

Clique

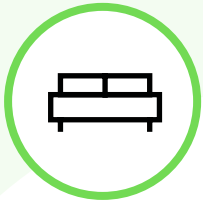
House & Land Package

5 BEDROOM DOUBLE (10M)
LOT 499 VALE

Welcome Home

Clique

5 BED DOUBLE (10m)



5



5

URBAN | ASH LIGHT





5 BEDROOM DOUBLE (10m)

5

5

Ground Floor



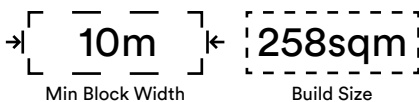
First Floor



TOTAL AREA 258.24m²
 TOTAL WIDTH 8.61m
 TOTAL LENGTH 20.62m

BEDROOM 1 3.1 X 3.3
 BEDROOM 2 3.1 X 3.3
 BEDROOM 3 3.1 X 3.3
 BEDROOM 4 3.1 X 3.3
 BEDROOM 5 3.0 X 3.3

LIVING 3.7 X 4.6
 DINING 2.6 X 4.6
 MEDIA 5.0 X 5.8
 PAVILION 6.8 X 3.0



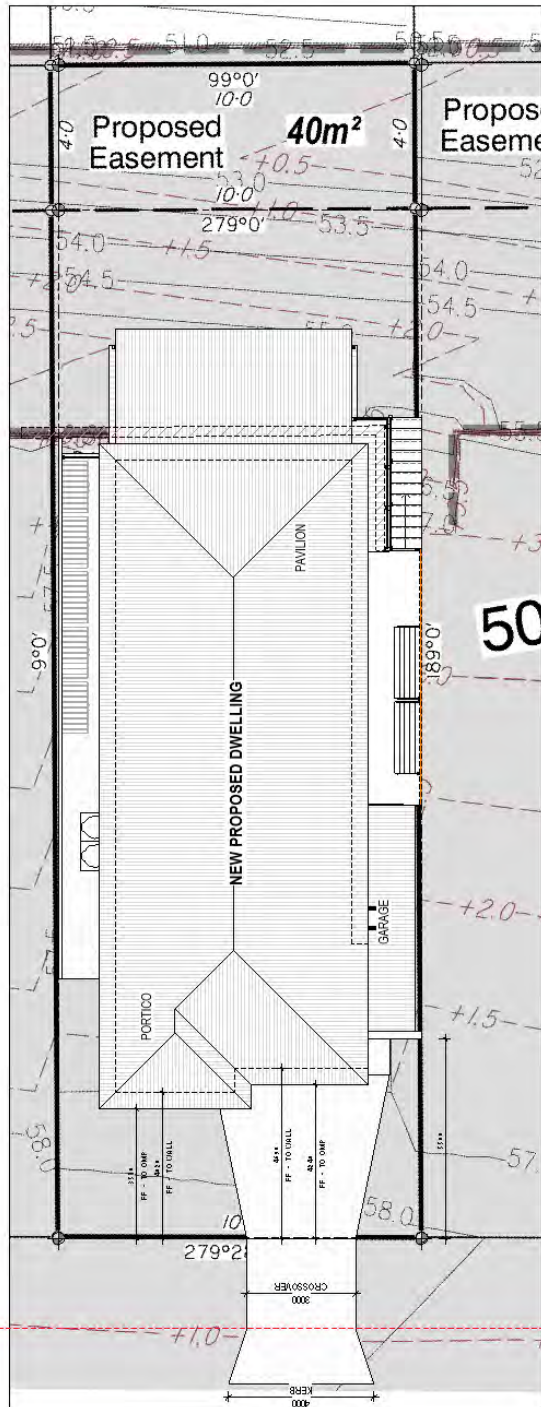
HOUSE & LAND PACKAGE

SITING SUMMARY

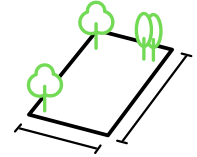
LOT FRONTAGE
& LAND SIZE

10m | 332 m²

ADDRESS: LOT 499 VALE



NEW ROAD



LAND PRICE

\$185,000.00



HOUSE PRICE

\$482,979.00



TOTAL
H&L PACKAGE

\$667,979.00

House location is subject to change without notice pending further site investigation by Gallery Homes.



INCLUSIONS

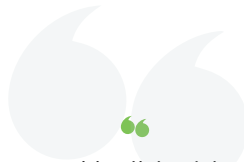
Specially created by professional designers, each property ensures the design vision is delivered through to the smallest detail. Each turn-key design has been carefully considered to include an open plan kitchen, plus dining and entertaining areas for the ultimate in lifestyle and convenience.

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.

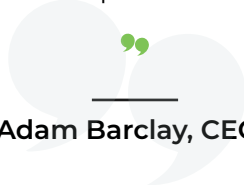
Each home constructed by Gallery Homes is a reflection of our commitment to excellence and is a showcase to our unbending desire to create clients for life. Our team at Gallery Homes focus on providing you with a spectacular outcome by sourcing products carefully to fit within your lifestyle and budget.

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

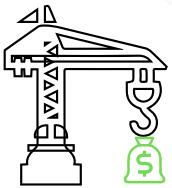


PRE-CONSTRUCTION & LANDSCAPE



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

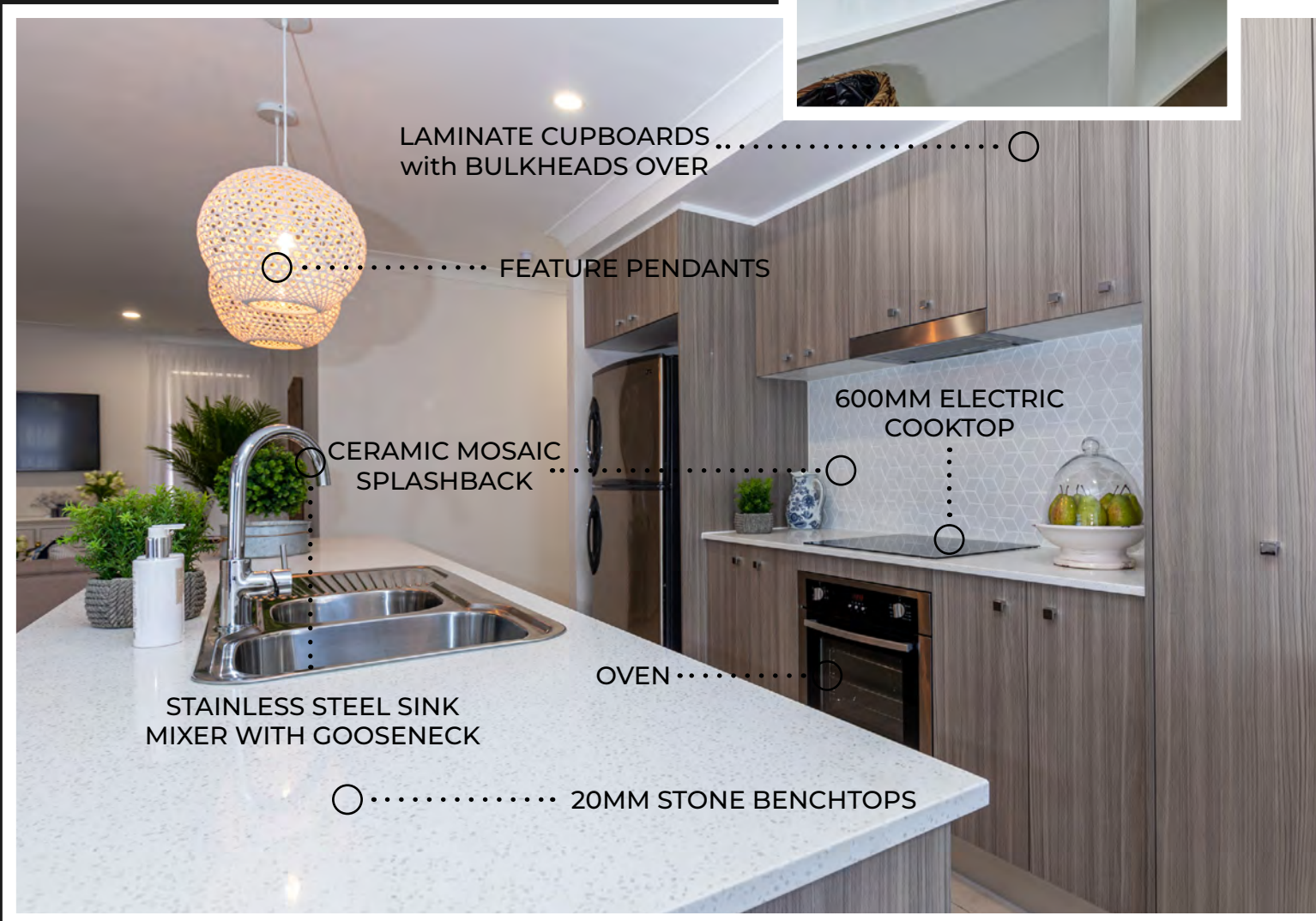
- Independent quality inspections throughout building process.

KITCHEN



- Designer kitchen with multiple 600mm appliances, including oven, electric cooktop, rangehood & dishwasher.
- 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.

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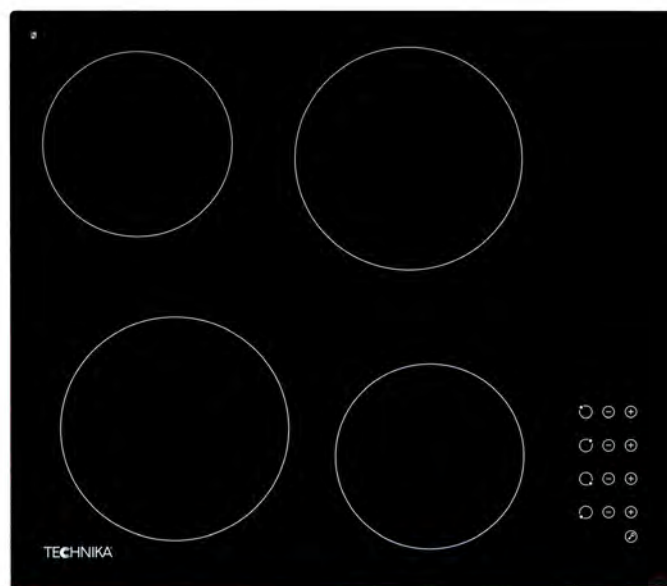
APPLIANCES



600MM CERAMIC COOKTOP

Product Features:

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



600MM RANGEHOOD

Product Features:

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



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APPLIANCES



600MM DISHWASHER

Product Features:

- 600MM Freestanding Dishwasher
- 6 Washing Programs
- Delayed Start
- Height adjustable upper basket
- 12 Place setting
- 4.5 Star water rating
- Anti Floor Protection



600MM STAINLESS STEEL OVEN

Product Features:

- 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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ENSUITES



- Laminated 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.



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

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LAUNDRY



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



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Clique

WARDROBES



- Walk In Robe to master bedroom as per plan (where applicable) with shelf and hanging rail under **(A)**.
- Vinyl sliding doors to all bedrooms with internal shelf and hanging rail **(B)**.

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INTERIOR GENERAL



Architrave & Skirting

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

Air Conditioning

- Ducted air-conditioning - Size determined by plan.

Ceilings

- 2550mm nominal ceiling height.
- Square set.

Stairs (Double Storey Only)

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

Doors & Door Hardware

- Flush panel hollow core internal doors.
- Chrome lever handle sets (privacy, passage or dummy as per plan) **(A)**.
- Chrome flush mount cavity slider handles (privacy or passage as per plan).
- Privacy set to bathrooms & bedrooms.
- Bluetooth smart deadbolt to bedrooms, pantrys and personal storage **(B)**.

Paint

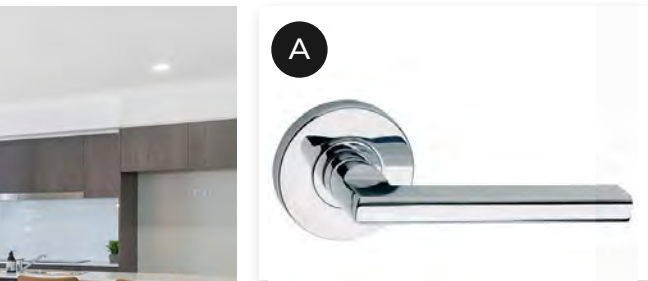
- Three coat internal paint system to manufacturers' standard specifications from builders standard range of colours.

Window Coverings

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

Floor Coverings

- Stylish carpet - as per plans.
- Designer floor tiles to wet & main living areas - as per plans.
- Timber laminate floor to large floor and bedrooms - plan specific.



FLOOR TILES
TO LIVING & WET AREAS



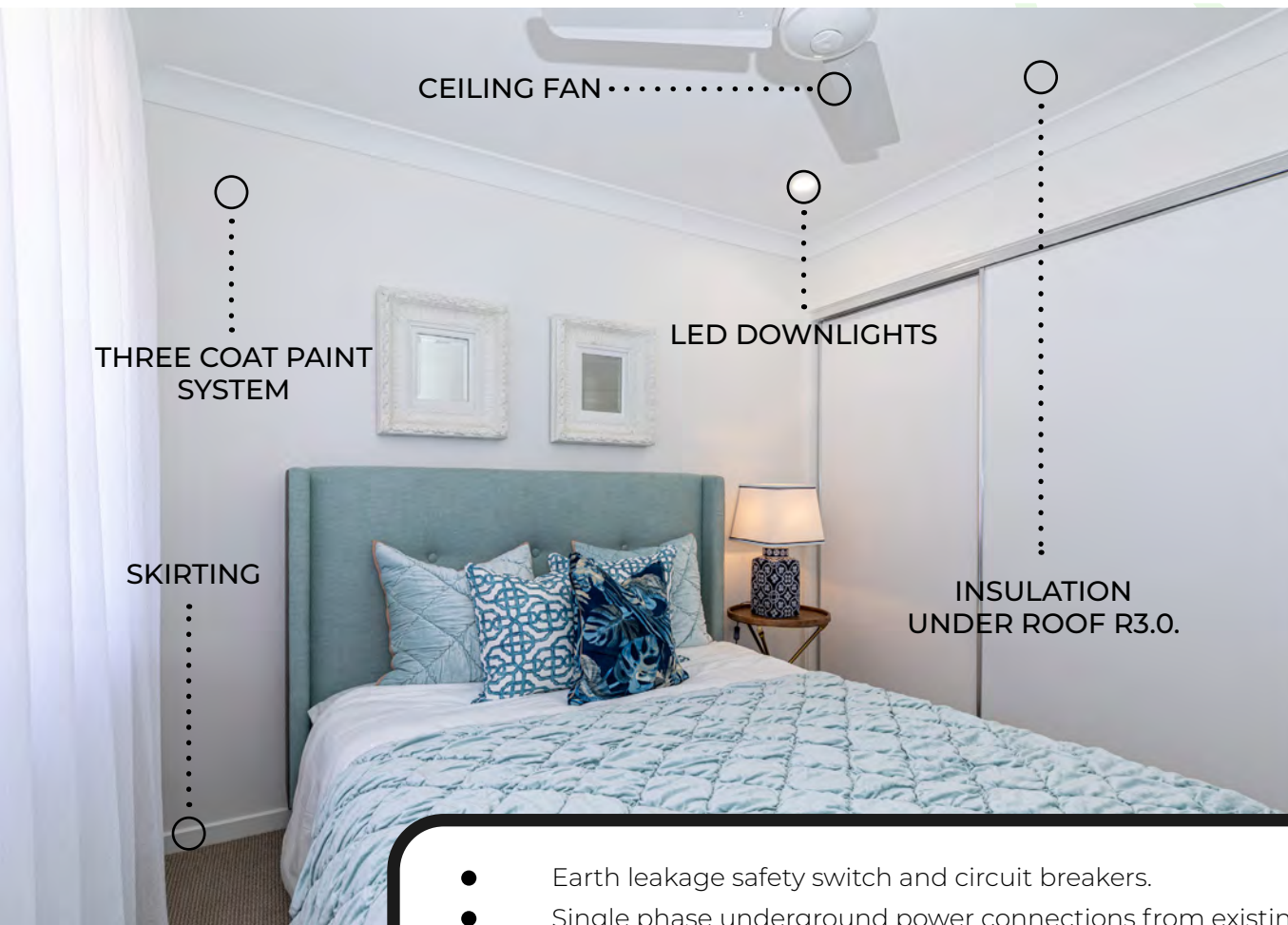
STYLISH CARPET
TO BEDROOM
& MEDIA

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ENERGY EFFICIENCY & 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.
- 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).
- Insulation under roof R3.0.
- Wall sarking externally.
- Wall insulation as required to meet energy rating.
- Solar system to suit plan.

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House & Land Package

Clique

EXTERNAL

Frame

- Engineer designed and approved structural timber wall framing, floor systems, lintels and trusses.
- 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. (C)

Brickwork, Walls & Render

- 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 to bathrooms and showers.
- Doors and windows at 2100mm high.
- Keyed locks to windows and sliding glass doors.
- Stainless view screens to opening windows and doors, excluding front door.

Roofing, Gutter & Fascia

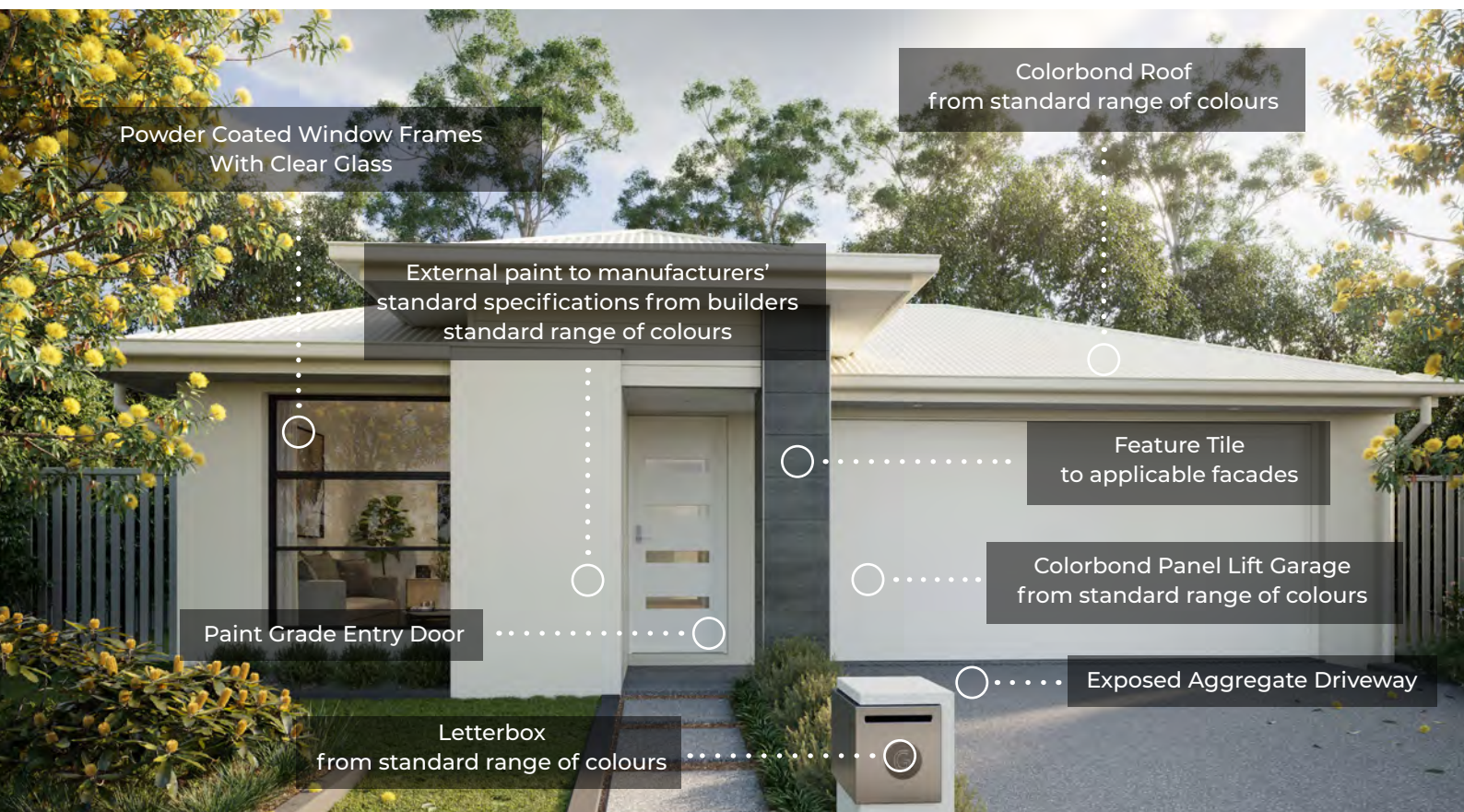
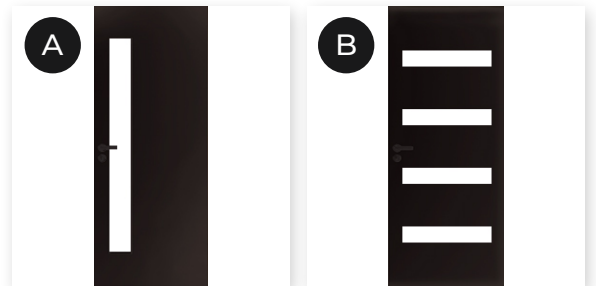
- Colorbond from standard range of colours.
- Colorbond fascia and 125mm quad gutter to match roof.

Garage

- Colorbond panel lift garage door 2400mm high from standard range of colours (with 2 remotes and 1 wall button).

Pavilion & Balcony

- Undercover pavilion with tiles
- Tiled undercover pavilion & balcony (double storey only).
- Semi frameless glass balustrade to first floor external balconies.

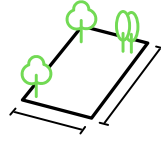


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LANDSCAPING



- 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.
- Storage sheds.
- Built in BBQ (lot specific - upgrade required).
- 2 x 5000 lt water tank (lot specific - upgrade required).

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House & Land Package

Clique

**Every Clique
comes with
over 200
Years of
Warranties!**

200 YEAR WARRANTIES

6 ½ YEAR STRUCTURAL & WORKMANSHIP WARRANTY

Each home comes with a 6 ½ year Warranty dated from Handover Date. This warranty covers structural items and faults of original workmanship. Some items may fall under homeowner maintenance. We encourage buyers to monitor their personal maintenance items to avoid damage to your property.

HOMECARE AND MAINTENANCE GUIDE AND WARRANTY SUMMARY

The warranty periods specified are dated from
HANDOVER DATE of your home.

If minor adjustments are required, please report to
maintenance@gallerygroup.com.au at maintenance period.

Gallery Homes Pty Ltd may not inspect works after the expired dates. If an inspection is carried out and works are found not to be the responsibility of the builder, then a callout fee may be charged.

EXTERNAL

Concrete Foundations

- 6 ½ Year Structural (Dependant on warranty as per contract).

Structural Frame

- 6 ½ Year Structural Warranty if frame deviates from vertical greater than 4mm within any 2m height.
- 25 Year termite resistant guarantee on timber frame.

Fencing

- 12 Months on installation.
- **Damage to fence posts and panels are not covered unless noted on PCI report.*

Downpipes

- 2 Months installation.

Aluminium Windows & Sliding Doors

- 1 Year moving parts.
- 1 Year Glass.

External Doors & Internal Doors

- 5 Years Manufacturer Warranty (Refer to manufacturer).

Garage Doors

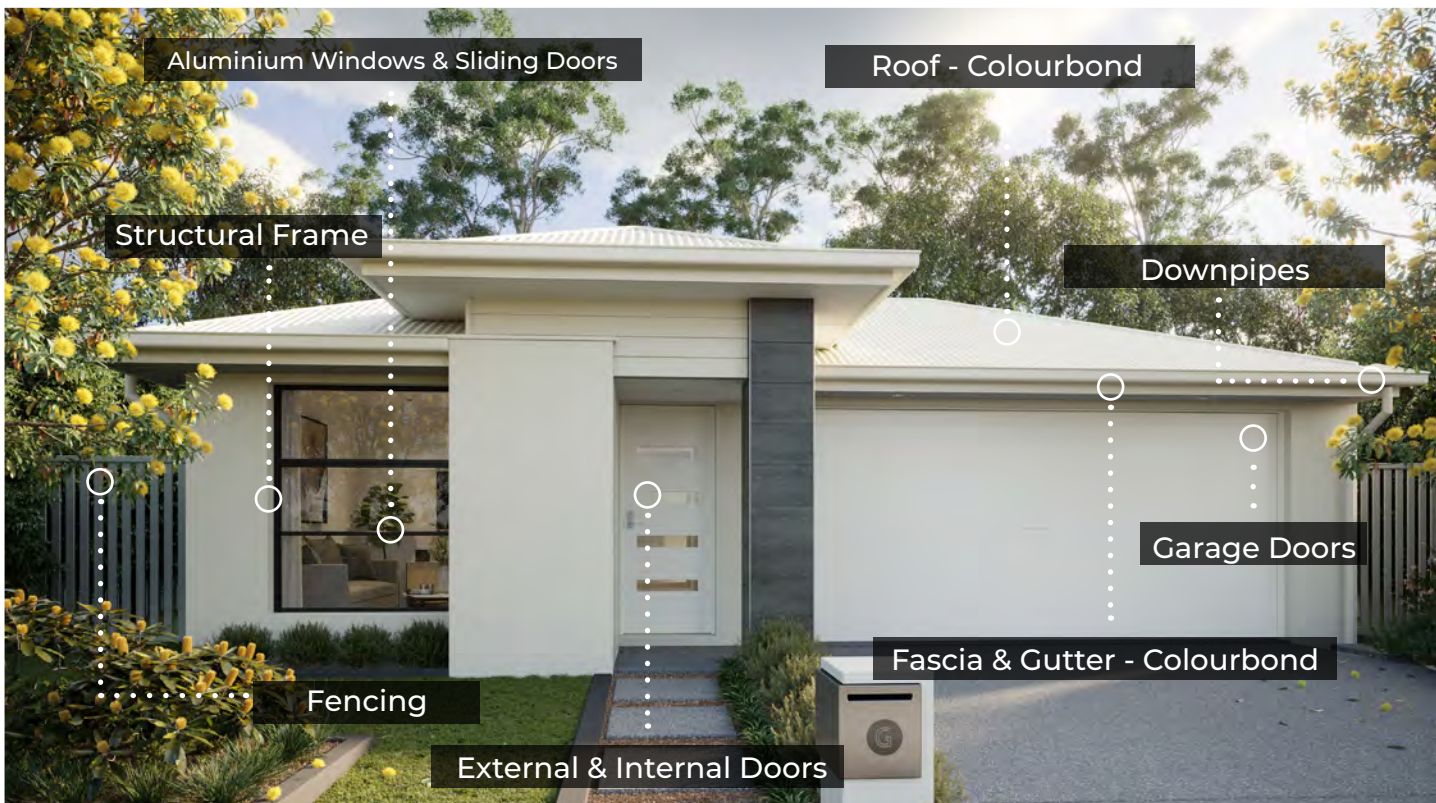
- 5 Years on Garage Door.
- 12 Months on installation.

Roof - Colourbond

- Up to 30 Years on materials (Dependant on distance from marine environment). Refer to manufacturers warranty.
- 7 Years on Installation.

Fascia & Gutter - Colourbond

- Up to 20 Years (Dependant on distance from marine environment). Refer to manufacturers warranty.



INTERIOR GENERAL



Structural Brickwork

- 6 ½ Year Structural (Dependant on warranty as per contract).
- Wall cracking must be greater than 5mm in width to be considered a Structural defect.

Door Hardware

Locks and Handles:

- 2 Years Tarnish.
- 7 Years Mechanical.

Ceilings

- 12 Months cornice cracking (Paint touch ups will be completed to Industry Standards).

Painting

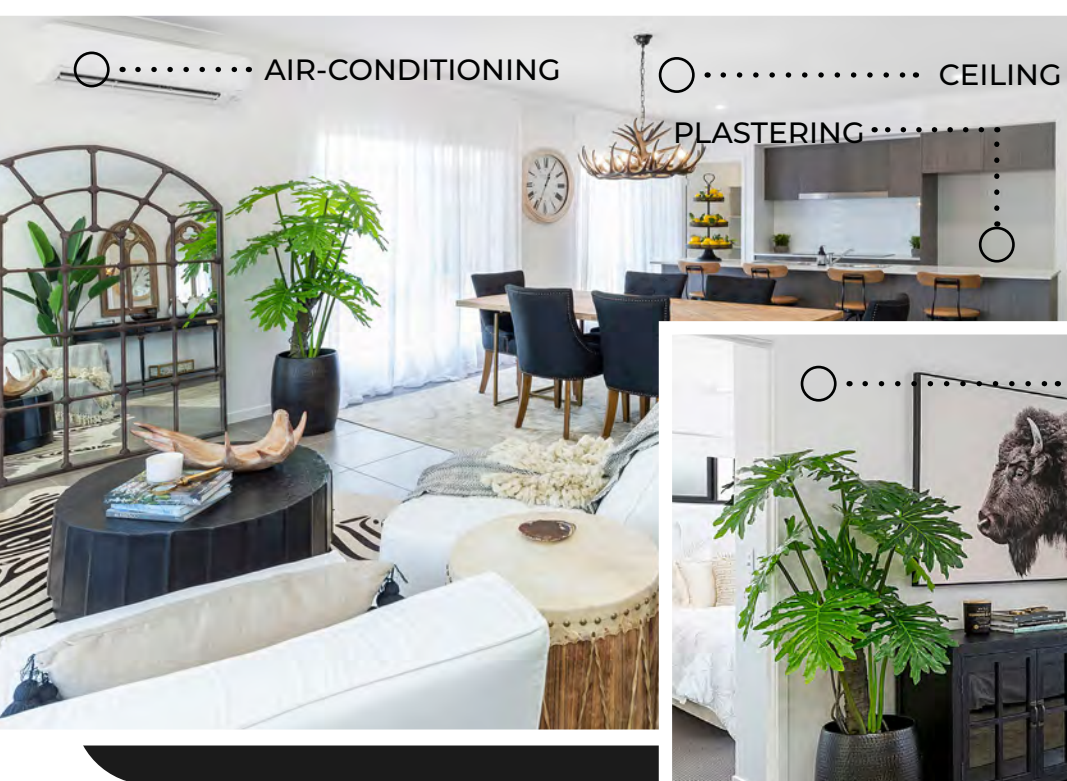
- 12 Months (6 Months varnish or Stain Finishes).
- *Varnish/dark colours require ongoing client maintenance.*

Plastering

- 12 Months maintenance period for Cracking in plasterboard surfaces.
- 6 ½ Year warranty on cracking greater than 5mm after the initial 12 month period.
- 6 ½ Year warranty on nail popping in plasterboard if it has the potential to collapse.

Air-Conditioning

- 5 Year Manufacturer warranty on Materials and Workmanship.



KITCHEN & APPLIANCES



Kitchen Cabinets, Benchtop & Vanity

- 12 Months installation.
- 6 ½ Years workmanship.
- 10 Years on Smartstone Marble surfaces (Refer to manufacturer).
- 15 Years on Smartstone Quartz surfaces (Refer to manufacturer).



Appliances

- 5 Year warranty on Cooking Appliances.
- 2 Years on Rangehood.
- 3 Years on dishwasher.



PLUMBING



Plumbing Pipes & Labour

- 3 Months Blockages.
- 6 ½ Years workmanship.



Plumbing Fixtures

- 3 Months on Washers.
- 7 Years on Mixers, Tapware and Accessories.
- 1 Year on Wastes and Traps.
- 1 Year on Installation.



Sewer

- 6 ½ Years Workmanship.



Hot Water Heaters - Electric

Rinnai Electric Storage Water Heaters		Hotflo (EHFA or EHFD) series	
		Cylinder	Components ⁽¹⁾
Domestic Use	Parts	10 Years	1 Year
	Labour	3 Years	1 Year

ENERGY EFFICIENCY & ELECTRICAL



CEILING FAN○

DOWNLIGHTS○

Electrical Fittings

- 12 Months on installation.
- 3 Years on Ceiling Fans.
- 5 Years for light switches and powerpoints.
- 3 Years on downlights.
- 5 Years on smoke alarms.

Better Share Homes

GALLERY HOMES PTY LTD

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