



Legend

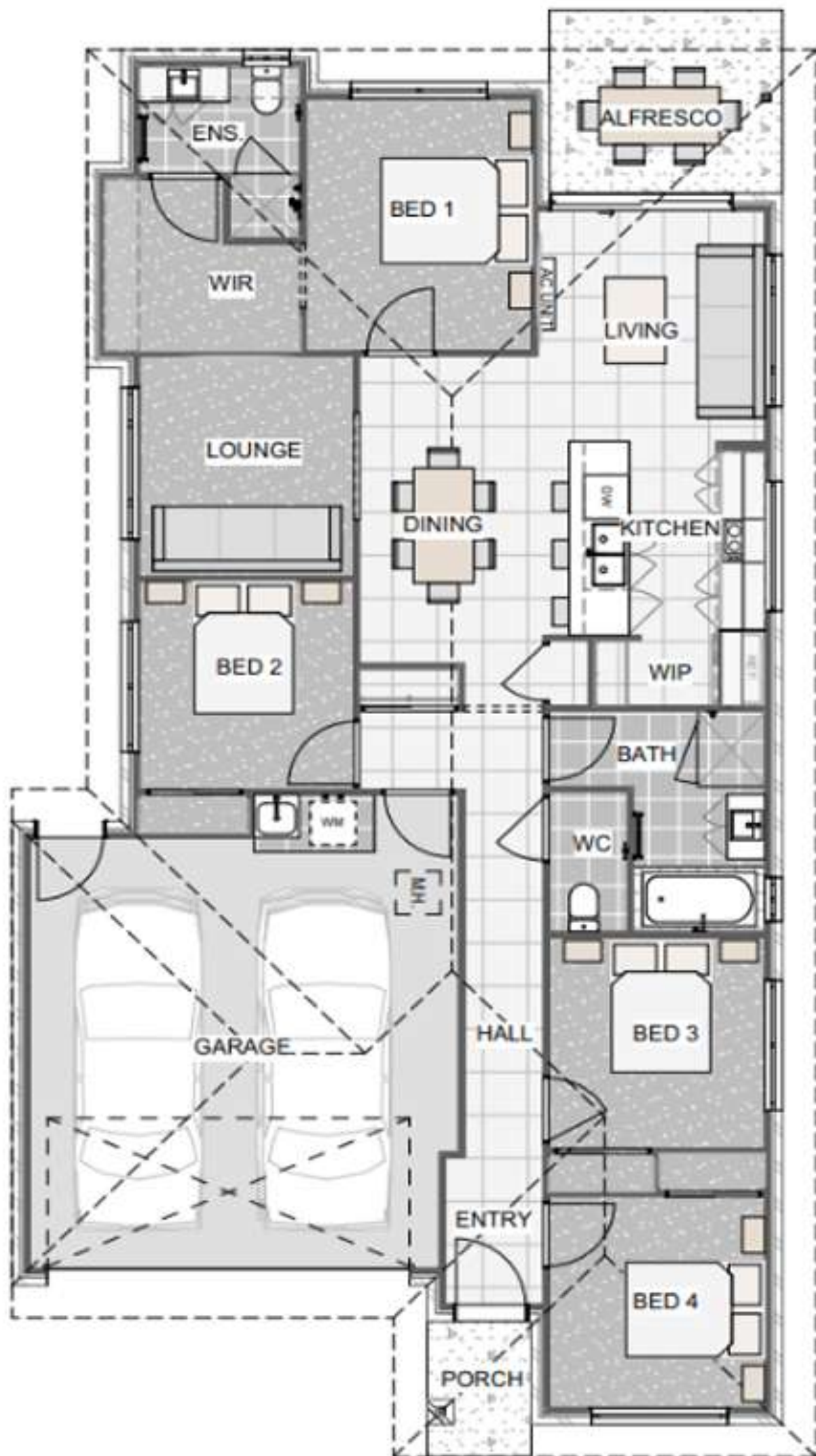
- Site Boundary
- Proposed Common Property

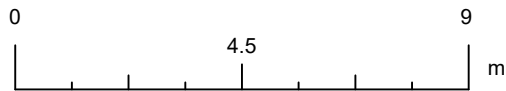
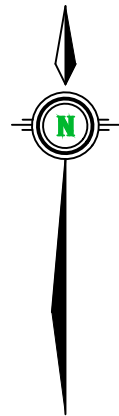
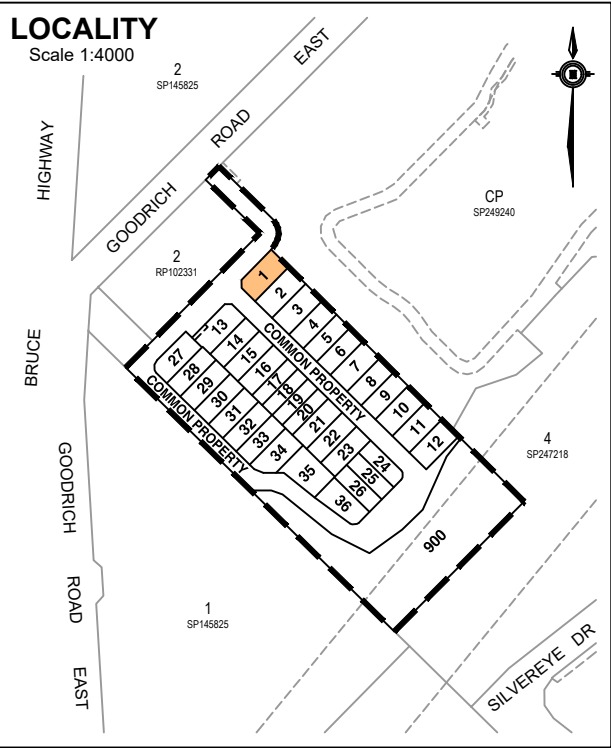
Energex Easement required over the whole of Common Property



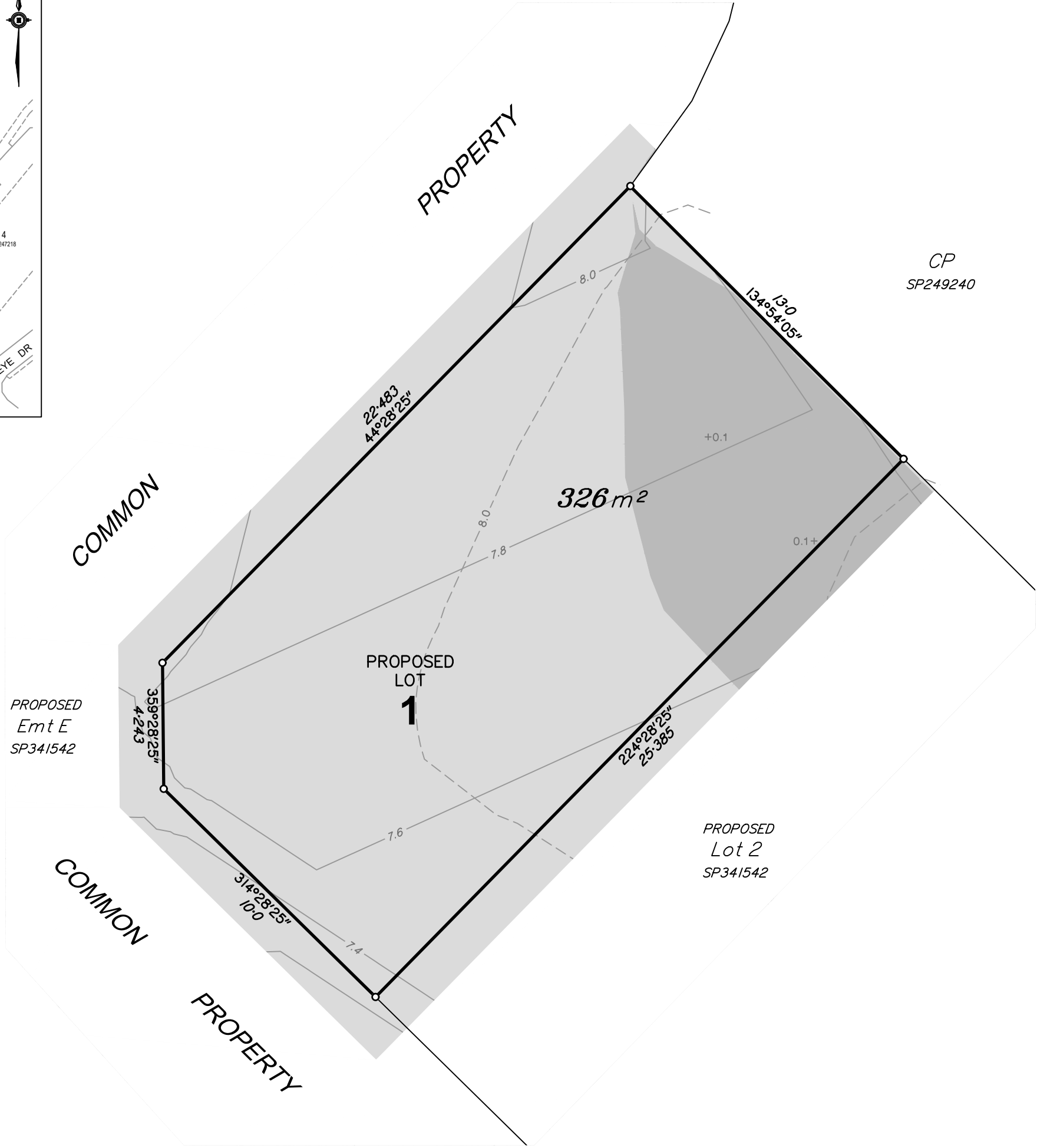
SCALE 1:750 (A3)







SCALE 1:150 (A3)



DISCLOSURE PLAN FOR PROPOSED LOT 1

Currently described as
Lot 2 on SP154322

Scale: 1:150 at A3
Datum: AHD
Origin:

Locality: Griffin
LGA: Moreton Bay City
Cadfile: NSH-302-DIS_B

B	LOTS 1 - 12 & CIVILS UPDATED	SSD	07.06.24	MP
A	ORIGINAL ISSUE	SSD	11.04.24	MP
Issue	Description	Drw	Date	Appd

- NOTES**
- This plan shows details of Proposed Lot 1 on the Proposal Plan NSH.302 RAL 01 Rev H by Focus on Surveying which accompanied the subdivision application and was approved by Moreton Bay City subject to conditions.
 - Lot areas and dimensions are subject to final survey and plan registration.
 - Natural surface contours have been derived from field survey by Focus on Surveying.
 - Design contours have been provided by Stantec Australia Pty Ltd.
 - The compaction of the fill will be done in accordance with Australian Standard AS3798-2007 Level 1 inspection and testing will be carried out on fill over 0.5m.

LEGEND

Natural Contours (0.5m interval)	--- 7.0 ---
Design Contours (0.2m interval)	--- 6.8 ---
Depth of Fill	+0.2
Extent of Fill Area	
Extent of Cut Area	



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8th November 2024



RENT APPRAISAL FOR LOT 1 NEW ROAD GRIFFIN 4503

The rental estimate for a 4-bedroom, 2 living area, 2-bathroom, 2 car space house, to be between \$700 and \$750 per week

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



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



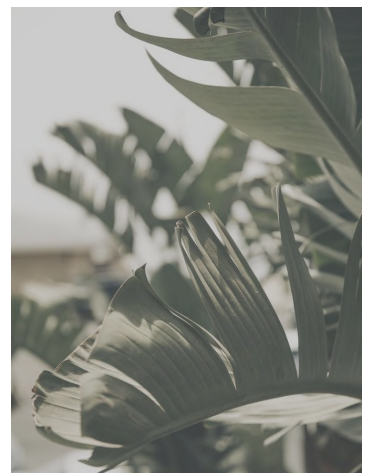
LIFESTYLE TURN KEY INCLUSIONS

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