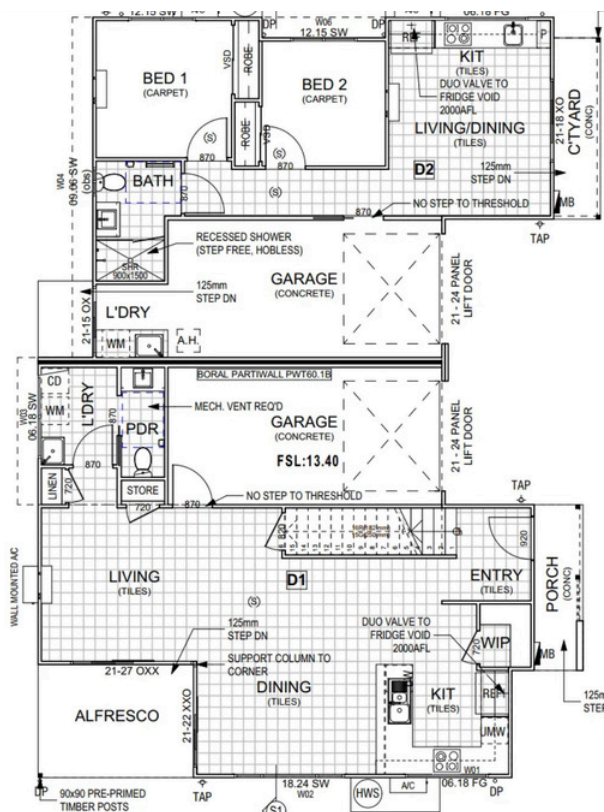


1 PART CONTRACT

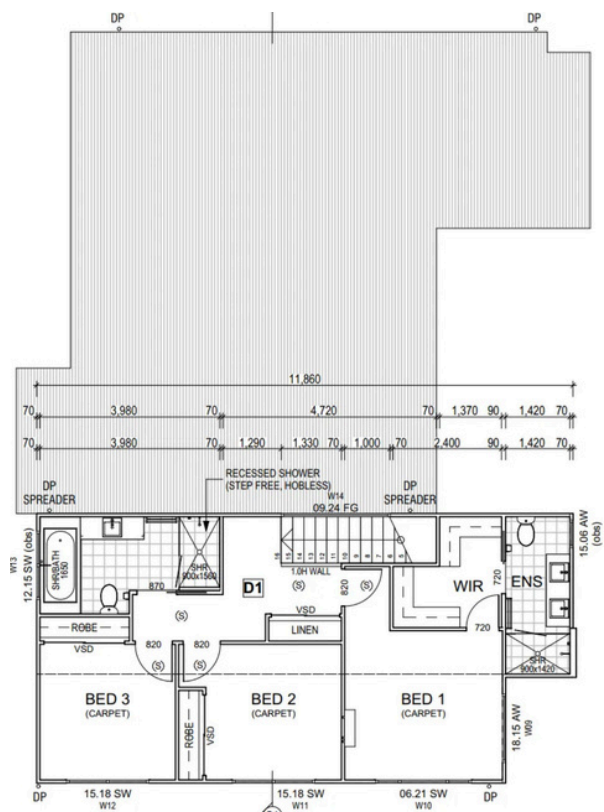


Package: \$1,040,000

Land Size: 602m2



Level 1



Level 2

ÉLEVER.

28th of March 2025.

To whom it may concern,

Rental Appraisal: Lot 4 – 103 Second Ave Marsden

The purpose of this letter is to appraise the above-mentioned property. The figures and information contained within the Rental Appraisal have been obtained from multiple sources. Despite every care being taken in arriving at the figures, we stress that it is an estimate only and is not to be taken as a sworn valuation.

Based on comparative market evidence, the estimated market price would be;

Dual Key.

3 Bedrooms, 2.5 Bathrooms, 1 Car Space + 2 Bedrooms, 1 Bathroom, 1 Car Space

\$600 + \$500 | \$1,100 Total Per week

If you have any questions or queries, I look forward to hearing from you.

Regards,

Megan McCarthy
Megan McCarthy

Lot 4 - 103 Second Ave Marsden

Construction Update





STANDARD CONTRACT

We ensure transparency and fairness with every build by adhering to the QBCC Standard Contract, giving you complete confidence in your agreement.



CONSTRUCTION INSURANCE

Your home is protected throughout the construction process with comprehensive insurance, providing peace of mind from start to finish.



SIXYEAR STRUCTURAL WARRANTY

Enjoy long-term confidence in your investment with a six-year structural warranty, ensuring your home is built to last.



12MONTH MAINTENANCE PERIOD

We provide ongoing support with a 12-month maintenance period, addressing any concerns as you settle into your new home.



BUILDING CODE OF AUSTRALIA COMPLIANCE

Every home we build is crafted with materials and designs that meet the highest standards set by the Building Code of Australia.



HOME OWNER WARRANTY INSURANCE

Protecting your investment with mandatory QBCC Home Owner Warranty Insurance, so you can move forward with confidence.



QUALITY TRADES AND SUPPLIERS

We partner with trusted tradespeople and suppliers to ensure every detail of your home is of the highest quality.



COMMUNICATION

Our team keeps you informed every step of the way with open and consistent communication, making your building journey seamless.



QUALITY ASSURANCE

Our rigorous quality assurance process ensures that every stage of construction meets our exacting standards, delivering a home you'll love.

ESSENTIALS INCLUSIONS

GENERAL

QBCC Standard Contract Self-assessable council fees, portable long service leave and BSA. Not including relaxations, GIA's code assessment or materials required to achieve compliance etc.
Construction insurance Soil test and engineer designed footing and slab Soil allowance to "H" class 1, no piers
Allowance for heavy machine earthworks to cut/ fill a block up to 500mm total (250mm each and block not to exceed 450sqm in size) Waffle pod and slab design as per engineer design, constructed to suit local requirements and wind loading as per Australian standards Final engineering inspections & certification N3 non-cyclonic wind load construction 2400mm timber framed ceiling height Roof pitch as per plan Six (6) year structural warranty and Twelve (12) month maintenance period Standard working drawings Full termite management system with 10- year guarantee Wall Wrap to external brick walls Structural timbers shall be seasonal pine as per Building Code of Australia

EXTERNAL

Rendered front elevation and face brick sides and back from the Essentials package range as per plan or as per covenant
Painted FC sheeting to front, sides and back elevation if applicable as per plan
Custom Orb steel roofing and metal fascia & gutter as per plan & as per colour selection. Sectional panel lift steel garage door with two (2) hand held remotes & one (1) wall mounted remote Two (2) external taps one to front and one to back
Aluminium frame windows and glass door keyed alike
Broom finish concrete to alfresco as per plan
Unsealed exposed aggregate concrete for laundry slab (colour matching driveway)
Powder coated fascia & gutter as per plan & colour selection
Eaves to be lined with 4.5mm fibre cement sheeting if applicable
Gainsborough Traditional Lever set Single Cylinder Entrance set handle to front entry door

ESSENTIALS INCLUSIONS

INTERNAL
Three (3) coat paint system to all internal walls
Three (3) coat flat white paint system to ceiling & cornice
Gloss enamel paint to doors, architraves and skirting colour matched to walls 67mm x 12mm skirting in splayed profile
42mm x 12mm architrave to match skirting
Framed 2040mm vinyl sliding doors to all bedroom robes and linen if applicable Built-in robes to all bedrooms, inclusive of painted top shelf and hanging chrome rail Linen press with four (4) shelves
75mm cornice with cove profile throughout
10mm plasterboard to all walls and ceiling
6mm Villaboard internal lining to bathroom, laundry and ensuite walls where required only to manufactures specification
Gainsborough 'Braxton lever set' lever door handles to all passage and robe doors if applicable. Master bedroom, WC and bathroom to have privacy sets installed Corinthian 2040mm Internal painter flush panel passage doors Insulation to comply with Energy Efficiency Report



KITCHEN
600mm wide kitchen bench & cupboards as indicated on drawings
20mm Stone to edge to kitchen benchtops from Smart Stone Essentials range Fully Laminated under bench cabinetry from Polytec/Laminex Melamine Matt standard range as per colour selection
Overhead wall units where stated on plan with MDF bulkhead White M.R. finish to interior & shelves
Pantry as per plan
Undermount sink double bowl Stainless steel sink Ultimate Sinkware
Bianca Kitchen Mixer
Laminated kickboards colour to match cupboards
Handles; brushed stainless steel from the Visions range with a hole center of 128mm 600mm Westinghouse stainless steel slide out rangehood 600mm Westinghouse under-bench oven and cooktop 600mm Westinghouse Stainless steel dishwasher
Tiled splash back above benches
Tiled splash back behind hot plates up to overhead cupboards. Tiles as per colour selection Fridge tap provisioning to kitchen



ESSENTIALS INCLUSIONS

ELECTRICAL	
MDV inverter split system Air Conditioner to Living area & Master bedroom as per plan (size determined on house size). Can change due to supply	If estate is NBN ready NBN provisions will be installed & located in the garage. NBN provisions include one (1) phone point & one (1) data point to garage for future NBN box
Exhaust fan to bathroom & ensuite (WC if applicable)	1200mm white ceiling fan to bedrooms, living room and alfresco
One (1) double power point to all single bedrooms, meals, bathroom, ensuite garage, laundry & family area if applicable Three (3) double power points to main bedroom	Three (3) white external downlights one (1) in entry portico and 2 in garage eaves if applicable
Two (2) double power points to kitchen	Two (2) white downlights and one (1) fan to alfresco area
One (1) each single power point for dishwasher connection, range hood connection, Microwave space & Fridge space (kitchen)	One (1) external spotlight single halogen to laundry
One (1) single power point for remote control garage door (garage)	One (1) external spotlight single halogen for rear of house
One (1) double external grade power point to alfresco	One (1) fluorescent tube light to garage
One (1) TV point to all living areas	Switch board to be located at external side wall of house which is close to electrical pillar nature strip near boundary
One (1) TV point to master bedroom	Standard single-phase connection underground
One (1) Phone point to kitchen	Standard earth leakage circuit breaker safety switch
White 10w LED non-dimmable down lights throughout	Allowance for interconnected photoelectric smoke alarms
	3 x pendant lights over kitchen bench from builders standard range



ESSENTIALS INCLUSIONS

BATHROOM, ENSUITE & WATER CLOSETS	
Fully Laminated vanity cabinet with kick from Polytec/Laminex Melamine Matt standard range to Bathroom and ensuite as per plan. Ensuite vanity unit to have one (1) draw set	Tiles to walls and floor – wall tiles to 1.8m in shower recess only with allowance of one (1) niche 400x600mm per bathroom (excluding dual occupancy/duplex) and skirting tiles to remaining area including WC
20mm Stone bench tops to Bathroom and ensuite vanity from Smart Stone Essentials range	All wall tiling to have white coloured grout, floor tiling to have natural or off white coloured grout Essentials wall rail & soap dish to each shower
Splashback tiles above vanities to the height of approximately 200mm and splashback tiles to back tiles to bath to approximately 600mm	
Powder coated frame mirrors to the full length of vanity and 900mm high to bathroom & ensuite Laminated framed shower screens in clear glass with pivot door to shower for bathroom and ensuite	Tiled shower bases with hob and full waterproofing under tiles
Double Towel Rail to bathroom & ensuite. Toilet roll holder to bathroom, ensuite & WC if applicable	Above counter basins- Raymor Ambition Bianca Tapware basin Mixer throughout
1525 Seima Syros acrylic bath tub to bathroom (Or equivalent)	Rimless Suite Alpha toilet suite
	Soft Close cabinetry throughout
WINDOWS	
Powder coated aluminium window frames and doors as per colour selection & plan	Ceramic tiles to wet areas, kitchen, meals and one (1) family or living area from selected builder's range. Tiles to be laid in square direction. Floor tiling to have a natural or off white coloured grout. An allowance of one (1) delivery fee per home
Obscured glass to bathroom, WC and ensuite window Key locks to all windows and sliding doors	
Fly screens to all windows and sliding doors (excluding garage) Roller blinds to all window and sliding doors (excluding garage)	
	Carpet and underlay to all bedrooms and one (1) family or living area from selected builders Visions range if applicable to plan

ESSENTIALS INCLUSIONS



LANDSCAPING

- Professional landscaping package which includes a single feature garden to front yard (block not to exceed 450 sqm in size)
- Plants and garden layout to be chosen from standard Builder's range layout
- Winter green Turf to rear and front boundaries (block not to exceed 450sqm in size)
- Decorative rocks to side less than 1.5m or turf if exceeds 1.5m
- Letterbox from builder's Essentials range
- 1.8m treated pine paling fence with hardwood post (allowance for half cost of boundary fence only and block not to exceed 600sqm)
- One (1) pedestrian gate to one (1) side for access to rear (where applicable)
- Unsealed exposed Aggregate driveway from Essentials range
- Unsealed exposed Aggregate portico to match driveway

CLEANING

- External – Builder will clean all builder's debris etc. from site to enable landscaping to proceed unhindered
- Internal – Professional clean throughout to ensure your property is respectable at handover (Allowance for two (2) cleans only)

MISCELLANEOUS

- Slimline fold down clothesline, positioned at builder's discretion
- Standard television antenna with coaxial cable to splitter

HANDOVER



HANDOVER REQUIREMENTS

Two handover inspections for the owner to complete. A set time and date will be arranged for these inspections and the owner can take as little or as much time to complete the 1st inspection.

It is very important to take as much time as possible on the 1st inspection, as this will impact on our subcontractors revisiting to site and may have additional costs if not defected in the 1st inspection.

INSPECTION PROCESS:	
1st Inspection	Go through entire house to inspect all defects
2nd Inspection	Check all defects have been completed from 1st Inspection
3rd Inspection	If a 3rd inspection is required an additional cost may be charged if not picked up in the 1st inspection. This is due to our subcontractors coming back to fix any defects as long as they are legitimate.

1st Inspection	Go through entire house to inspect all defects
2nd Inspection	Check all defects have been completed from 1st Inspection
3rd Inspection	If a 3rd inspection is required an additional cost may be charged if not picked up in the 1st inspection. This is due to our subcontractors coming back to fix any defects as long as they are legitimate.

A final inspection form will be issued to the owner/s on the 2nd inspection to be signed. This will deem all defects have been completed to a QBCC standard. If this form is not signed off, UrbanLuxe Projects will assess if hand over will be granted.

AGREEMENT TERMS

SPECIAL CONDITIONS

The following special conditions outline specific terms and requirements unique to this agreement. These conditions are designed to ensure clarity, mutual understanding, and smooth progression of the project. Please review them carefully, as they form an essential part of the builder's proposal.

1. Due to product changes and/or availability and/or for any other reason the Builder reserves the right to substitute same with similar product or products of equal or better quality and of similar costs.
2. Any variations must be in writing and signed by both parties and paid for immediately. After signing off of contracts and plans, additional admin costs may be charged for variations.
3. Owner is responsible for obtaining covenant approval from developer.
4. The client is entitled to one free appointment with our colour consultant. Additional charges will be forwarded should another appointment be required.
5. Keys to hand over on receipt of final payments and all extras.