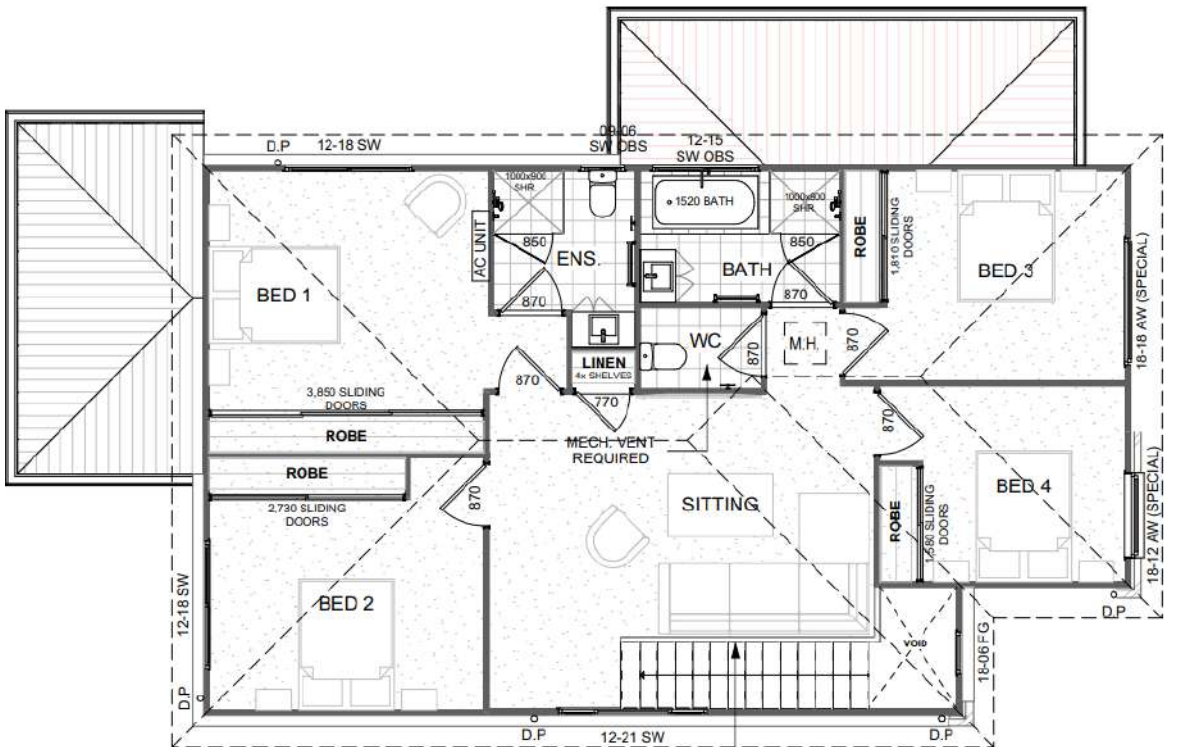
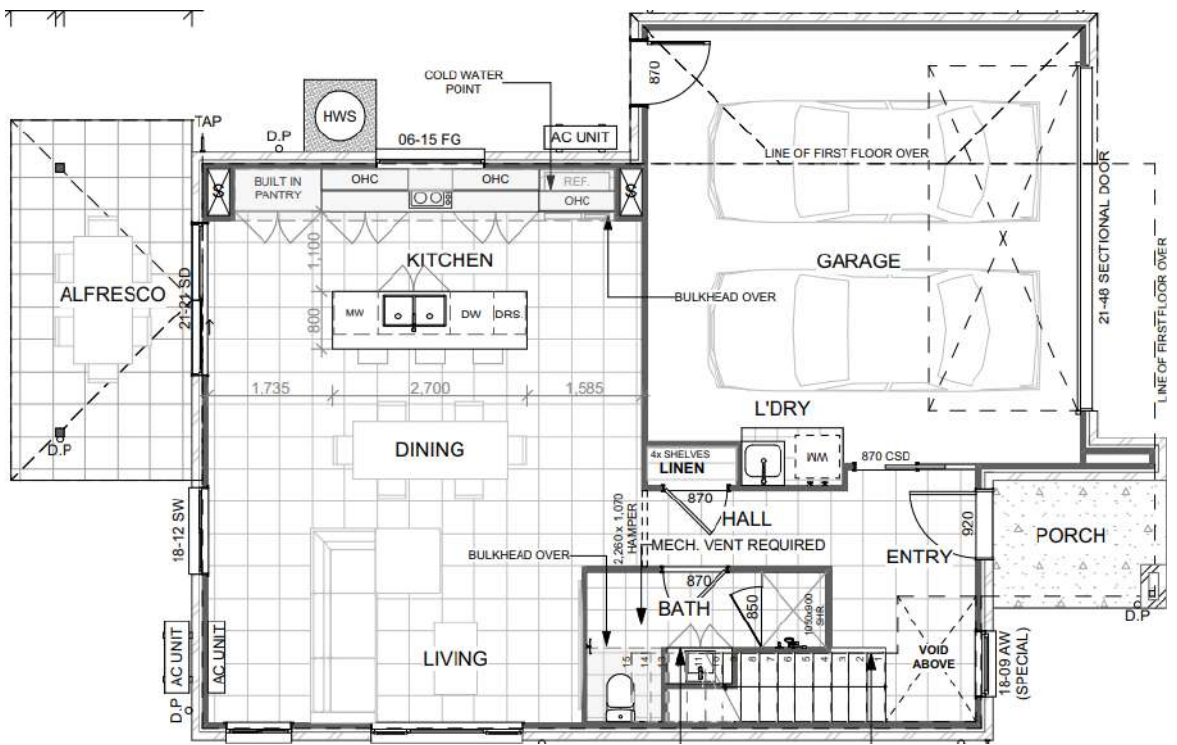


# ESTATE PLAN

## Cedar Ridge Estate - Stage 1





## **RENT APPRAISAL FOR LOT 11 NEW ROAD LOGAN RESERVE 4133**

In our experienced opinion, the rental estimate for the 4-bedroom, 2 living area, 3-bathroom, 2 car space house to be between \$800 and \$850

This would of course change due to market conditions closer to completion stages.



Chrome  
Mixer Pullout  
Tapware

20mm  
Smartstone  
benchtops



## LIFESTYLE INCLUSIONS

---

Whether you're building for investment or to create a home, our Lifestyle Inclusions package will ensure a home that is practical, refined and designed for everyday living.

The fixtures and fittings in our Lifestyle package are modern, balanced and refreshing.

# LIFESTYLE TURN KEY INCLUSIONS

---

## Pre-Construction

- > Engineers soil report and slab design
- > Council building application fees (standard applications based on Local City Council excluding town planning, bonds etc.)

## Site Works, Foundations and Connections

- > Fixed price site works including cut/fill
- > Engineer designed concrete slab and footings with control joints where applicable
- > Timber frame and trusses
- > Termite treatment to slab penetrations and physical perimeter barrier
- > Sewer and storm water connections to existing serviceable connection points
- > Water connection from pre-tapped water main

## Energy Efficiency

- > 7 Star Rated as per government regulations.
- > Ceiling batts where required to achieve 7 Star Rating
- > Wall batts where required to achieve 7 Star Rating
- > Wall-wrap to external walls where required to achieve 7 Star Rating
- > Energy efficient hot water unit
- > Weather seals fitted to external hinged doors
- > Energy efficient down lights to dwelling and garage
- > Ceiling fan from Builders' Range to alfresco and living area
- > Anticon blanket to underside of roof



# LIFESTYLE TURN KEY

## INCLUSIONS

---

### Bricks, Windows, Roofing and Garage

- > Select Range of clay bricks from the Builders' Standard Range (refer plans for details)
- > Natural mortar with ironed joints
- > Feature render finish to front façade (where required - refer plan for details)
- > Powder coated aluminium windows in the standard Builders' Standard Range of colours
- > Powder coated aluminium framed fibreglass flyscreens to all openable windows
- > Grill style barrier screen to living/alfresco sliding door and laundry sliding doors (where applicable)
- > Keyed window locks to all opening sashes and sliding doors
- > Metal roof in the standard Builders' Standard Range of colours (refer plans for details)
- > Auto sectional garage door to the front facade of the garage in Builders' Standard Range of colours including (2) handsets
- > Metal fascia and gutter in the standard Builders' Standard Range of colours
- > Obscure glass to bathroom, ensuite and W.C windows

### Tiles and Tiling

- > 450 x 450mm pressed edge ceramic tiles from Builders' Standard Range to main floor and wet area floors, cut to 200mm high tile skirt to wet areas and as feature to bath face and hob (refer plans).
- > 250 x 400mm pressed edge ceramic tiles from Builders' Standard Range to 2000mm high tiling to shower areas and 500mm high tiling above bath walls
- > 100 x 300mm pressed edge ceramic tiles from Builders' Standard Range to kitchen and laundry splash back to 600mm high or to underside of overhead cupboards
- > 450x450mm external pressed edge ceramic tiles from Builders' Standard Range to Alfresco.

### Bathroom, Ensuite and W.C

- > 20mm stone bench tops from Builders' Standard Range
- > Laminate finish vanities in the standard Builders' Standard Range of laminates & door handles (soft close hinges to doors)
- > 1970mm high clear laminated aluminium semi-framed shower screens in the Builders' Standard Range of colours
- > Builders' Standard Range white acrylic bath (1525mm)
- > 1050mm high frameless polished edge mirrors fitted to same width as vanity unit
- > Chrome mixer tapware from Builders' Standard Range
- > Chrome metal double towel rails and toilet roll holders from Builders' Standard Range
- > Dual flush vitreous china with soft close seat from Builders' Standard Range
- > Semi inset basin china basins with overflow from Builders' Standard Range
- > Hand shower on rail from Builders' Standard Range
- > Strip drain to all showers



# LIFESTYLE TURN KEY INCLUSIONS

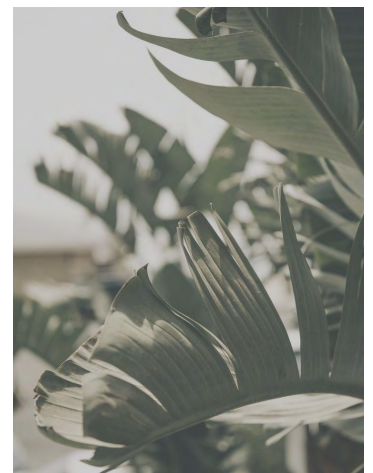
---

## Electrical

- > Earth leakage safety switch and circuit breakers
- > Single phase power connection from existing supply point. Meter box will be installed on the side nearest mains connection point
- > Double power point to each room as per electrical plan
- > One (1) television point to each living/lounge + bedroom 1 (complete with 6 lineal metres of cable and antenna)
- > Smoke detectors (hard wired with battery backup)
- > Provide NBN lead in conduit only (ready for connection by others, developer / owner responsible for supply connection to property boundary)
- > Pre-wiring for two (2) phone / data points
- > Weatherproof external light fittings (where applicable)
- > Ceiling fans from Builders' Standard Range to bedrooms, lounge/living
- > Exhaust fan to internal bathroom, ensuite and powder room or WC (if applicable) as per NCC
- > Wall mounted split system reverse cycle air conditioner to living room
- > Wall mounted split system reverse cycle air conditioner to Bedroom 1
- > Wet weather double GPO to Alfresco

## Kitchen

- > 20mm stone bench tops from Builders' Standard Range
- > Laminate finish to joinery in the standard Builders' Standard Range of laminates & door handles (soft close hinges to doors and drawers)
- > Overhead cupboards to kitchen with plaster lined bulkhead (where applicable) - refer plan for details
- > Microwave space to cabinetry (Where applicable—refer to plan for details)
- > Builders' Standard Range 600mm stainless steel under bench oven
- > Builders' Standard Range 600mm electric ceramic cooktop
- > Builders' Standard Range freestanding stainless-steel dishwasher
- > Builders' Standard Range 600mm wide stainless steel retractable slide out rangehood
- > Builders' Standard Range Inset stainless steel kitchen sink with drainer
- > 2 x pendant lights above island bench (if applicable) from Builders' Standard Range
- > Gooseneck style kitchen sink mixer from Builders' Standard Range
- > 4 x melamine shelving to WIP (if applicable to design)
- > Cold water fridge point to refrigerator cavity



# LIFESTYLE TURN KEY

## INCLUSIONS

---

### Included Internal and External Features

- > 2440mm nominal ceiling height
- > Paint grade feature external front door with clear glazing from Builders' Standard Range (refer plans)
- > Flush panel paint grade external hinged doors to other external doors (where applicable)
- > Paint grade flush panel internal passage doors, 870mm wide where required
- > Builders' Standard Range Tri-Lock leverset to front entry door
- > Builders' Standard Range lockset to all other external hinged doors
- > Internal lever door furniture from Builders' Standard Range
- > Builders' Standard range cushion door stops throughout
- > 90mm paint grade coved cornice, 42 x 11mm paint grade splayed architraves and 68 x 11mm paint grade splayed skirting
- > Three (3) coat, one colour internal paint system to Manufacturers specifications in Builders' Standard colour or builders white
- > Two (2) coats to ceiling to paint manufacturers standard specifications
- > Two (2) coat external paint system to external trim and doors to paint manufacturers standard specifications
- > Framed mirror sliding robe doors and melamine single rail and shelf to wardrobes
- > Framed vinyl sliding doors to linen with melamine shelving (where applicable - refer plan for details)
- > Roller blinds to all windows and sliding glass doors - excludes wet areas, window behind cooktop (where applicable) and garage
- > Builders' Standard Range carpet to bedrooms, lounge, staircase (if applicable) as per plan

- > Freestanding Laundry cabinet with stainless steel tub from Builders' standard Range.
- > Two (2) external garden hose taps
- > AAA rated hand shower rail and tapware
- > 500 KPA water pressure limiting device
- > Exposed aggregate (unsealed) concrete from Builders' Standard Range to driveway, path and alfresco
- > Landscaping including A grade Wintergreen turf to front and rear yard and Builders' Standard grade garden bed to front garden with garden edging
- > Butted unfinished pine fencing to side and rear boundaries including returns and gate
- > Fold down clothesline from Builders' Standard Range
- > Render finish painted letterbox and metal insert from Builders' Standard Range
- > Cover grade MDF staircase with paint grade pine post and hand rail and powder coat balustrading (if applicable to design)
- > Laminate grade study desk where applicable (refer plans)

### Warranties

- > Twelve months maintenance period
- > 6 year structural guarantee

# DISCLOSURE PLAN

## FOR PROPOSED LOT 11

This plan shows details of Proposed Lot 11 on the approved plan 20-0136-PS2 E dated 10 August 2023 which accompanied the Subdivision Application and was approved by Logan City Council on the 2 November 2023, subject to conditions.

Proposed Lot 11 is currently described as part of Lots 21 & 22 on RP180502. Situated at Cedar Ridge in the locality of Logan Reserve.

### LEGEND

- +6.0--- DESIGN FILL DEPTH CONTOUR (0.5m INTERVAL)
- 6.0 --- DESIGN F.S.L. SURFACE LEVEL CONTOUR (0.5m INTERVAL)
- AREA OF FILL
- 00.00 DESIGN LEVEL AT LIMIT OF USEABLE BUILDING PAD
- STORMWATER LINE / MANHOLE
- GULLY PIT
- FIELD INLET
- SEWER LINE / MANHOLE
- RETAINING WALL  
FOR RETAINING WALL CONSTRUCTION DETAIL SEE ENGINEERING CIVIL O.P.W. PLANS  
(Retaining Wall height defined in the Disclosure Plan is measured as Top of Wall to surface level at Toe of Wall at time of subdivision)

### Builders Note:

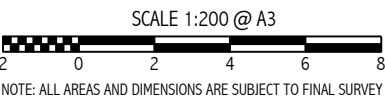
Builders shall not build off the design levels shown; a site survey is required. This note is an integral part of this plan.

### Engineering Note:

Engineering design information supplied by Colliers Engineering & Design. November 2023.

### Compaction Statement:

All earthworks shall be carried out in Accordance with AS3798 -2007 with a testing regime in accordance with AS2007-1996 Level 1 and further compaction methodology in Accordance with AS3798-1996



**BAYCROWN**  
PROPERTY GROUP



Local Authority : Logan City  
Height Datum : AHD  
Height Origin : PM130133, RL 22.670  
Contour Interval : 0.5 m  
ENG : 20231117-Disclosures info Stage 1 again  
BDY : 148138 Boundary 20231128  
Surveyor : RAS  
Drawn : BJB  
Scale : 1:200 @ A3  
Date : 29 NOVEMBER 2023  
Dwg No : 148138-DISC-1c/11



RPS AAP Consulting Pty Ltd  
ACN 117 883 173  
ABN 97 117 883 173  
Lakeside Corporate Space, Suite 425, Level 2  
Building 4, 34-36 Glenferrie Drive,  
Robina PO Box 1048 Robina DC, Qld 4226  
**T** +61 7 555 36900  
**F** +61 7 555 36999  
**W** rpsgroup.com

**Note:**  
This plan has been prepared by RPS AAP Consulting Pty Ltd (ACN 117 883 173), which is registered with the Surveyors Board of Queensland as a Cadastral Surveyor.

