



Estate Series

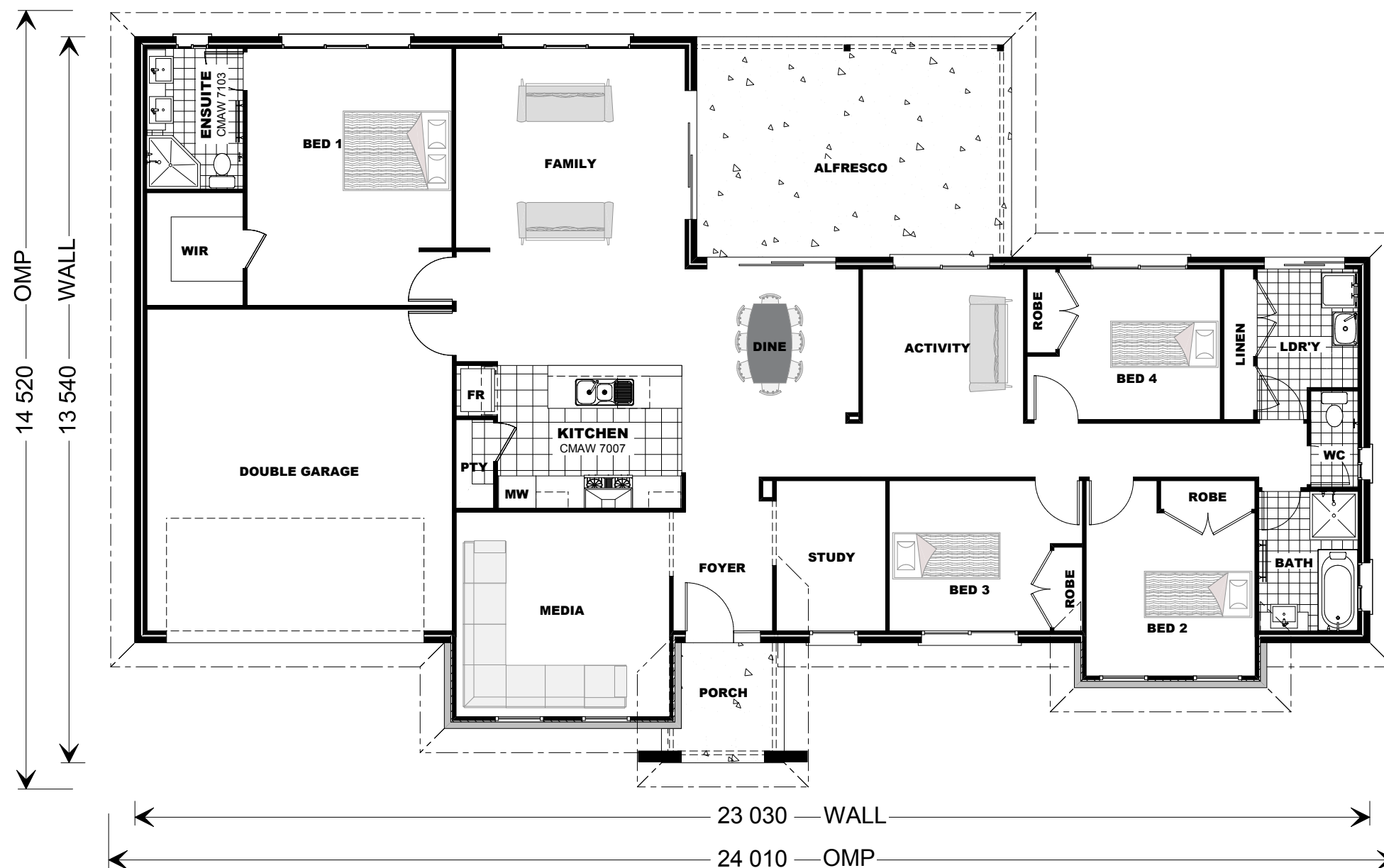
**COOLUM
247**

"Estate" Resort Streetscape

FLOOR AREAS

| | |
|--------------|----------------------------|
| LIVING | 182.0 m ² |
| GARAGE | 36.8 m ² |
| ALFRESCO | 24.1 m ² |
| PORCH | 4.5 m ² |
| TOTAL | 247.4 m² |

Lifestyle



**PRESENTATION
PLAN**

CONCEPT

DATE:

16/09/10

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drawings may vary

G.J. Gardner
HOMES
Queensland

Estate Series

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SITE PLAN

Scale 1:200

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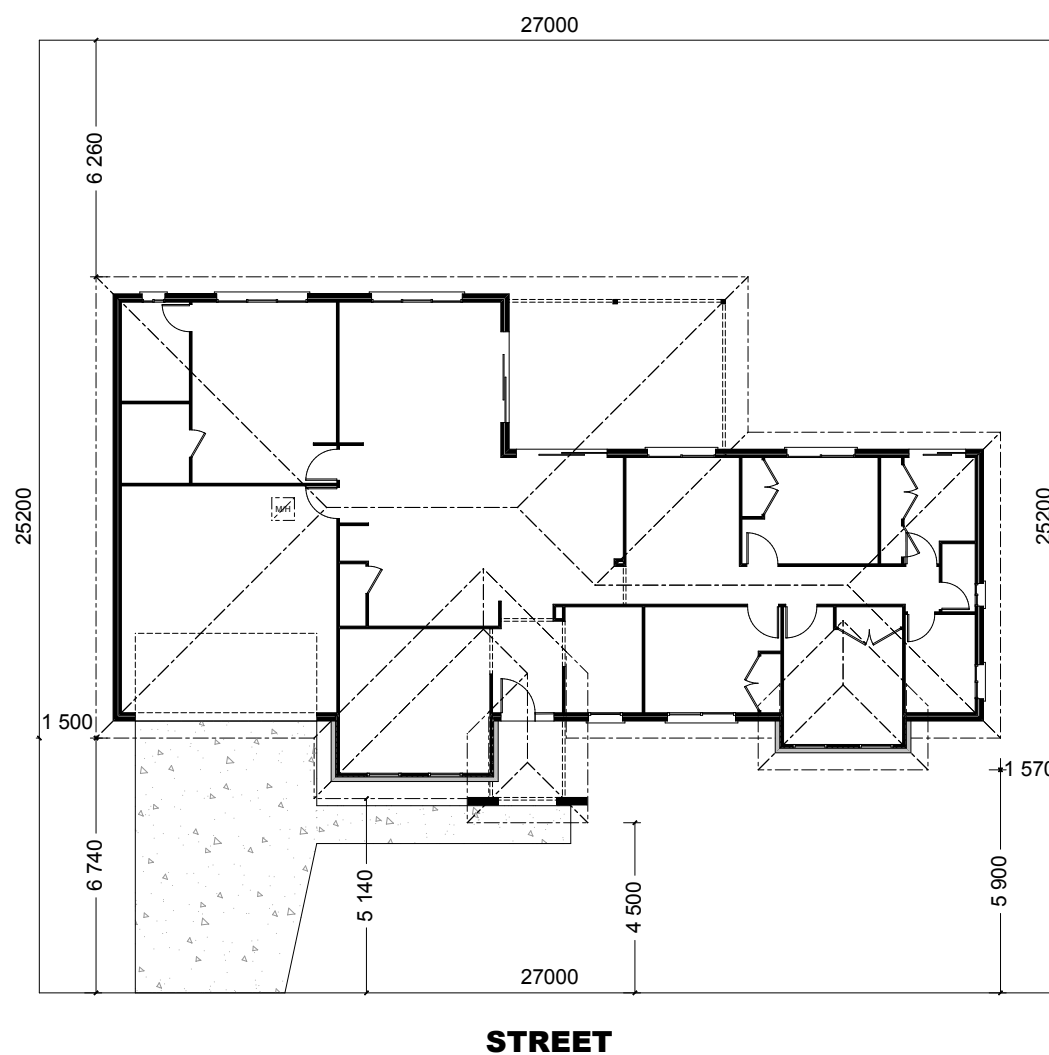
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Lifestyle

ELEVATIONS

Scale 1:100

CONCEPT

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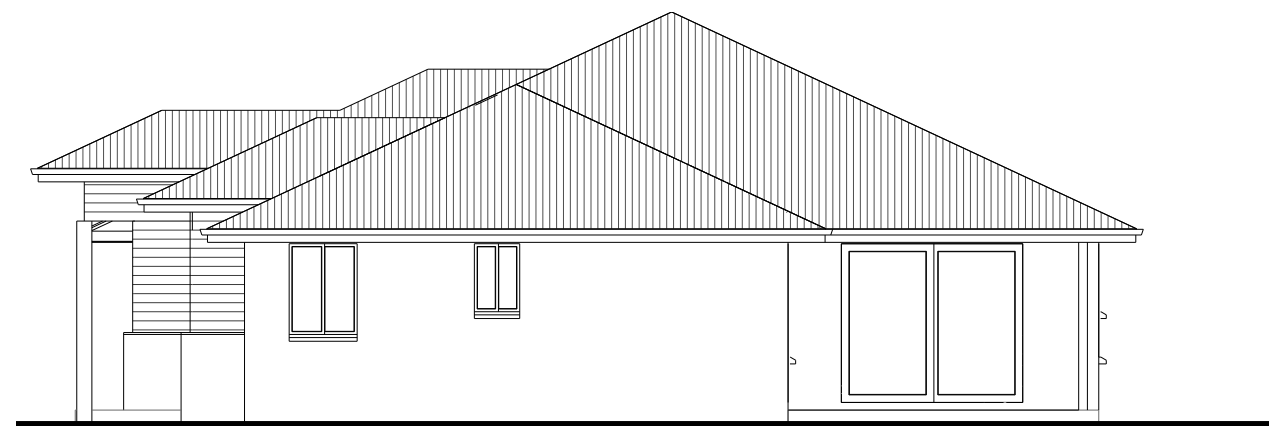
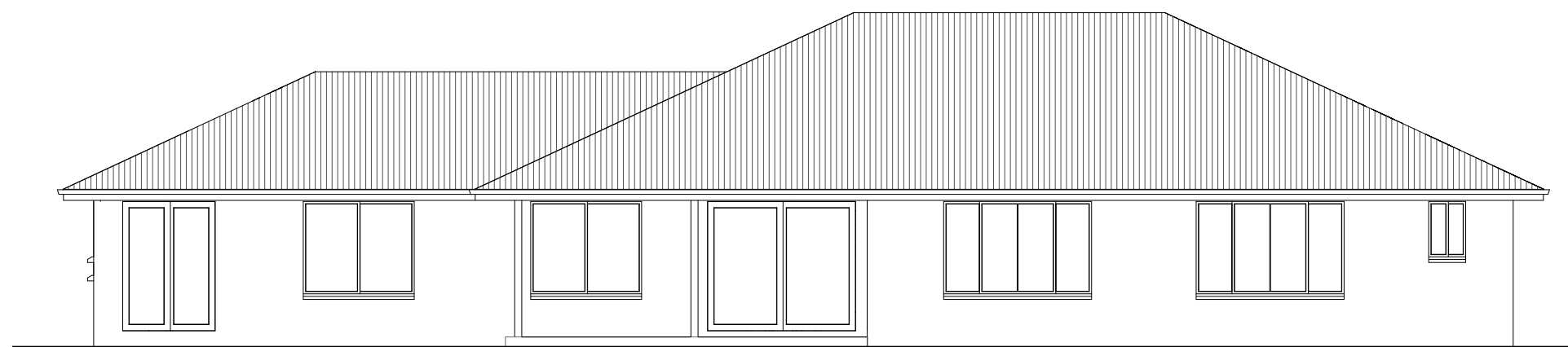
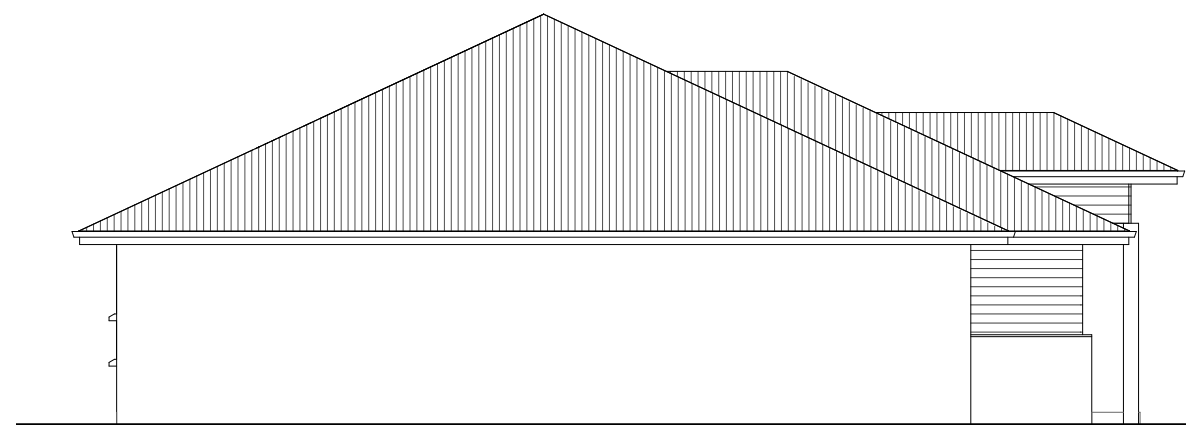
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HOMES

Queensland

Scale 1:100



ELECTRICAL LEGEND

Lighting

| Symbol | Description | Spec. | Extra |
|--------------------|-------------------------|-------|-------|
| ○ | Ceiling Light | 19 | - |
| ● | Down Light | - | - |
| ◐ | External Wall Light | 1 | - |
| ⊠ | Pendant (Hanging) Light | - | - |
| ⊞ | IXL Tastic | - | - |
| ▬ | Batten Fluro | 1 | - |
| ⊙ | Round Fluro | - | - |
| ∇ | Sensor Light (soffit) | 1 | - |
| TOTAL LIGHT POINTS | | 22 | - |

Power

| | | | |
|-----|-----------------------|----|---|
| ⏏ | Quad Power Point | - | - |
| ⏏ | Single Power Point | 4 | - |
| ⏏ | Double Power Point | 14 | - |
| ⏏ | Double W/Proof | - | - |
| ⏏ | Single W/Proof | - | - |
| T.V | T.V.Point | 3 | - |
| ph | Phone Point | 2 | - |
| ⏏ | T.V Antenna & Booster | 1 | - |
| D.W | Dishwasher Point | 1 | - |
| R.H | Rangehood Point | 1 | - |
| M.W | Microwave Point | 1 | - |
| S.P | Spa Pump Point | - | - |

Miscellaneous

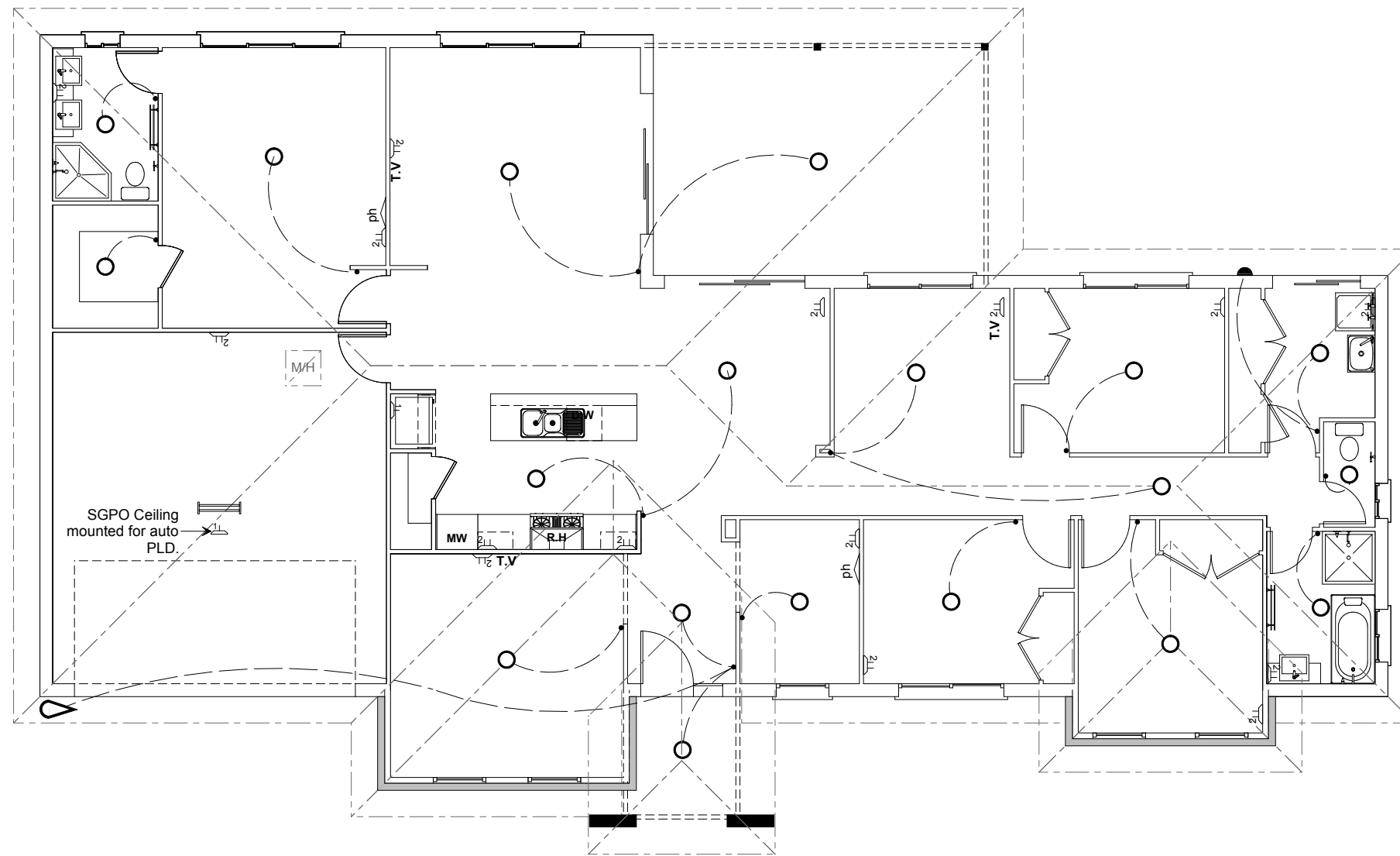
| | | | |
|--------------|------------------------|---|---|
| ⏏ | Exhaust Fan | - | - |
| ⏏ | Ceiling Fan | - | - |
| ⏏ | Ceiling Fan & Light | - | - |
| ⏏ | Meter Box | 1 | - |
| Gas HWS | Rheem Integrity 24 HWS | 1 | - |
| ⏏ | Smoke Detectors | 2 | - |
| ● ds | Dimmer Switch | - | - |
| 2 way | Two way switch | - | - |
| 32 amp AC | 32 amp A/C Point | - | - |

CONSTRUCTION AND VENTILATION OF SANITARY COMPARTMENTS

Doors to sanitary compartments must open outwards or slide, be readily removeable unless there is at least 1.2m between the toilet pan and the nearest part of the doorway. Mechanical ventilation is to be provided to sanitary compartment in accordance with the B.C.A 2008 Housing Provisions Part 3.8.5.

NOTE:

ALL ELECTRICAL WORK MUST BE COMPLETED TO THE RELEVANT AUSTRALIAN STANDARDS AND THE BUILDING CODE OF AUSTRALIA.



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Lifestyle

ELECTRICAL PLAN

Scale 1:100

CONCEPT

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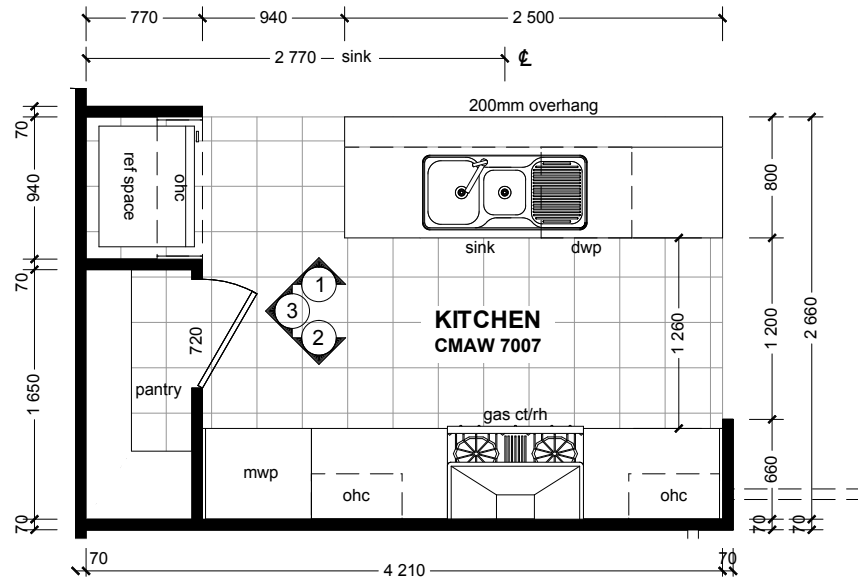
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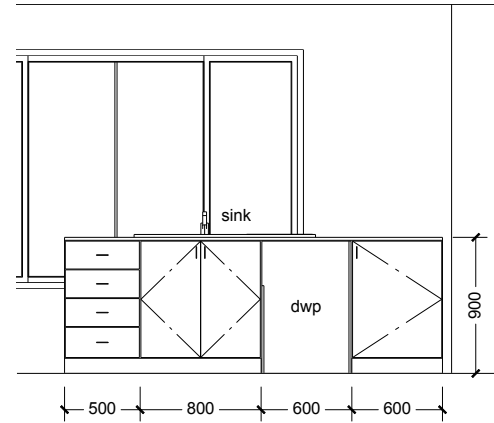
HOMES

ELECTRICAL PLAN
Queensland
Scale 1:100



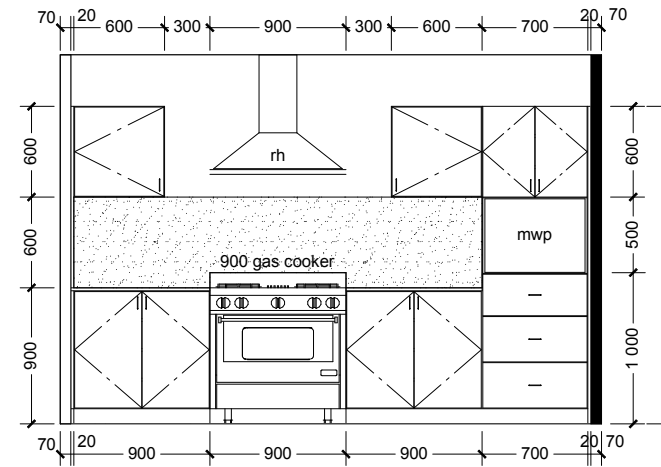
KITCHEN PLAN

SCALE 1:50



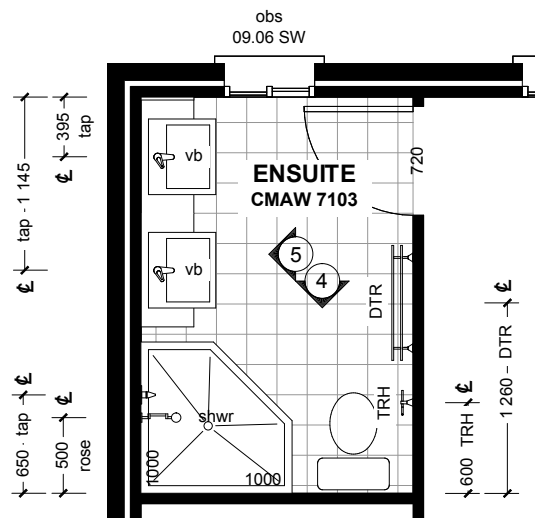
ELEVATION 1

SCALE 1:50



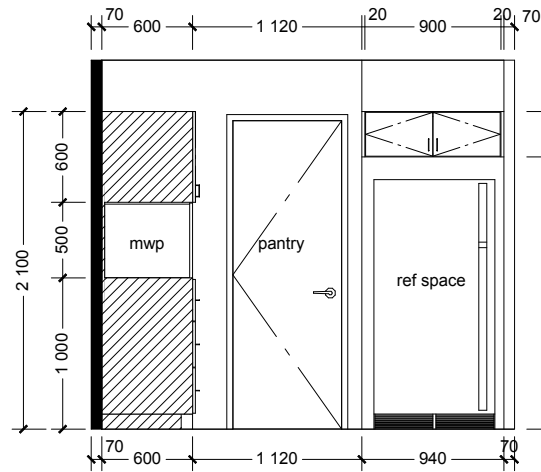
ELEVATION 2

SCALE 1:50



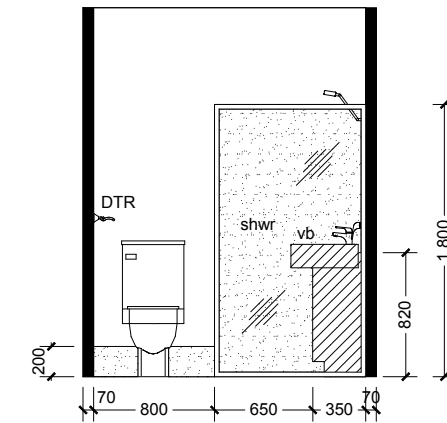
ENSUITE PLAN

SCALE 1:50



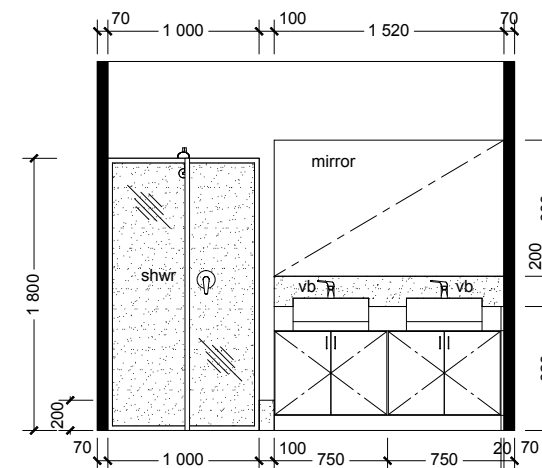
ELEVATION 3

SCALE 1:50



ELEVATION 4

SCALE 1:50



ELEVATION 5

SCALE 1:50

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Lifestyle

CABINET DETAILS

Scale 1:50

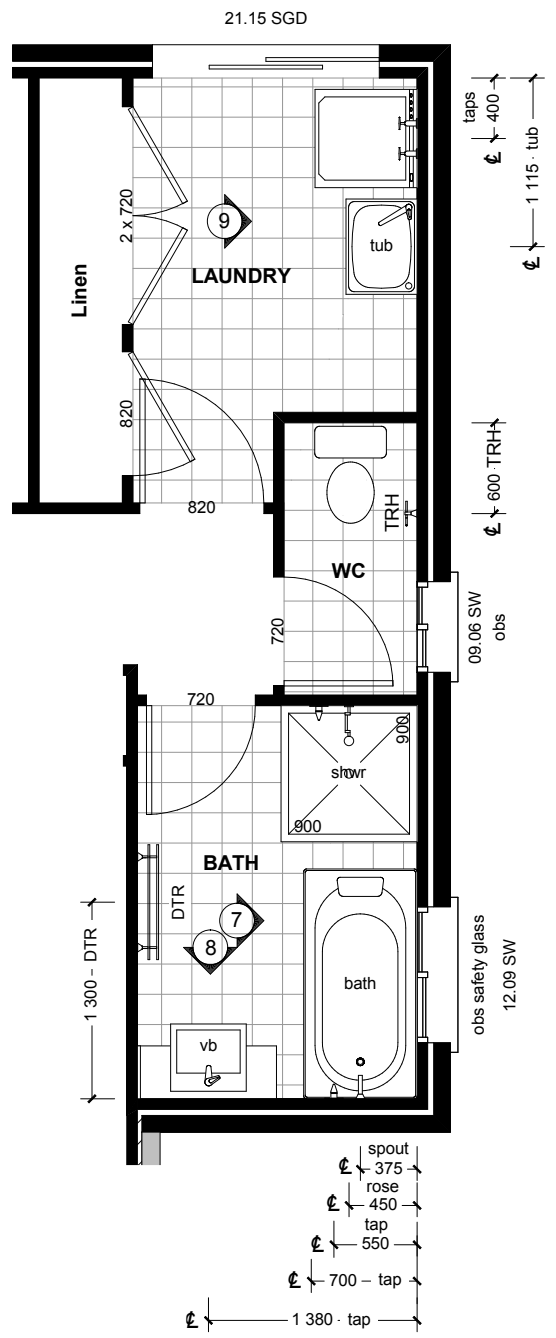
CONCEPT

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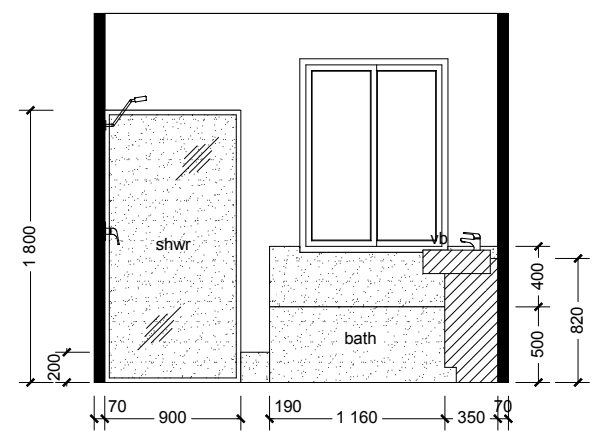
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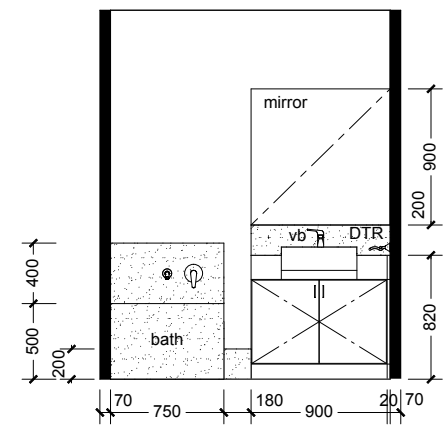
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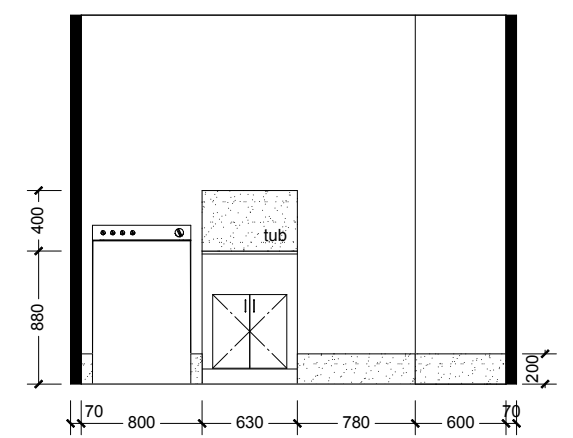
BATHROOM / WC / LAUNDRY PLAN
SCALE 1:50



ELEVATION 7
SCALE 1:50



ELEVATION 8
SCALE 1:50



ELEVATION 9
SCALE 1:50

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CABINET DETAILS Scale 1:50

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G.J. Gardner
HOMES
Queensland

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A.B.N. 49 107 897 736

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PO Box 192
JIMBOOMBA QLD 4280

Ph : 07 5540 3099
Fax : 07 5540 3090
Email : beaudesert@gjgardner.com.au

G.J. Gardner. HOMES

Thursday, 5 May 2011

Acuity Property Solution
A 86 / 37 Slobodian Drive
EIGHT MILE PLAINS QLD 4113

Dear ,

Quote No : PREVIEW ONLY
Site Address: Lot 137, TAMBORINE.

Thank you for choosing GJ Gardner Homes. As discussed, please find below the quote for the standard Coolum 247/Estate / Awards Series design and our standard inclusions together with your individual options as listed :-

| AWARDS SERIES STANDARD INCLUSIONS 2 | Qty | Units | Price |
|-------------------------------------|-----|-------|-------|
|-------------------------------------|-----|-------|-------|

THIS QUOTE INCLUDES THE:

****BEAUDESERT ADVANTAGE PACK****

GJ Gardner Beaudesert includes Bonus items over and above the standard Award Series Inclusions.

Upgraded Rendering Product "Rockcoat"

Piering included ("P" sites excluded)

Independent handover inspection by handovers.com included

Frameless mirrors standard

Front Entry Door as per brochure

Flyscreens to all windows

Security Screens to Sliding doors

Tiles to porch area

Clothesline

TV Antenna

Standard light fittings included

Bulkheads above the overhead cupboards

Concrete Pad to 5000litre water tank

PERFORMANCE

Guaranteed Start date (onsite within 7 days of council approval)

Guaranteed Build Time (16 Weeks*)

Guaranteed Finish Date

5 Optional Performance Meetings

GENERAL INCLUSIONS

Building Fees, Levies and Insurance (included)

Energy Efficiency Report (included)

Internal House Clean / External Site Clean (included)

Colour Selection (Optional Consultation)

Structural Guarantee (6 years)

Maintenance warranty (6 months)

SITE PREPARATION AND FOUNDATIONS

Engineer's Soil Investigation and Slab Design (included)
Siteworks included (500mm fall - concrete pump included)
Foundation allowance ("M" Type Soil)

STRUCTURAL AND EXTERNAL

Render and Paint to exterior walls
Non-slip tiles to porch
Timber Frames
TV Antenna
Wall Mount Clothesline
Wind Rating (N3)
External Garden taps (2)
Verandah/Patio/Porch concrete (included/poured with house slab)
Hot Water System (Instant Gas 27lt/m C/Flow)
Termite Treatment (As Per Australian Standards 3660.1)

PLUMBING AND DRAINAGE

Sewer line allowance (10 meters from house to connection point)
Storm water line allowance (6 meters from house to connection point)
Mains water line allowance (6 meters from house to connection point)
Poly Butylene water lines for internal plumbing
5000 litre poly rainwater tank with dual reticulation system

ELECTRICAL

underground 16mm² single phase power 10 meters from house to connection point
Telephone cable allowance (10 meters from house to connection point)
internal power points (AS PER PLAN)
light points & Fittings (AS PER PLAN)
T.V. points (AS PER PLAN)
Telephone points (AS PER PLAN)
Earth leakage circuit breakers (2 included (power and lighting circuits))
Smoke detectors (AS PER PLAN)
Ceiling Fans (One to AI Fresco)

INTERNAL

Internal door furniture - Gainsborough Lever Handles
Skirting - Painted Timber (68mm x 11mm)
Architraves - Painted Timber (42mm x 11mm)
Cornice - 90mm Cove
Plaster lined garage
Wet areas walls - 6mm Villaboard
Ceiling Heights - As per plan
Ceiling/Roof Insulation - As required to achieve 6 star BERS rating.
Ceramic Floor Tiles to Main Floors
Awards "Sapphire" Range Carpet to Bedrooms

ROOFING

Fascia and Gutter - Colorbond
Roof pitch - As per plan
Roof Material - Colorbond
Roof Insulation - As required to achieve 6 star BERS rating.
Eave Width - As per plan

WINDOWS, DOORS AND LOCKS

Front Door - Similar to Brochure Facade (Timber Veneer from the Windsor Range)

Front Entrance Lock - Gainsborough Trilock

Sliding Doors and Windows - A&L Windows

Internal Doors - Corinthian "Impressions" moulded panel doors

Garage Door - 4.8m pinch-free sectional door with two remotes

ROBES AND LINEN CUPBOARDS

Built-in Robes - White Melimine Shelf with hanging rail

Pantry and Linen - 4 shelves

Broom Cupboard - Top Shelf

LAUNDRY

Tapware - Wall Top Assemblies (Chrome)

Laundry tub - 45litre PVC bowl/metal cabinet

Tiled splash back

PAINTING

Paint - Watty

Coats - 3 Coat System

Skirting, Architraves, and Doors - Gloss

Walls - Low Sheen

KITCHEN

Omega 900mm Freestanding Cooker (with Gas or Electric cooktop)

Omega Stainless Steel Canopy Rangehood

Omega Stainless Steel Dishwasher

Awards Range Ceaserstone Benchtops

Kitchen Mixer - Mizu 1500 sgl gooseneck mixer (chrome)

Kitchen Sink - Blanco "Jarrah 8" 1080mm - 1 1/2 Bowl

Tiled splashback - up to bottom of overheads

Cupboards and Doors - Laminated with 2mm PVC Edge

Draws - See our detailed Kitchen Plans!

Overhead Cupboards - See our detailed Kitchen Plans!

BATHROOM, ENSUITE AND W.C.

Tapware - Chrome

Toilet - Velero

Vanity basins - Arena

Awards Range Ceaserstone Benchtops

Vanity mirror - 900mm high x full length vanity

Shower - Recessed - Tiled - includes soap holder

Shower screens - Clear Glass

Towel rail - Gen X 600mm double & WC Holder in Chrome

Bathtub - 1520mm white acrylic

DRIVEWAY

55m2 of Exposed Aggregate Driveway Hunter Mix

| | | | |
|---|------------|-------|--------------|
| • Land Cost: | 250,000.00 | ea | \$275,000.00 |
| • Supply & Install 3.5KW Panasonic Aircon | 1.00 | ea | \$2,475.00 |
| • Supply & Install 2.6KW Panasonic Aircon | 1.00 | ea | \$2,200.00 |
| • Provide Double Power Point | 8.00 | ea | \$452.10 |
| • Provide 1200mm White Ceiling Fan | 7.00 | ea | \$1,351.90 |
| • Delete Exposed Concrete Paving | -55.00 | m2 cl | -\$3,509.00 |

Credit Applied

Qty Units

Price

| | | | |
|---------------------------------------|------|----|-----------|
| • Supply PRJO62 Maxisave Rainbank | 1.00 | ea | -\$921.80 |
| • Supply 5000lt Round Poly Water Tank | 1.00 | ea | -\$619.30 |

The total cost (including GST) is: \$498,518.00

This quote is subject to the final approval of the manager.

If you have any queries about this quote please contact me on 0433 317 957.

This quote is valid for 28 days.

Yours faithfully,

Lucky Singh
(Sales Consultant)

OLD COACH ROAD

