



### FACTS SHEET

#### Location

UBD: Brisbane Map 235 H12 . 49 Lots off Ingles Drive (off School Road).  
Approx 60 mins Gold Coast (Surfers Paradise).  
Approx 25-30 mins to Brisbane City.  
Approx 10-15 mins to Ipswich City.

#### Number of stages

Three

#### Number of Lots

Stage 1: Complete.  
Stage 2: 49 Lots off Ingles Drive.  
Stage 3: 34 lots off Olive Smith Drive

#### Type of Lots

Traditional Lots

#### Average Size of Lots

Lots range between 450m<sup>2</sup> and 803m<sup>2</sup>. Average 550m<sup>2</sup>

#### House & Land Packages Available

Yes

#### Average Price for H&L

\$342,615.38

#### Starting Price for H&L

\$298,000

#### Standard House inclusions

Double lock-up garage, designer kitchens with quality appliances, floor coverings throughout, exposed aggregate concrete driveways & paths, full landscaping & fencing, 5000L water tank, air conditioner, ceiling fans, security screens, fly screens & window locks, mirror robe doors, vertical blinds, chrome finish tap ware & bathroom accessories.

#### Number of house designs available

Over 70 available. 14 types on stocklist

#### Can alternate builder be used?

No

#### Facilities onsite

Set against Parkland reserve, Town water, sealed roads, underground power.

#### Landscaping

Extensive street tree landscaping, parklands and entry statement.

**Facilities nearby** – Redbank Plains Shopping Centre, Redbank Plains Recreational Reserve, Redbank Plains Sub Station, Redbank Plains Primary School & Redbank Plains High, Redbank Plains Golf Course, Pony Club & nearby to Brookwater Golf Course, Community Centre, St Augustines College and Redbank Plains Tavern.

#### Approximate Rates per annum

Approximately \$2050 p.a.

#### Rental Assurance

Yes. First tenant. (See price list.)

#### Is land registered

Stage 1: Yes. Complete  
Stage 2: Yes. December 2006  
Stage 3: no. Date to be confirmed.

#### Date construction to start

Civil construction - complete  
House construction – commenced April 2007

#### Power, water, sewage, notes

Town water, sewerage, underground power

#### Number of displays

4 planned for completion mid-late 2007

#### Types of displays

Lot 74 - Parkview                      Lot 76 - Seville  
Lot 75 - Magnolia                      Lot 77 - Logan



### BUILDING WITH INGLES HOMES (QLD) PTY LTD

#### Builder

Ingles Homes (Qld) Pty Ltd falls under the umbrella of The Ingles Group Pty Ltd, (a property development firm that has been involved in the industry for more than 20 years). Ingles Homes (Qld) Pty Ltd is a QMBA Member and holds a BSA Gold Card.

#### Contract Costs to Build - all stages

|                      |     |
|----------------------|-----|
| Deposit              | 5%  |
| Base Stage           | 10% |
| Frame Stage          | 15% |
| Enclosed stage       | 35% |
| Fixing Stage         | 20% |
| Practical Completion | 15% |

#### Construction Period and Calculable delays

- a. Allowance for actual construction period not including delays - 154 days
- b. Delays as a result of inclement weather - 10 days
- c. Non-working days (Saturday, Sundays, Public Holidays) - 60 days
- d. Other matters likely to delay the works
  1. Material shortages - 20 days
  2. Trade Days- 10 days

TOTAL - 254 days

#### House Inclusions

See the Standard Inclusions List.

#### Variations

Can be made, including ceiling heights and other changes to the plans. Best for clients to come into the office to discuss, otherwise working drawings can be forwarded to enable clients to note changes.

Additional costs will apply for all variations to the standard inclusions. A dedicated person is located at Ingles Group head office on the Gold Coast to assist with variations and interior design.

#### Colours

Standard internal and external schemes have been created. These will be available for viewing in our office (where custom schemes can also be arranged), or photographs can be forwarded to enable selections to be made.

Colour boards will eventually be on display at on-site sales office also.

**For Further Information Contact the Ingles Coomera Sales Office.**

**P: +61 7 5502 7660. F: +61 7 5502 8660.**