

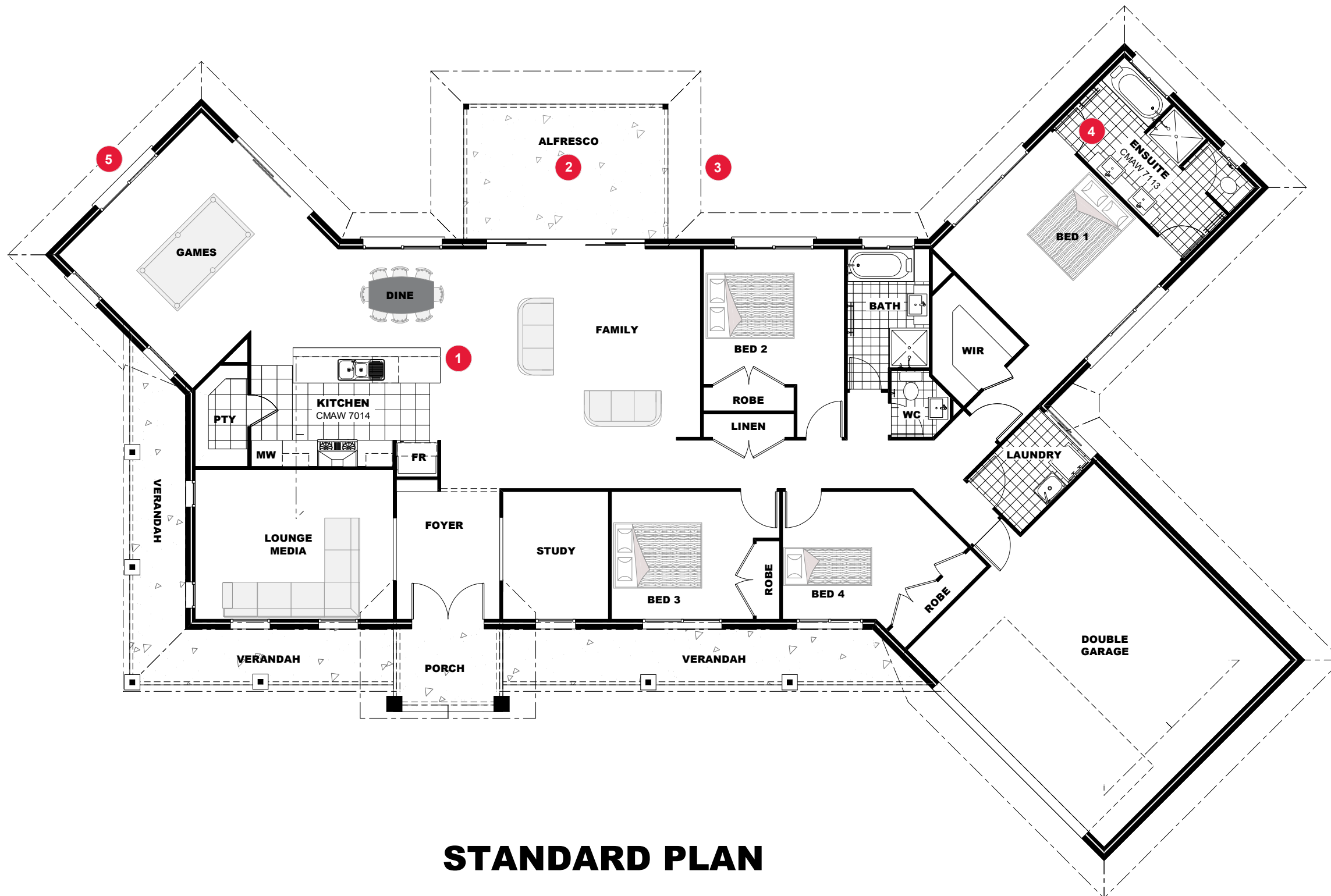


**Resort Streetscape**



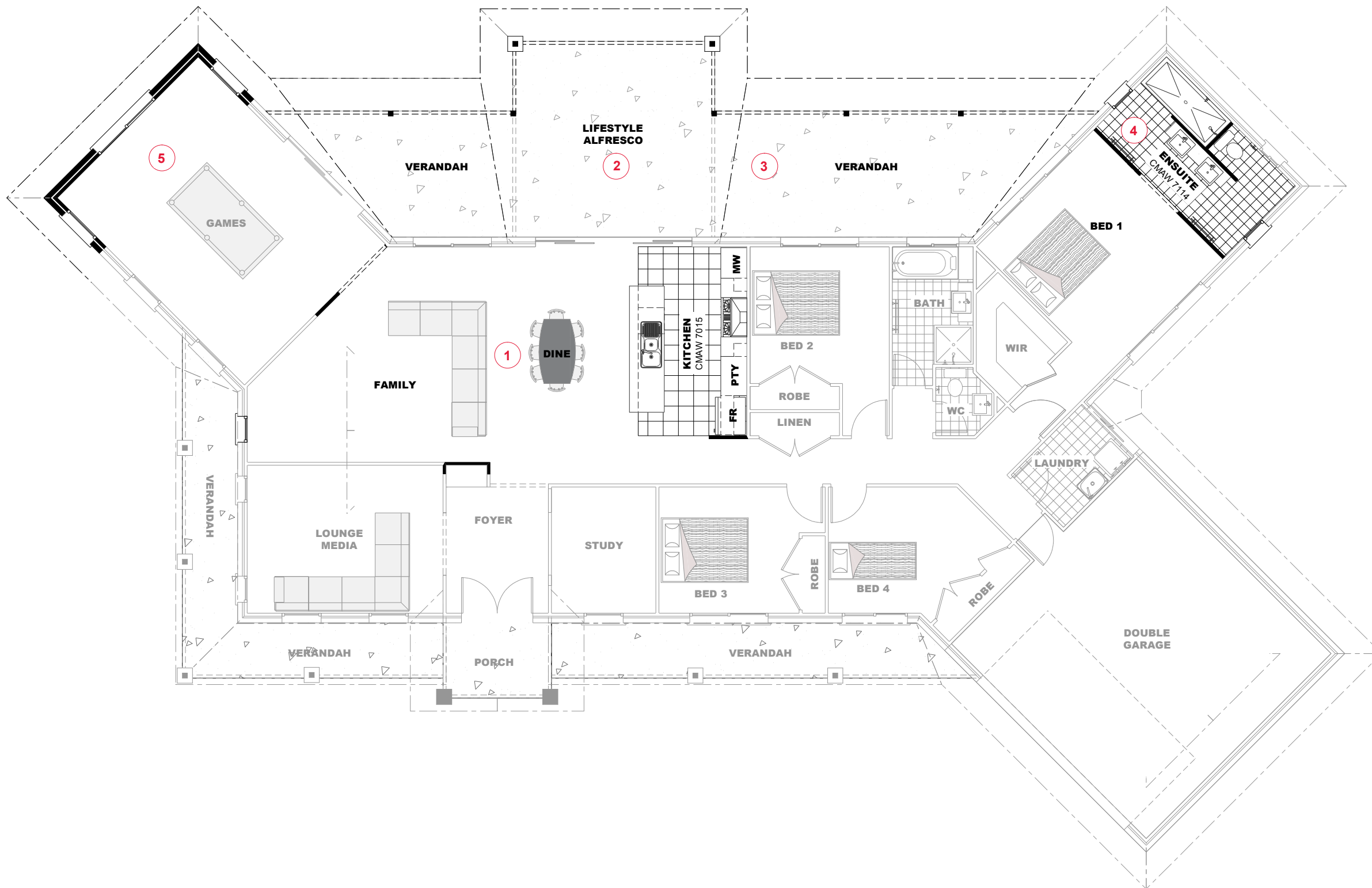
**Classic Streetscape**

<p><b>KINGAROY 302</b> "Award" Resort Streetscape</p> <p>Copyright© Archiman Pty Ltd exclusive To G.J. Gardner Concept plans only, final working drawings may vary</p>	<p><b>CONCEPT</b></p>	<p><b>FLOOR AREAS</b></p>	<p><b>Lifestyle</b></p>	<p><b>G.J. Gardner. <u>HOMES</u></b>  <b>Queensland.</b></p>
	<p>DATE: 31/08/10</p>	<p>INTERNAL 215.9 m<sup>2</sup> GARAGE 40.8 m<sup>2</sup> ALFRESCO 14.2 m<sup>2</sup> PORCH 4.5 m<sup>2</sup> VERANDAH 26.8 m<sup>2</sup> TOTAL 302.2 m<sup>2</sup></p>		



## STANDARD PLAN

<h1>KINGARROY 302</h1> <p>"Award" Resort Streetscape</p> <p>Copyright© Archiman Pty Ltd exclusive To G.J. Gardner Concept plans only, final working drawings may vary</p>	<b>CONCEPT</b>	<b>FLOOR AREAS</b>	<b>Lifestyle</b>	<b>PRESENTATION PLAN</b>	<b>G.J. Gardner. <u>HOMES</u></b>  <b>Queensland.</b>
	<b>DATE:</b>  31/08/10	INTERNAL 215.9 m <sup>2</sup> GARAGE 40.8 m <sup>2</sup> ALFRESCO 14.2 m <sup>2</sup> PORCH 4.5 m <sup>2</sup> VERANDAH 26.8 m <sup>2</sup> TOTAL 302.2 m <sup>2</sup>			



**1 KITCHEN / FAMILY**

- Kitchen and Family room swapped
- Alternative Kitchen layout (CMAW 7015).
- Large open plan Family and Dining spaces.
- 1800x600 DH window added to Family Room.

**2 LIFESTYLE ALFRESCO**

- Boots added to base of timber posts.
- Additional 6.7m<sup>2</sup> area gain.

**3 VERANDAH'S**

- Additional undercover areas either side of main alfresco.
- Additional 33.6m<sup>2</sup> area gain. (2550 high ceiling recommended)

**4 ENSUITE**

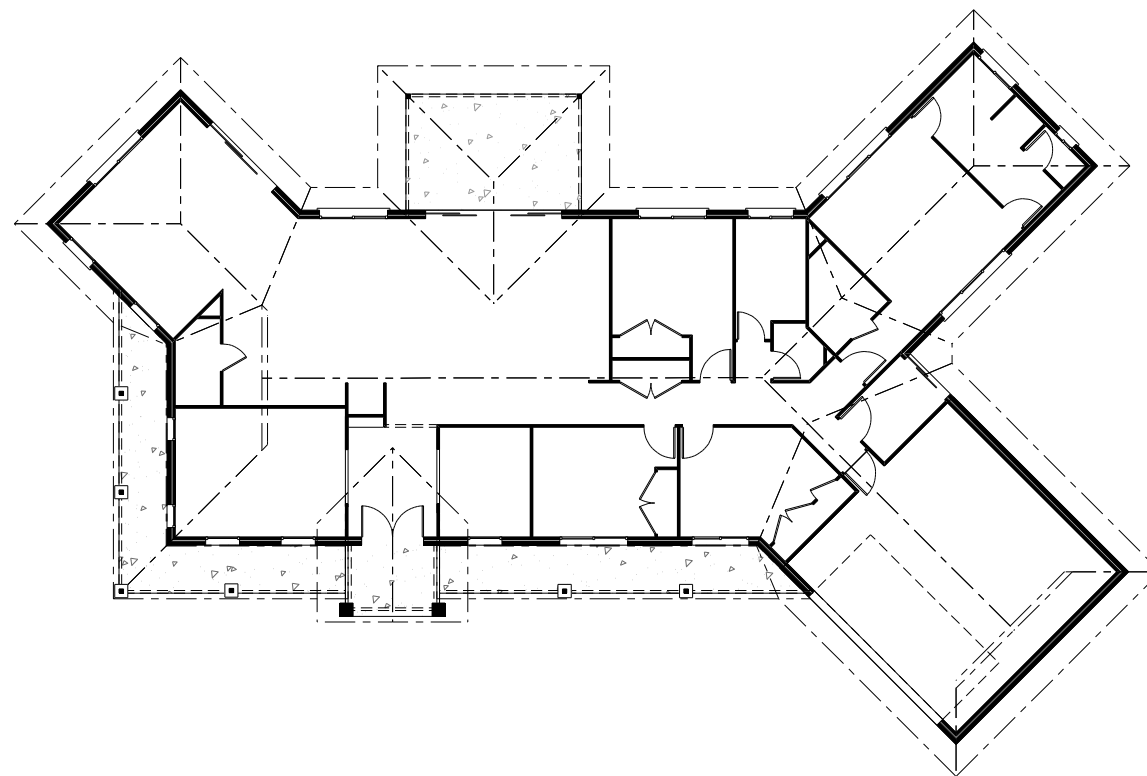
- Resort style Ensuite (CMAW 7113).

**5 GAMES ROOM**

- Games room extended.
- Additional 9.0m<sup>2</sup> area gain.
- 2/1800x900 DH Windows added

## OPTIONAL ROOM LAYOUTS

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## FLOOR AREAS

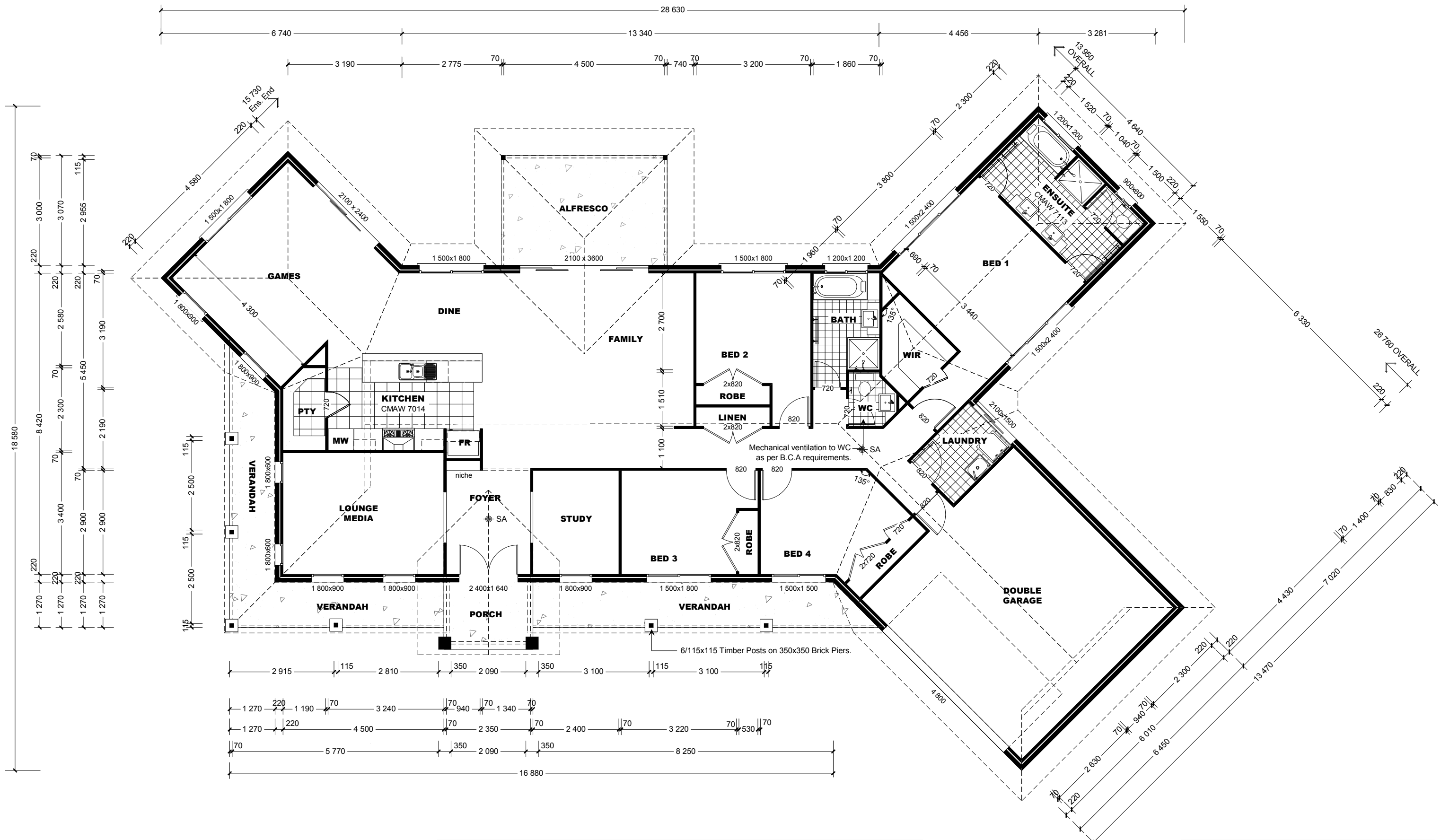
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VERANDAH	26.8 m <sup>2</sup>
TOTAL	302.2 m <sup>2</sup>

## Lifestyle

## SITE PLAN Scale 1:200

G.J. Gardner. **HOMES**

Queensland.



# KINGAROY 302

## "Award" Resort Streetscape

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### FLOOR AREAS

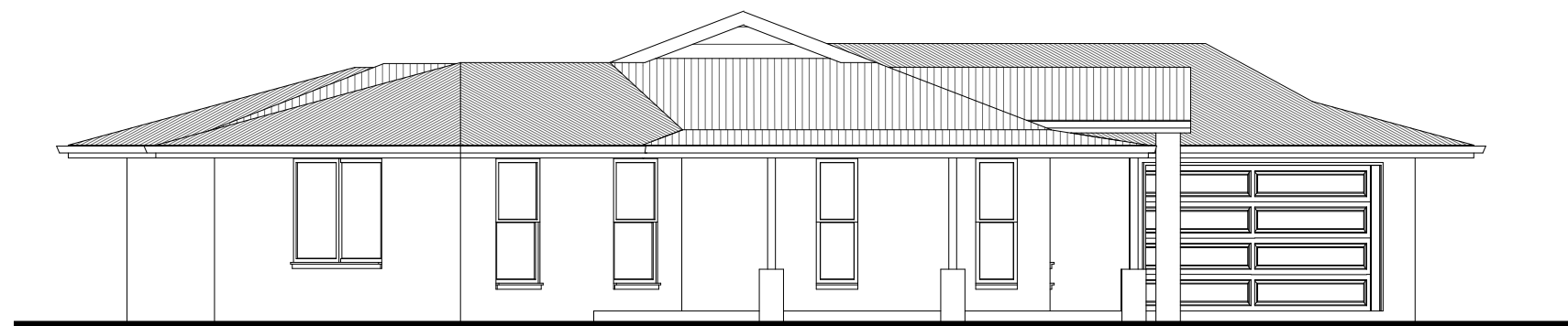
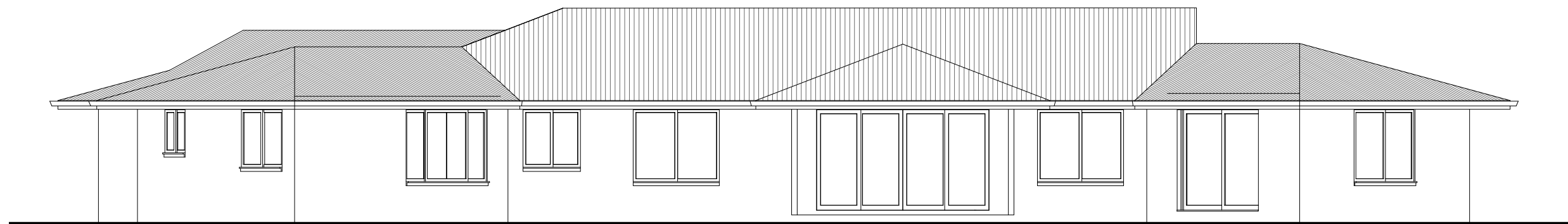
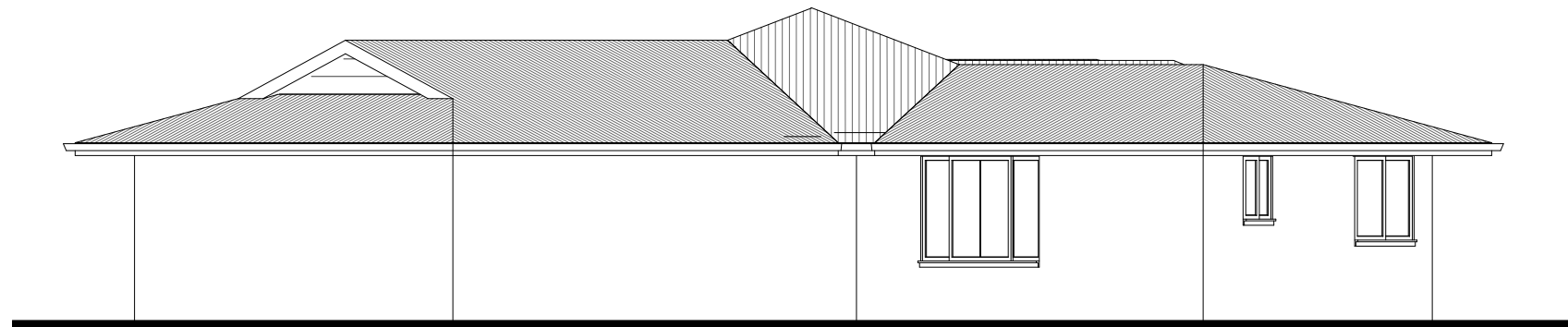
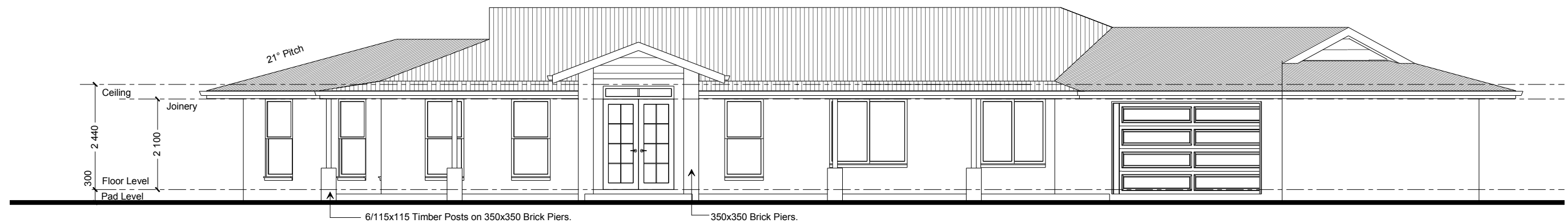
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### Lifestyle

### FLOOR PLAN Scale 1:100

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Queensland.



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## Lifestyle

## ELEVATIONS Scale 1:100

G.J. Gardner. **HOMES**

Queensland.

## ELECTRICAL LEGEND

### Lighting

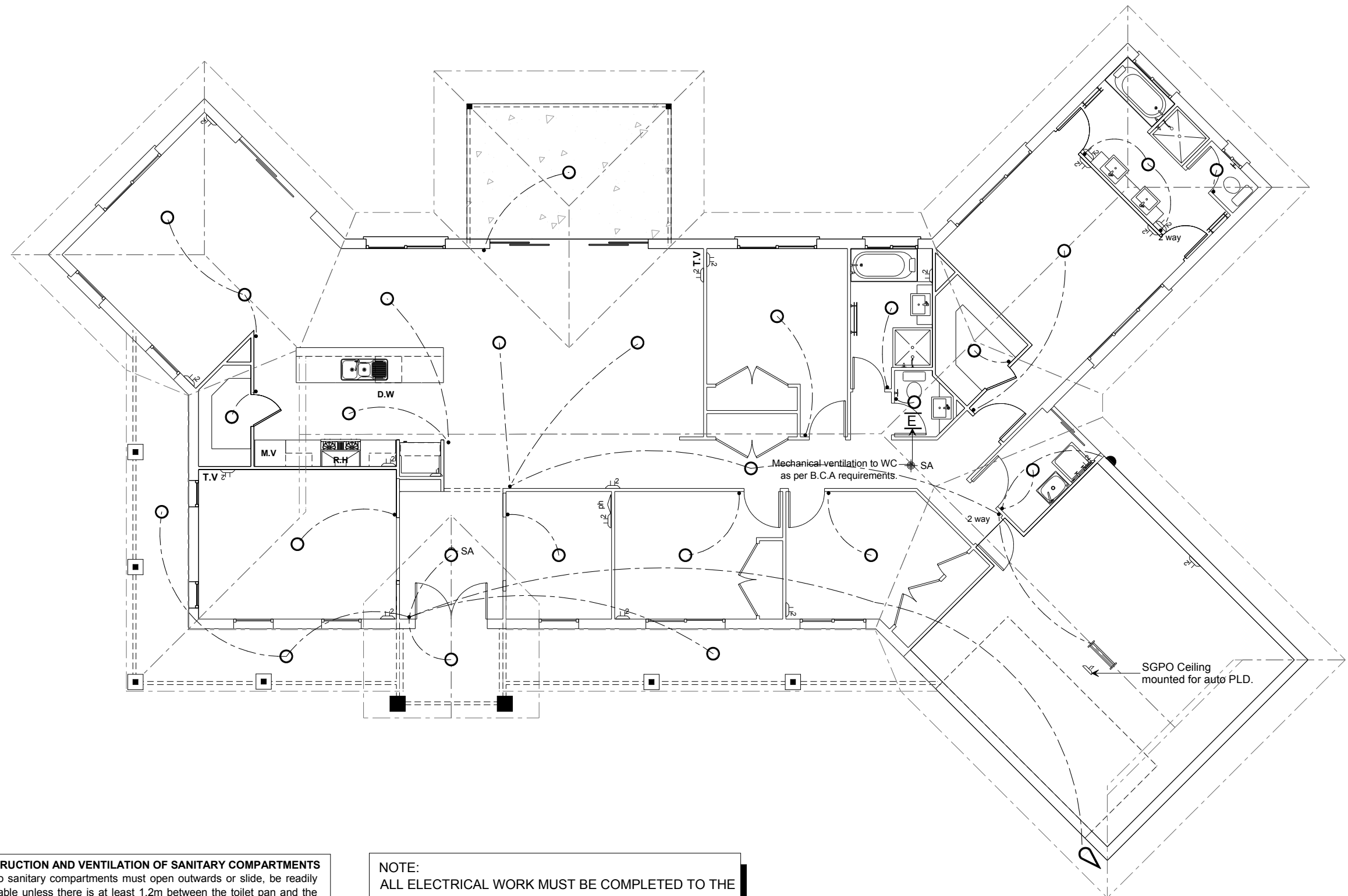
Symbol	Description	Spec.	Extra
○	Ceiling Light	26	-
●	Down Light	-	-
◐	External Wall Light	1	-
⊠	Pendant (Hanging) Light	-	-
⊞	IXL Tastic	-	-
▬	Batten Fluro	1	-
⊙	Round Fluro	-	-
∇	Sensor Light (soffit)	1	-
	<b>TOTAL LIGHT POINTS</b>	<b>29</b>	<b>-</b>

### Power

⏏	Quad Power Point	-	-
⏏	Single Power Point	2	-
⏏	Double Power Point	18	-
⏏	Double W/Proof	-	-
⏏	Single W/Proof	2	-
T.V	T.V.Point	2	-
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	1	-
⏏	Ceiling Fan	-	-
⏏	Ceiling Fan & Light	-	-
⏏	Meter Box	1	-
Gas HWS	Rheem Integrity 24 HWS	1	-
⏏	Smoke Detectors	3	-
● ds	Dimmer Switch	-	-
2 way	Two way switch	2	-
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 removable 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.

# KINGAROY 302

## "Award" Resort Streetscape

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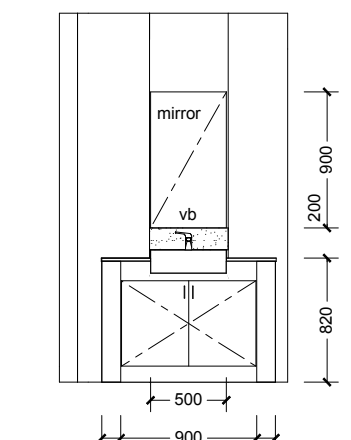
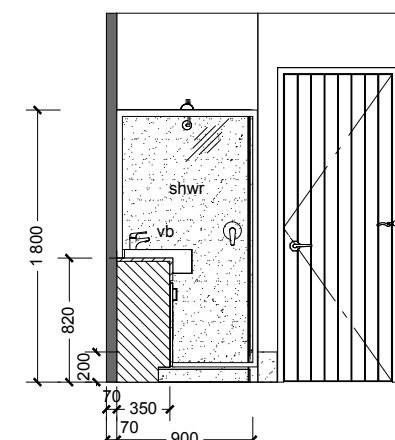
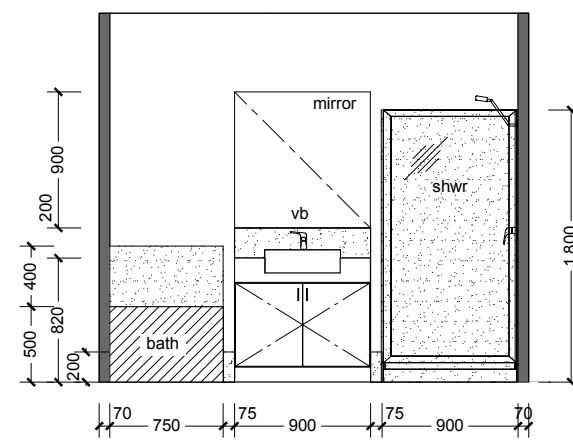
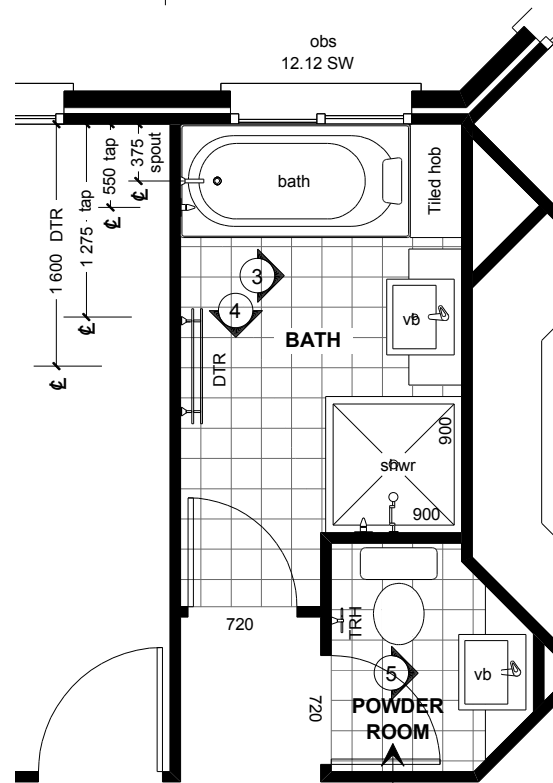
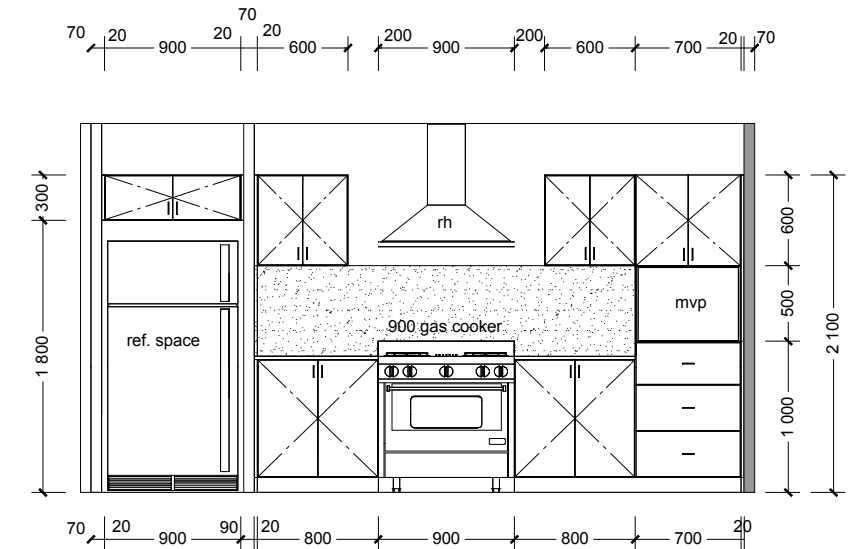
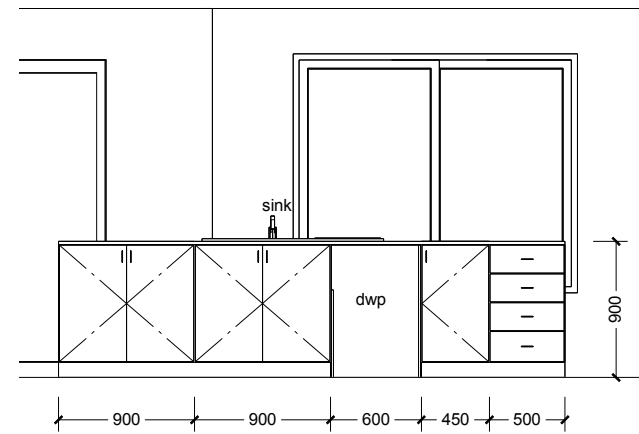
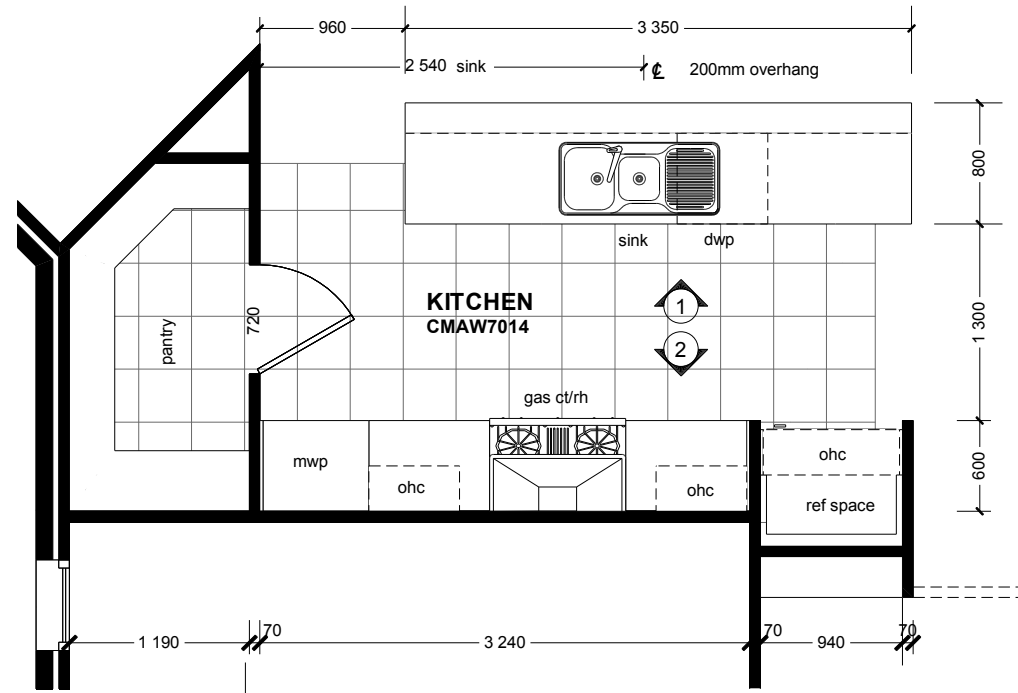
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VERANDAH	26.8 m <sup>2</sup>
<b>TOTAL</b>	<b>302.2 m<sup>2</sup></b>

### Lifestyle

### ELECTRICAL PLAN Scale 1:100

**G.J. Gardner. HOMES**  
 Queensland.



# KINGAROY 302

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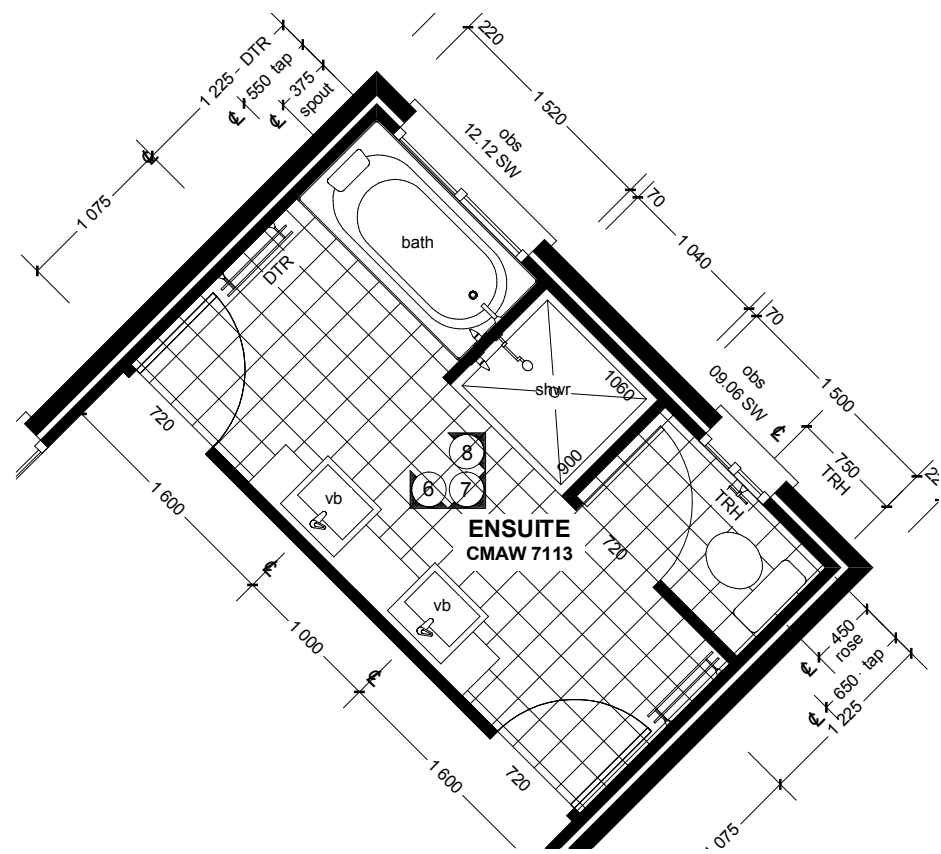
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## Lifestyle

## CABINET DETAILS Scale 1:50

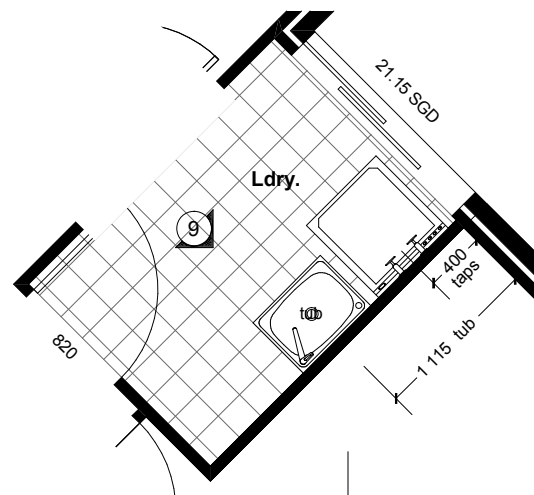
G.J. Gardner. **HOMES**

Queensland.



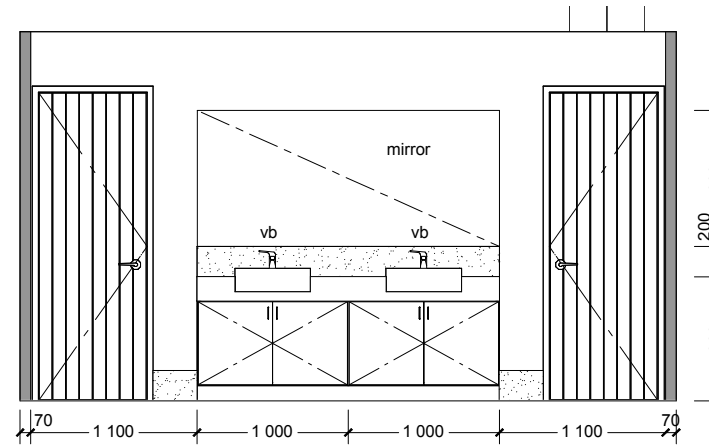
ENSUITE PLAN

SCALE 1:50



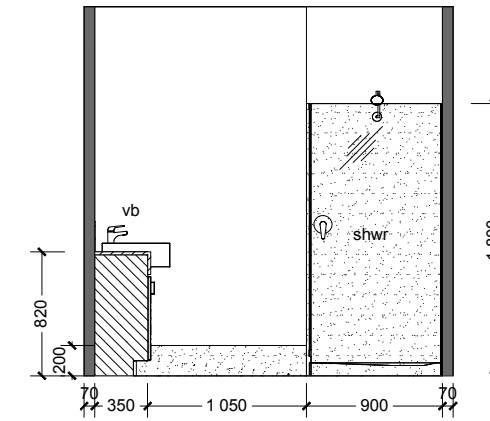
LAUNDRY PLAN

SCALE 1:50



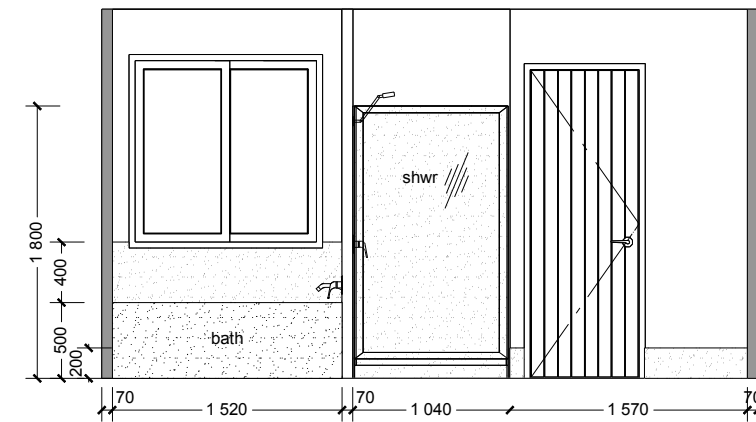
ELEVATION 6

SCALE 1:50



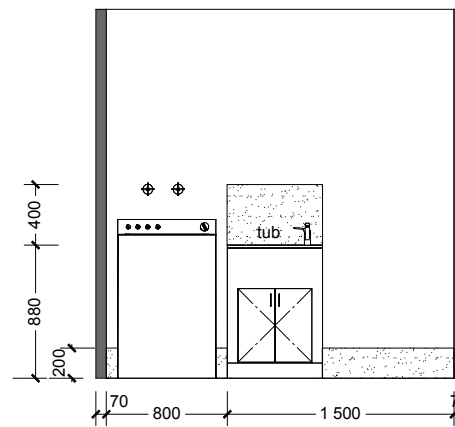
ELEVATION 7

SCALE 1:50



ELEVATION 8

SCALE 1:50



ELEVATION 9

SCALE 1:50

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TOTAL	302.2 m <sup>2</sup>

## Lifestyle

## CABINET DETAILS Scale 1:50

G.J. Gardner. **HOMES**

Queensland.

Trading as G. J. Gardner Homes - Beaudesert  
A.B.N. 49 107 897 736

Shop 7 - 133 Brisbane Street  
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 :  
Site Address: Lot 136, TAMBORINE.

Thank you for choosing GJ Gardner Homes. As discussed, please find below the quote for the standard Kingaroy302/Resort/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 16mm<sup>2</sup> 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:	245,455.00	ea	\$270,000.50
• 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 Grey Broomed Finish Paving	120.00	m2 cl	\$8,220.30
• 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:

**\$543,410.00**

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

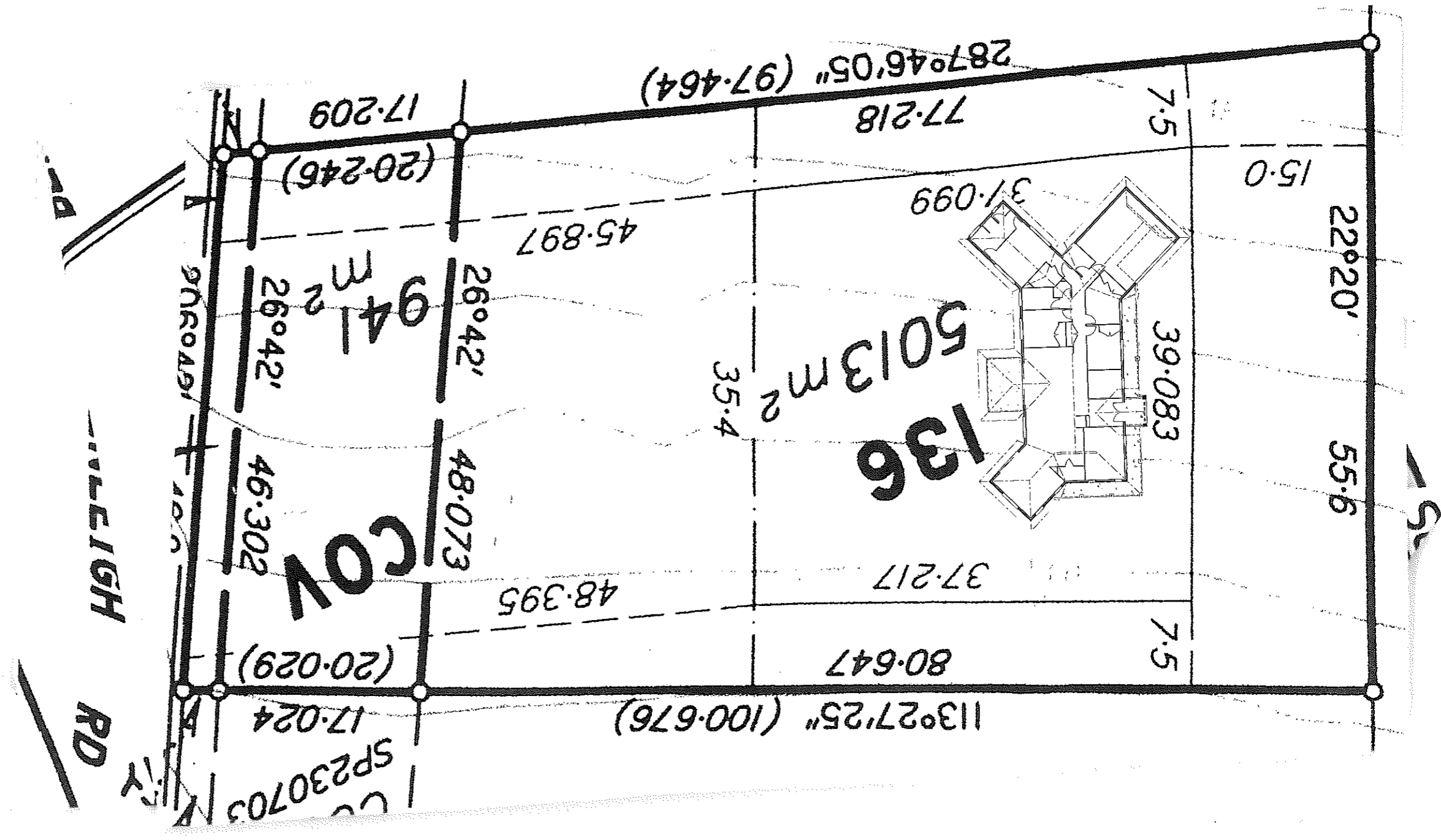
If you have any queries about this quote please contact me on 0433 317 957.

**THIS HOUSE AND LAND PACKAGE IS SUBJECT TO SOIL TEST AND SURVEY**

This quote is valid for 28 days.

Yours faithfully,

Lucky Singh  
(Sales Consultant)



287°46'05" (97.464)

77.218

7.5

15.0

22°20'

55.6

31.099

39.083

**136**  
5013 m<sup>2</sup>

35.4

37.217

7.5

80.647

113°27'25" (100.676)

17.209

(20.246)

45.897

26°42'

94 m<sup>2</sup>

26°42'

48.073

**COV**

46.302

(20.029)

17.024

SP230703

ROAD

WELIGH RD

RD