

**FACTS SHEET****Location**

Off Penda Avenue Gladstone (on the Central Queensland Coast), 550kms North of Brisbane.

Number of stages

One

Number of Lots

77

Type of Lots

Medium to large lots

Average Size of Lots

Range between 765m² to 1986m². Average 1060m²

House & Land Packages Available

Yes (see Stocklist)

Average Price for House & Land

\$384,755

Starting Price for House & Land

\$327,000 to \$571,000

Standard House Inclusions

Double lock-up garages, stainless steel appliances inc dishwasher, reverse cycle air-conditioners, full landscaping and fencing, security screens, fly screens & window locks, vertical blinds, exposed aggregate driveway and paths, flick-mixer tap ware

Number of House Designs Available

Over 70 designs

Land Available

Yes

Average Price for Land only

Average \$120,000

Starting Price for Land only

\$107,000 to \$135,000

Can Alternate Builder Be Used?

Yes (Subject to change)

Facilities Onsite

Manicured gardens, wide sweeping streets and parkland. Parklands outlook elevated sites, prepared lots (level sites)

Landscaping

Streetscaping including turfed verges and street trees.

Facilities Nearby

Just minutes from Gladstone's CBD, close to schools, shops, the Botanic Gardens, the golf course, shopping centres and domestic airport.

Approximate Council Rates Per Annum

Approximately \$2200p.a.

Rental Guarantee

Yes. First tenant. See Stocklist

Land Registration

Complete. (February 2006)

Date Construction to Start

Civil Works completed.

Homes construction mid-2006

Power, Water, Sewage, Notes

Town water, sewerage, underground power

Number of displays – 8 displays will be constructed.

Construction to commence mid-2006.

Types of displays –

Lot 28 Alddin,
Lot 29 Carla,
Lot 44 Venetian,
Lot 45 Millstream,
Lot 64 Taryn,
Lot 65 Verona,
Lot 102 Sahara

Onsite sales office (opening late April 2006) Lot 30 Sharyn Drive, Gladstone.

Whilst every effort has been made to accurately describe the details as outlined herein, the availability of certain products and materials may result in some deviation to the above and neither the developer, the agent nor the vendor accepts responsibility for the accuracy of any information contained herein or for any action taken in reliance thereon by the purchasers. The particulars in this document are set out as a general outline only and are to be read subject to the terms of any sale contract. This is representative as a guide only and does not constitute an offer or a contract. Intending purchasers are advised to carry out their own investigations of the correctness of each description or reference. All details were correct at the time of printing and are subject to change without notice. Some plans and details are subject to approval from all relevant authorities. Changes may be made without notice to the whole or any part of the development. Peakride Pty Ltd ABN 97 100 737 497.

**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. Generally it is best for clients to come into the Ingles Homes (Qld) Pty Ltd office to discuss. Alternatively, 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.