M.H.
 W.M.
 L.T.
 C.S.D
 DP
 M/B
 SHR
 10
 10

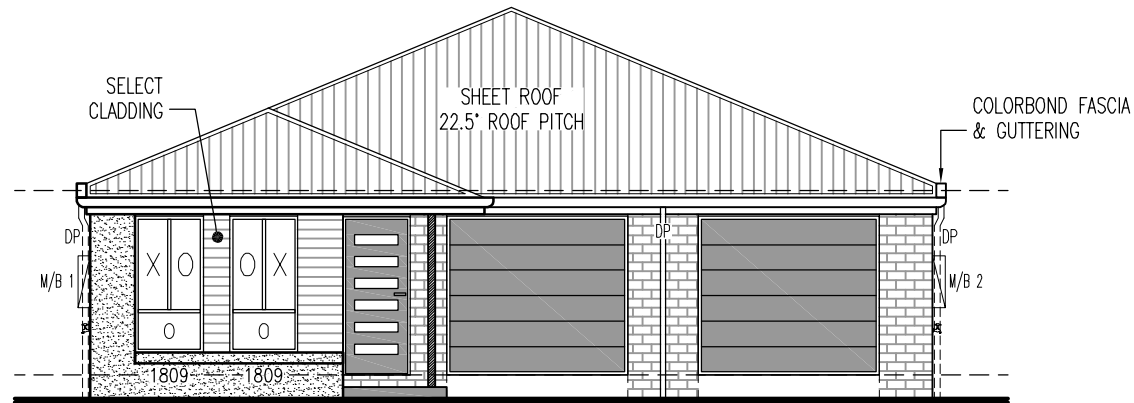
SQUARE SET HEIGHT @ 2170mm AFFL.
 RANGEHOOD
 OVERHEAD CUPBOARDS
 FRIDGE PROVISION
 MICROWAVE PROVISION
 DISHWASHER PROVISION
 WALL OVEN
 UNDER BENCH OVEN
 600 x 600mm CEILING MANHOLE
 WASHING MACHINE PROVISION
 45L LAUNDRY TUB
 CAVITY SLIDING DOOR
 DOWNPIPE
 METER BOX
 FLOOR WASTE
 SHOWER - FLOOR AREA NOTED
 SHOWER TAP @ 1150 ABOVE
 SHOWER BASE TO G COMBINATIONS
 SHOWER ROSE @ 1800 ABOVE
 SHOWER BASE

NOTES

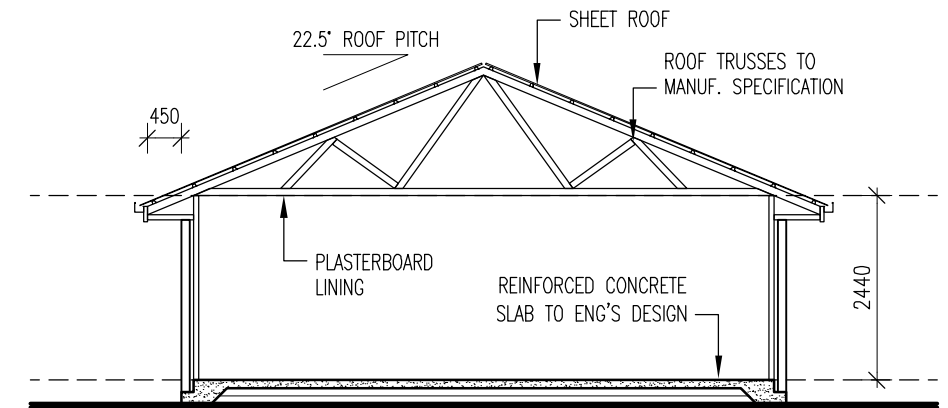
WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER DRAWING SCALE
 ALL BUILDING CONSTRUCTION TO COMPLY WITH THE LOCAL AUTHORITY BY-LAWS AND THE BCA/AS-1684 1999
 PROVIDE TERMITE TREATMENT IN ACCORDANCE WITH AUSTRALIAN STANDARD 3660.1

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

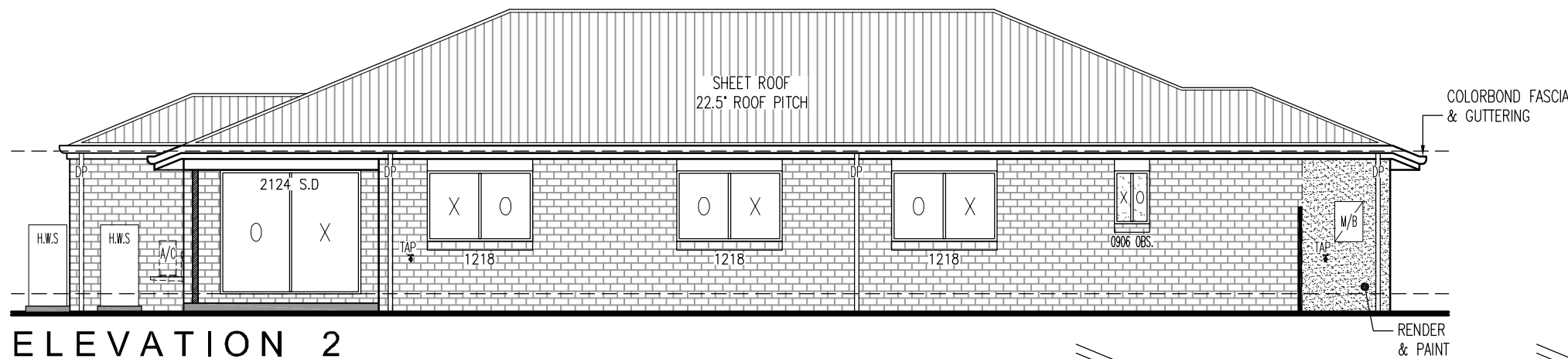
Drawing Issue		
A	DRAWING ISSUE	30/10/19
B	CHANGED LOTS	04/02/20
Project		
PROPOSED DETACHED HOUSE at LOT 28 CREEK PLACE, PARK RIDGE		
Drawing		
FLOOR PLAN LAYOUT		
DATE:	30/10/19	DWG No.
SCALE:	1:100	BA-A3-2.1
DRAWN:	RCJE	AMND.
CHECKED:	DTZ	JOB No.: 19123
CAD REF:	C:\SITES\LOT 28 CHAMBERS CHASE	



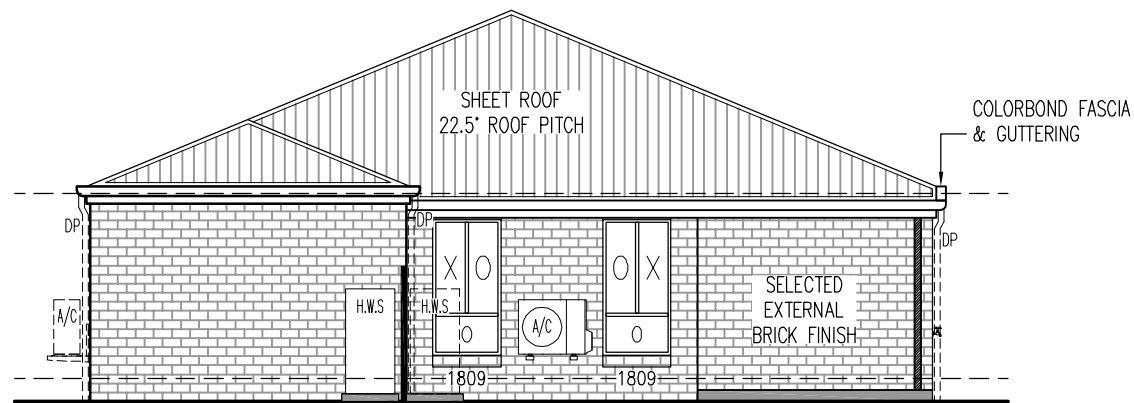
ELEVATION 1



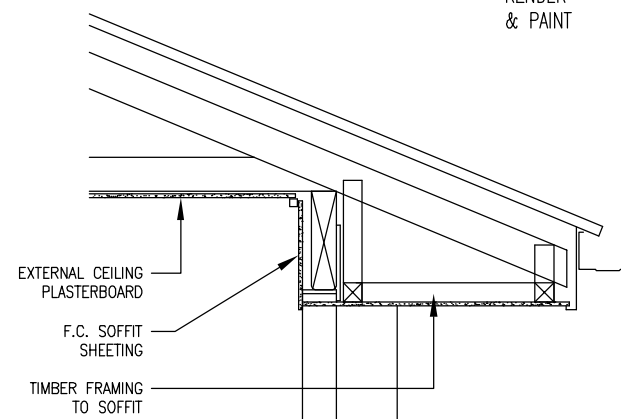
SECTION



ELEVATION 2

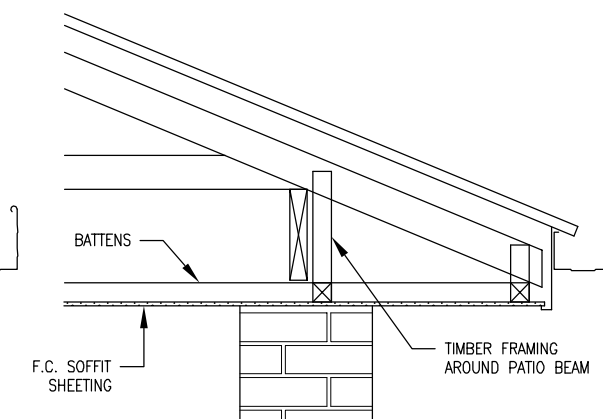


ELEVATION 3



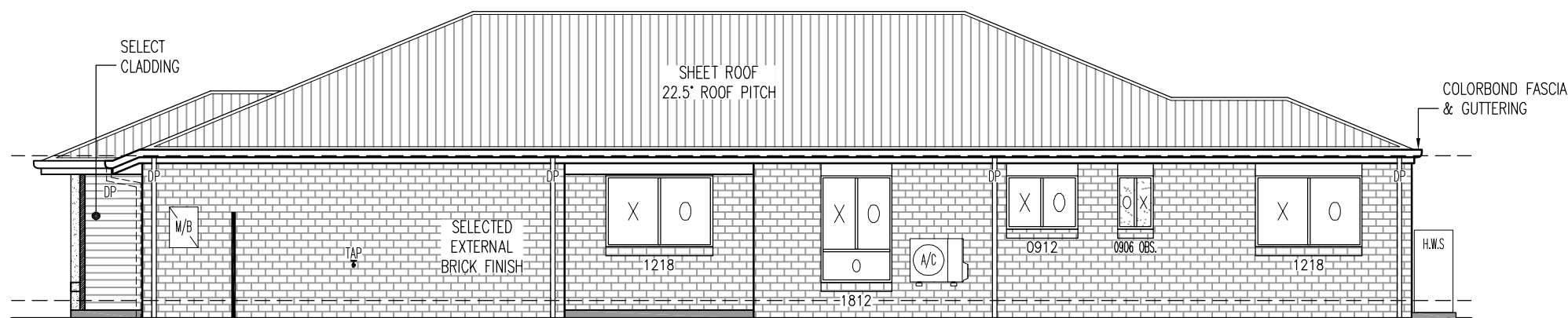
PATIO BULKHEAD
DETAIL

SCALE 1:5



PORCH BULKHEAD
DETAIL

SCALE 1:5



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.



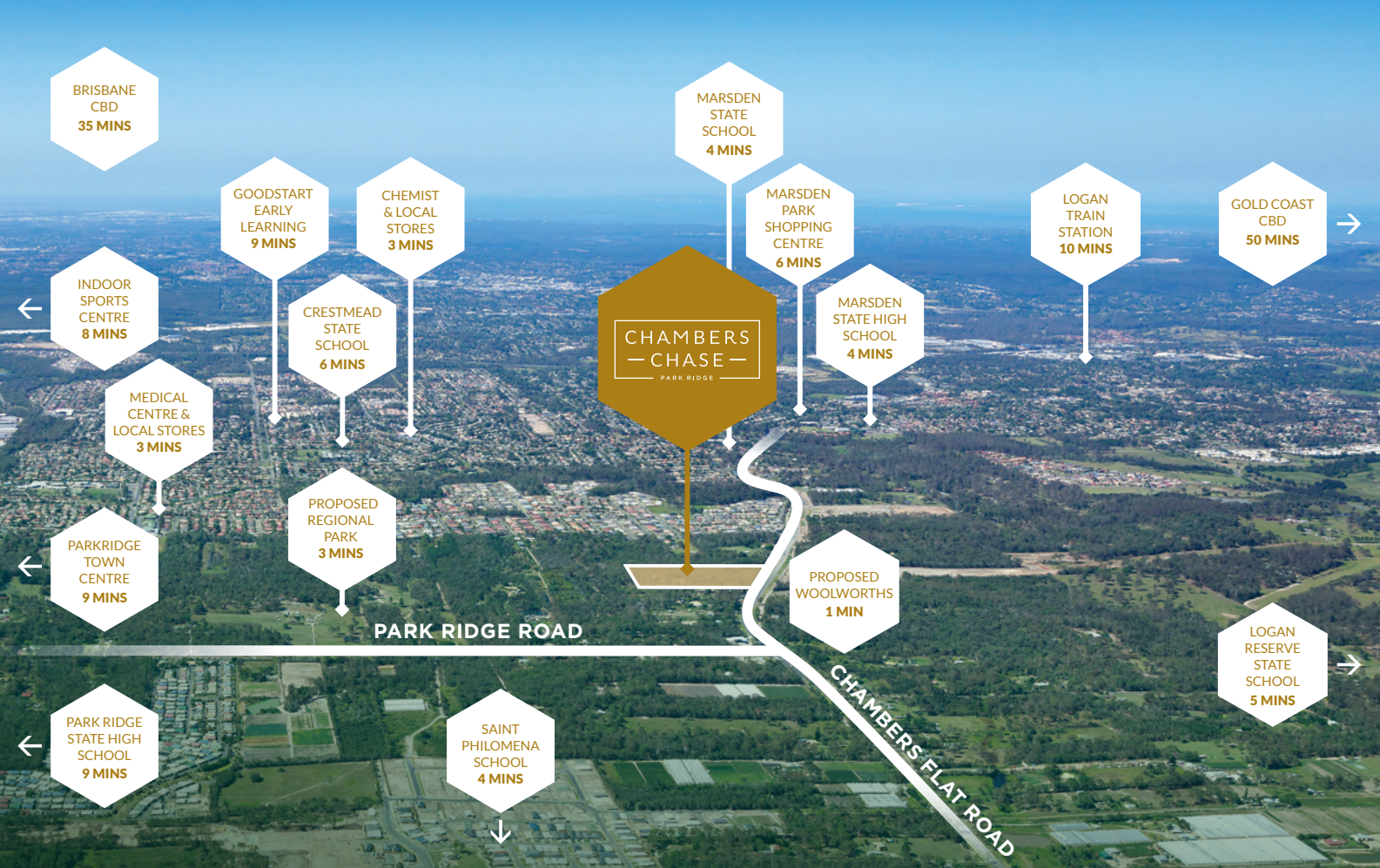
QBCC LICENCE - 1093553
5-9 BELVEDERE COURT
CHAMBERS FLAT QLD 4133
PH: (07) 3802 1674
RESIDENTIAL BUILDING & DESIGN
DTZ BUILDING DESIGN PTY LTD
A.B.N - 18 118 448 150

© COPYRIGHT
ALL RIGHTS RESERVED UNDER THE "COPYRIGHT" ACT, NO PART MAY BE USED,
REPRODUCED OR COPIED IN ANY FORM OTHER THAN FOR THE SPECIFIC USE
ON THE SITE FOR WHICH IT HAS BEEN PREPARED FOR, OR WITHOUT THE
WRITTEN PERMISSION OF "DTZ BUILDING DESIGN PTY LTD"

Drawing Issue	
A	DRAWING ISSUE 30/10/19
B	CHANGED LOTS 04/02/20

Project
**PROPOSED DETACHED HOUSE at
LOT 28 CREEK PLACE,
PARK RIDGE**

Drawing		
EXTERNAL ELEVATIONS		
DATE: 30/10/19	DWG No.	AMND.
SCALE: 1:100	BA-A3-3.1	A
DRAWN: RCJE	JOB No.: 19123	
CHECKED: DTZ		
CAD REF: C:\SITES\LOT 28 CHAMBERS CHASE		



Park Ridge is linked to major arterial roads providing links to Logan, Brisbane and Gold Coast. This accessibility allows residents access to major employment, health, lifestyle and education nodes. Subsequently, Park Ridge has become increasingly popular with families and young couples.

397 Chambers Flat Rd, Park Ridge QLD 4125
chamberschase.com.au

SELLING AGENT:

Haroon Sufi

M 0487 010 852

E haroon@belluccio.com.au

BELLUCCIO
GROUP

DEVELOPED BY:

GDM
PROPERTY
gdmproperty.com.au



CHAMBERS
— CHASE —

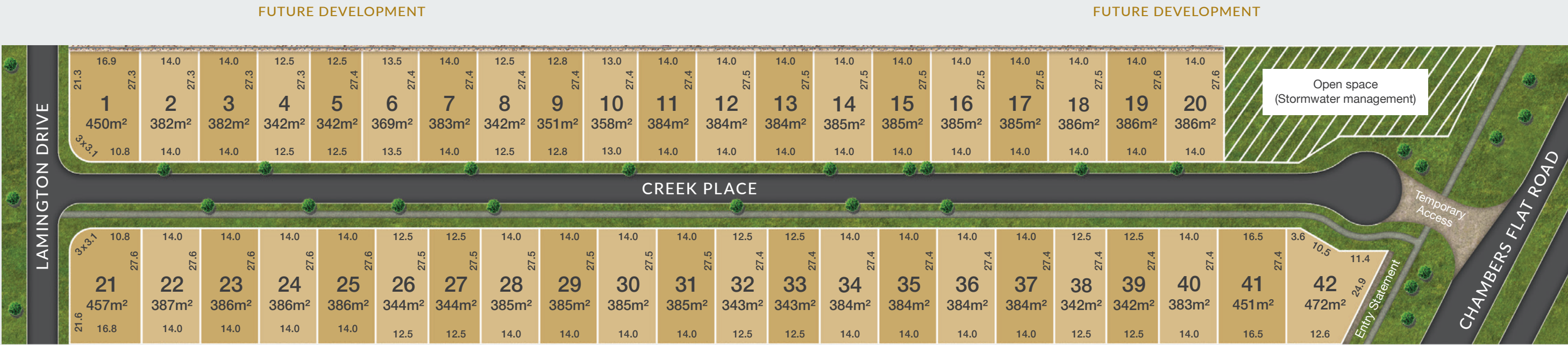
PARK RIDGE

WIDE OPEN SPACE
for Your lifestyle

CHAMBERS CHASE PLAN – STAGE 1


For more details phone:
0487 010 852

Chambers Chase is centrally located within the Chambers Flat Road Development Area. Key design features include larger lots with wider frontages and a premium stone entry statement welcoming you home.



FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

 Fencing by developer
1.5m colourbond fence on top of approx. 1.0m boulder retaining wall to be constructed by the developer approx. 100mm inside the property boundary. See Disclosure Plan for more detail.



WELCOME TO

CHAMBERS
— CHASE —

PARK RIDGE

Perfectly located in the South East Queensland growth corridor, Chambers Chase is a strategically positioned subdivision within the thriving suburb of Park Ridge. Featuring contemporary and innovative home designs on blocks with wider frontages, Chambers Chase makes the most of the natural assets of the area, ensuring Chambers Chase is a most desirable place to live.

397 Chambers Flat Rd, Park Ridge QLD 4125
Ph 0487 010 852
chamberschase.com.au

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 Slat 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

JOUINERY

- 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



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.

ABOUT

DTZ BUILDING DESIGN

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 certainly and peace of mind.

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

