



GALLERY

Homes

INCLUSIVE COLLECTION



HIGH PHYSICAL SUPPORT
PACKAGE

VALID FOR 30 DAYS
PACKAGED ON 11-06-2024





SDA Investment Package

Presenting our Innovative SDA home designs, meticulously crafted to empower individuals to flourish in a safe and nurturing environment.

These designs prioritize accessibility and enhanced support for clients that may have visual, sensory, intellectual, or cognitive challenges.

To qualify as SDA housing, dwellings are thoughtfully curated in line with NDIS Specialist Disability Accommodation Design Standards. The environment is tailored to participants' needs, encompassing improved physical access and enriched sensory provisions, including luminance contrasts, intuitive wayfinding, and optimized lines of sight.

Design highlights encompass sensory-sensitive elements like lighting and doorbells, as well as cognitive-focused enhancements such as consistent labelling and fixtures. Ensuring the participant-led design concept is at the core, this property will seamlessly integrate within the community and accentuate outdoor spaces.

Discover the elevated comfort and accessibility of our SDA offering.

HPS Inclusive Package



3 Bedrooms



3 Bathrooms



2 Garage



2 Living



Lot 152

ADDRESS

Calli Estate, Upper Coomera QLD 4209

HOME DESIGN

HPS 220 2P 1M

FAÇADE

Surrealist | Earth Light

FRONTAGE

13.5 meters

LOT SIZE

405 m²

LAND REGISTRATION

January 2025

Floor Plan

LAND PRICE

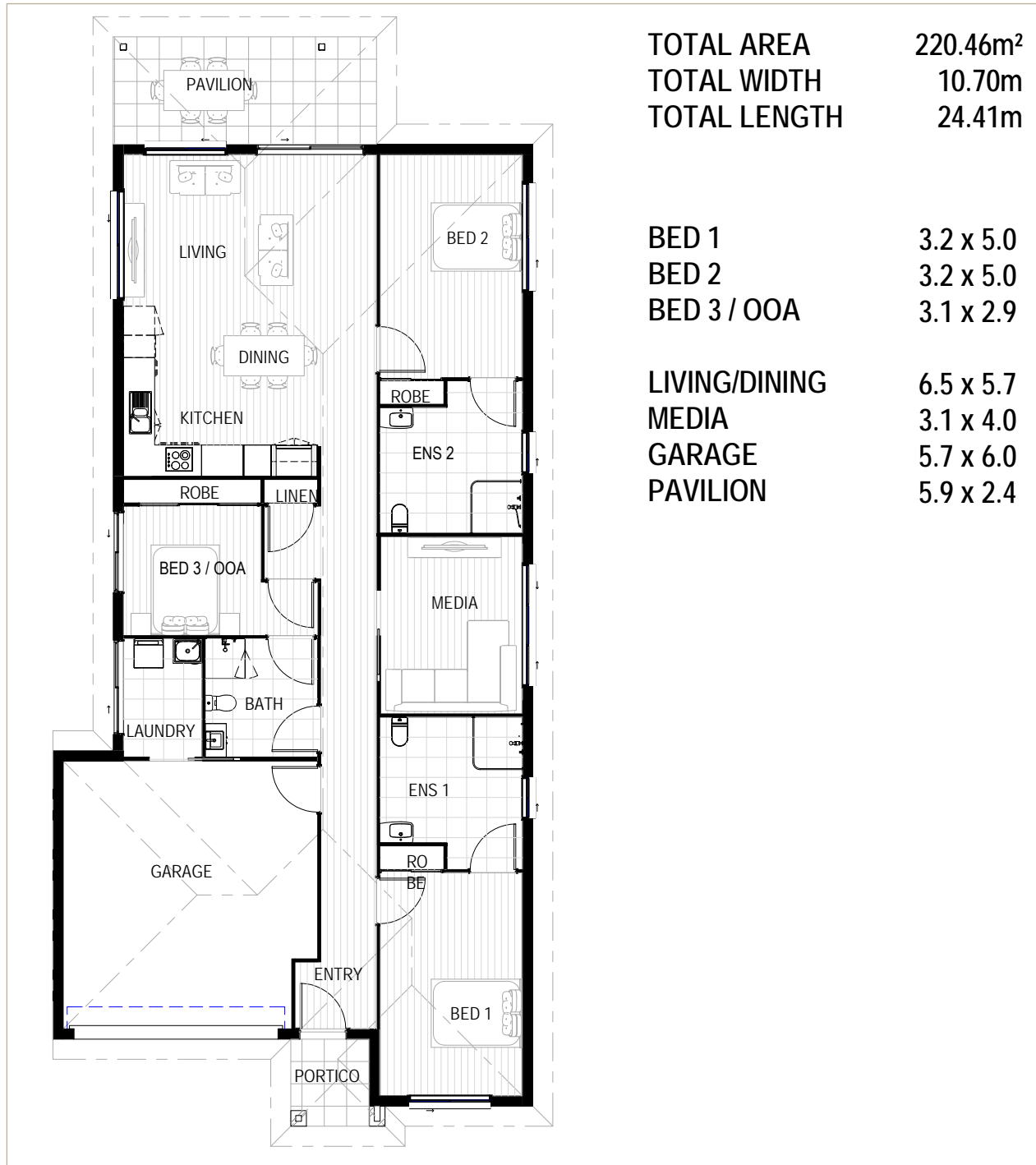
\$560,000

HOUSE PRICE

\$698,378

PACKAGE PRICE

\$1,258,378



Plans and illustrations are for marketing purposes - dimensions and colours are provided as a guide only. Some homes may be mirror reverse versions of this design. Whilst every care has been taken in the preparation of this brochure, prospective purchasers should undertake their own enquiries in order to satisfy themselves as to the accuracy of the details. Gallery Homes Pty Ltd reserves the rights to alter the specifications and inclusions at anytime without notice. © Copyright. This drawing remains the property of Gallery Homes Pty Ltd and is provided for use of its selling agents, no assignment of rights are given.

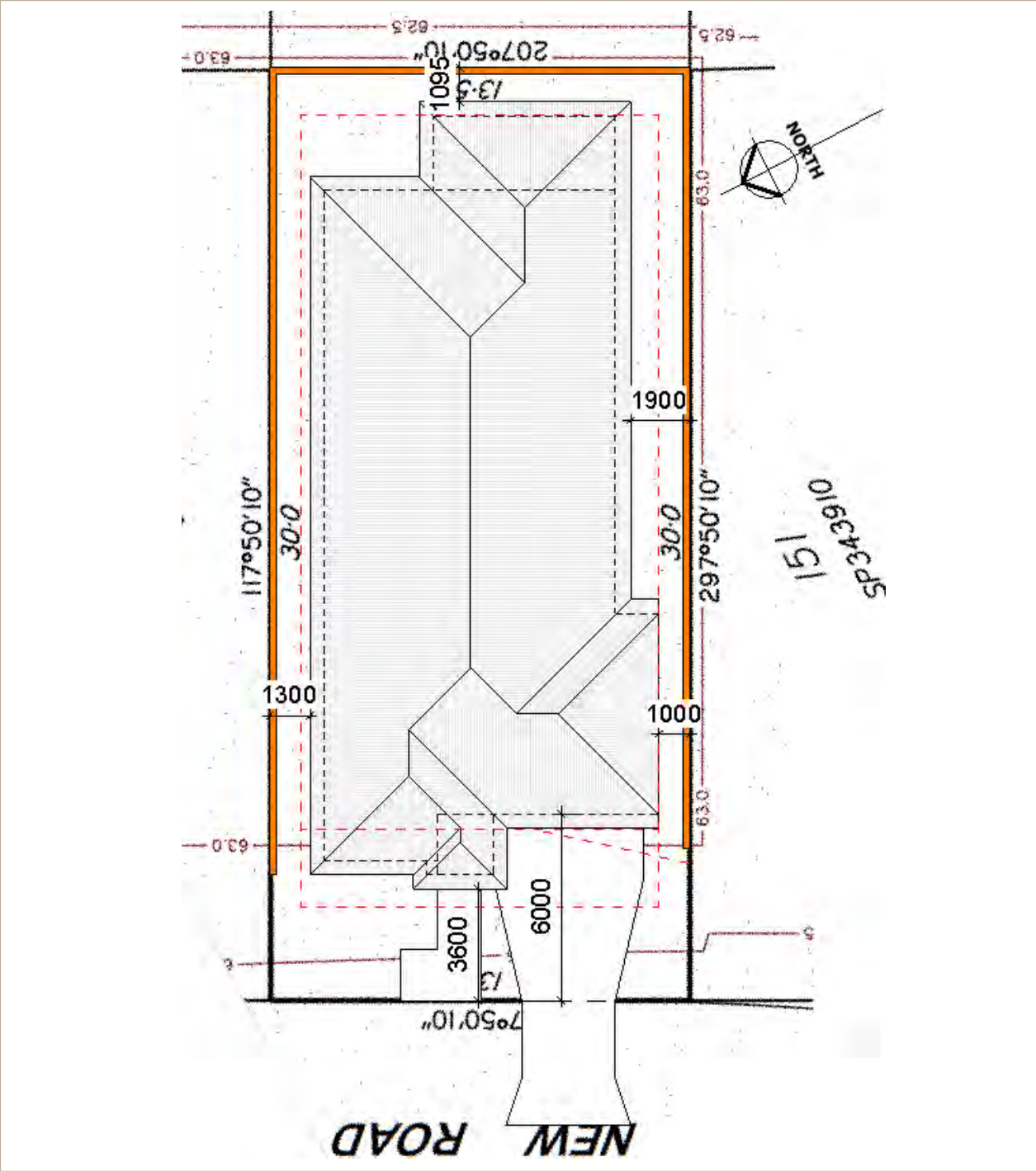
Site Plan

FRONTAGE

13.5m

LOT SIZE

405m²



Upgrades

DEVELOPER / SITE REQUIREMENTS

1. Entries must have a minimum floor area of 4m² with a minimum 1.5m depth and/or minimum 2.5m width. - Surrealist facade
2. The front door must be a minimum 1.0m wide with integrated glazing.
3. All single storey homes must include a minimum 2700mm ceiling height. - (included in HPS inclusions)
4. A minimum 500mm landscape strip is required between the driveway and the side boundary.
5. Side and rear fencing - To be constructed of capped vertical butted timber palings to a height of 1.8m.
6. Lots 12-16m frontage - Minimum of 2 trees, 10 shrubs and 20sqm garden bed
7. Provide Entry Path

CLIENT UPGRADES

1. Provide two (2) additional downlights to Occupant Bedrooms. Please Note: Existing downlights repositioned to suit.
2. Provide One (1) additional downlight to Guest Bedroom. Please Note: Existing downlights repositioned to suit.
3. Provide One (1) additional downlight to Media room. Please Note: Existing downlights repositioned to suit.
4. Provide One (1) additional VECTOR-II 48in. AC Ceiling Fan with Ezy-Fit 4 Blades to Media and Pavilion.
5. Provide VECTOR-II 48in. AC Ceiling Fan with Ezy-Fit 4 Blades ceiling fans in lieu of standard.
6. Provide two (2) additional double power points to all Bedrooms
7. Provide One (1) additional data-point to all Bedrooms.
8. Provide One (1) additional television point to all Bedrooms.
9. Provide One (1) additional double power point to Living room.
10. Provide One (1) additional double power point to Rear elevation of Garage.
11. Provide One (1) additional external double power point to Pavilion.
12. Provide feature downlights to Front elevation of Garage, positioned each side of Garage door. Please Note: Two (2) in total.
13. Provide water point to Fridge.
14. Provide Air Touch 5 controller to ducted air-conditioning system.

Façade Selection

SINGLE 10M



COMTEMPORARY



REALIST



CUBIST



SURREALIST



EXPRESSIONIST



URBAN

*Façade selection to be submitted with EOI

Façade Selection

SINGLE 12.5M



COMTEMPORARY



HAMPTONS



MODERNIST



ALTO



EXPRESSIONIST



SURREALIST



REALIST



CUBIST

*Façade selection to be submitted with EOI



Façade Selection

SINGLE 15M



CONTEMPORARY



HAMPTONS



REALIST



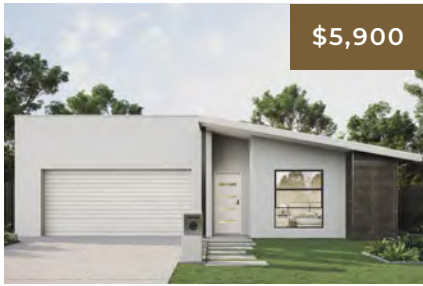
MODERNIST



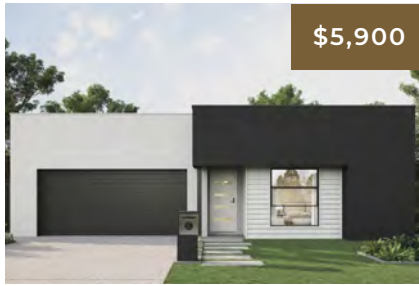
SURREALIST



URBAN



EXPRESSIONIST



CUBIST



ALTO

*Façade selection to be submitted with EOI



Inclusions

PRE-CONSTRUCTION

Preliminary Inclusions

- HIA fixed price contract
- Plans and home building specifications
- QLeave and QBCC Insurance & home warranty
- Certification and Council building application fees
- Twelve (12) month maintenance warranty
- Engineering soil test and slab design
- Statutory structural guarantee period
- Independent quality inspections throughout building process

Site Works, Foundations & Connections

- 400mm site scrape and/or balanced cut and fill excavation
- SDA slab design suitable for block, as per engineer's design, based on site investigations
- Termite treatment to slab penetrations and perimeter
- Sewer and storm water connections to existing serviceable connection points
- Connection to electrical mains per attached building plans
- Water connection from pre-tapped water main
- House constructed to meet wind rating conditions determined by Engineer -N2 included
- Retaining walls as per attached building plans (design specific)
- Provide 3m council cross over (design specific)
- Provide driveway cut and excavation including gutter cut (design specific)
- Pedestrian access to boundary to conform with compliant gradients (design specific)

Energy Efficiency

- 7 Star as per Requirements

ELECTRICAL

- Earth leakage safety switch and circuit breakers
- Single phase underground power connections from existing supply point
- Emergency power solutions exceeding industry standard minimum of 2hr outage
- 6kw solar system & 5kw inverter
- Meter box will be installed on the side nearest mains connection point
- Power points as per the electrical plan
- LED ceiling lights and fans as per electrical plan
- Task lighting to kitchen as per plans
- Intercom kit with 1 (one) door station and up to 5 (five) internal screens
- TV/Data points to main living, master & media where applicable – design specific. Refer to plans
- Smoke detectors (hard wired with battery back-up) as per plans and building regulations
- One (1) phone point as per plan
- Exhaust fans as per plan – where required as per building regulations
- Electric hot water storage system (250 litres)
- TV antenna to roof – location TBD on site
- Two (2) x Pendant Lights to Kitchen Island (or Breakfast bar) from Builders standard range - design specific
- Ducted Air Conditioner with up to five (5) zones and up to eight (8) outlets – design specific. Each Living and Bedroom to have separate zone and Temperature sensor

Inclusions

INTERIOR GENERAL

General

- 2700mm nominal ceiling height
- Ceiling paint to manufacturers standard specifications
- Three (3) coat internal paint system to paint manufacturers specifications
- 90mm paint grade coved cornice, 42mm paint grade architraves and 66mm paint grade skirting
- AAA rated water saving shower heads/tapware
- Minimum P3 slip resistance Vinyl Plank Flooring from the builder's standard range
- Internal and external builder's house clean
- Minimum 1400mm wide robe including one (1) continuous shelf & hanging rail under (design specific)
- Enclosed timber stairs with matching timber handrail (design specific)
- Minimum P4 slip resistance to Garage floor

Internal Doors & Windows

- Paint grade flush panel internal doors with a minimum clear open width of 950mm from builder's standard range - 2040mm high
- Compliant Internal door handles from the builder's standard range – installed between 900mm and 1100mm from FFL
- Block out roller blinds to applicable windows, excluding bathroom, ensuite, WC, powder room
- Capped GPO at window head provided to comply with future window blind automation
- White vinyl, chrome framed sliding doors to bedroom robes. One (1) continuous shelf with hanging rail under
- White vinyl, chrome framed sliding doors to storage cupboards. Four (4) equally spaced shelves internally

Kitchen & Laundry

- Laminate finish cupboards (soft close) and kicks from the builder's standard range
- 20mm stone bench tops to kitchen from the builder's standard range
- 600mm electric appliances including side access oven, cooktop rangehood & dishwasher
- Stainless steel overmount kitchen sink from the builder's standard range
- Compliant chrome sink mixer and metal laundry cabinet with mixer tap
- Microwave opening

Internal Tiling

- Minimum P3 slip resistance 450mm x 450mm ceramic tiles to wet areas from builder's standard range
- Bathroom and ensuite: 2000mm high to showers with 220mm skirting tile
- 220mm high skirting tiles from the builder's standard range to WC and laundry
- Tile splash to kitchen (back wall only) from the builder's standard range

Bathroom, Ensuite & Toilets

- Laminate finish vanities from the builder's standard range with 20mm stone top
- 300mm tiled splashback and polished edge mirror above vanity
- Compliant chrome mixers, towel rails and toilet roll holders
- Compliant toilet suite from builder's range
- Semi-framed shower screens with clear safety glass as per plan where applicable
- Compliant shower curtain & rail as per plan where applicable

Inclusions

EXTERIOR GENERAL

External Floor, Wall & Roof Finishes

- Tiled entry portico from builder's standard range
- Tiles to undercover pavilion and balcony from builder's standard range (design specific)
- Face brick walls to the exterior of the home (design specific)
- Feature painted render, wall cladding, aerated concrete panels or tiled columns to facade (design specific)
- Colorbond roof from the builder's standard range of colour profiles - as per plans
- Colorbond fascia and gutters from the builder's standard range of colours with painted downpipes

External Doors & Windows

- Paint grade solid core front door with glazed panels and lever set handle from builder's standard range – 2040mm high
- Powder-coated aluminium windows from the builder's standard range of colours with transparent glass to all windows & doors
- Translucent Laminate (opaque) glass to bathroom, ensuite, WC, powder room
- Keyed locks to all opening windows and sliding doors
- Window controls to be located between 600mm and 1100mm above FFL
- Insect screens to opening windows & sliding doors (excluding front door)
- Remote control garage door from the builder's standard range. Panel lift for double garages and Roller for single garages

Landscape

- Exposed aggregate concrete driveway
- Minimum slip resistance of P4 to all access paths to dwelling as per plans
- Fencing to external boundaries as per attached plans with one (1) treated pine gate
- Turf to front & rear yard with gravel to sides behind return fences (site specific)
- Up to 10m² of garden with a variety of up to twelve (12) plants 140mm or 200mm pot sizes and mulch to garden bed
- Letterbox with house number
- Clothesline – fold down
- Two (2) external garden taps

Warranties

Each home comes with a 6 1/2 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.

EXTERIOR

Concrete Foundations

- 6 1/2 Year Structural (Dependant on warranty as per contract).

Structural Frame

- 6 1/2 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. Garage Doors
*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 - Colorbond

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

Fascia & Gutter - Colorbond

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

INTERIOR

Structural Brickwork

- 6 1/2 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.

Warranties

INTERIOR

Air-Conditioning

- 5 Year Manufacturer warranty on Materials and Workmanship.

Plastering

- 12 Months maintenance period for Cracking in plasterboard surfaces.
- 6 1/2 Year warranty on cracking greater than 5mm after the initial 12 month period.
- 6 1/2 Year warranty on nail popping in plasterboard if it has the potential to collapse.

KITCHEN & APPLIANCES

Kitchen

- Kitchen Cabinets, Benchtop & Vanity
12 Months installation.
- 6 1/2 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.

ELECTRICAL

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.

PLUMBING

Plumbing Pipes & Labour

- 3 Months Blockages.
- 6 1/2 Years workmanship.

Sewer

- 6 1/2 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.

ELECTRIC HOT WATER HEATERS

Rinnai Electric Storage Water Heaters

HOTFLO Series (EHFA or EHFD)

Domestic Use

Cylinder

Components

Parts

10 years

1 year

Labour

3 years

1 year



H I G H P H Y S I C A L S U P P O R T
P A C K A G E



I N C L U S I V E C O L L E C T I O N

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