

Exclusive to the Fraser Coast

Duplex / Dual Living
for builds commencing
2024-2025



Starting at \$560,000

Call 0459 717 544

www.davidreidhomesfrasercoast.com.au

Residential Build Inclusions



**Inclusions are a total turn key package.
No confusing price structuring.**

General

Fixed price residential building contract
Council Plumbing Permits, Water Meters
Construction & liability insurance
6 year structural guarantee
Colour Consultation
7 star energy efficiency standards
2550mm Ceiling Frame Height
Service connections inc. water, power, phone, sewer & storm
water for residential blocks with a 6m set back.
10lm Electrical, Telstra & NBN lead in allowance
All Drawings – preliminary & construction
Engineering for the construction drawing design
Engineered certified roof trusses
Engineer designed wind loading N3/C2
Site works to house area up to 500mm fall
Foundations to suit “M-H” class soil types
DCP testing
Kordon perimeter and penetration termite control
Structural T2 treated pine framing
Trusses T2 treated pine framing
Sisalation to all external walls
Ceiling batts to internal roof area
Gyprock Party Wall
Auspex pipe plumbing to all hot and cold water points
250l Electric Hot Water System for each unit
Builders internal & external house clean
Builders site clean with all builder’s debris removed

25 week building period.

Helping you build your dream home...

Call to discuss on 0459 717 544 or email salesteam@davidreidhomes.com.au

Residential Build Inclusions



External Home Features for each dwelling

Roof design hip & valley with a pitch up to 22 degrees
Colorbond roof
90mm painted PVC downpipes
External walls smooth tinted acrylic render
Feature [cladding/brick/render/stone] to front façade PS \$1000
Tiled alfresco and porch
Panel lift garage door (if shown on plan)
Sliding windows & doors with 5mm grey float tint
Entrance Door Glass & Aluminium Hinged with 5mm grey float glass or
Humes XR5 Regency with Translucent Glass
Keyless Entry Lock to front door – Yale Assure Lock SL with Yale Home (Matt Black)
External garden tap
Side gate/Screening to conceal services & wheelie bins PS \$1000



Colorbond®



Keyless
Entry



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Residential Build Inclusions



Electrical Features

Double power points – 1 per room, 2 per living and 3 per kitchen
External double power points x 1
Isolation switch to upright cooker
1 x telephone point
Smoke detectors as per building code
Lights (LED) to all rooms, patio & alfresco
Earth leakage circuit breakers
3 in 1 heat, fan and light to ensuites and bathroom
Fan/light combo to WC
Ducted Air Conditioning

Internal Features

Vinyl planking floor coverings to all internal areas (except wet areas)
Epoxy flooring to garage
Coved cornice 90mm to ceilings except wet areas
Square set cornice to ensuites & bath area
Plasterboard wall, ceiling and garage wall linings
Hume Accent Range HAG9 hinged doors
Gainsborough internal door handles – “Carla” satin chrome
Mirrored robe doors to all built in robes with chrome frames
Robe & Linen fitouts included in cabinetry PS
Pencil Round skirting & architraves 66mm x 11mm
Magnetic door stops to all internal doors & front door.



Vinyl Planking Colour Range



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Residential Build Inclusions



Kitchen

Cabinetry & storage/robe fitout PS \$20,500.

Appliances PS \$1000

Based on the PS allowances, suggested cabinetry installation includes:

60cm freestanding electric cooker

60cm slide out rangehood

Dishwasher

20mm Builders range stone benchtop

Soft close drawers

Laminate cupboards

Soft close drawers

Posh Solus MK3 1 $\frac{3}{4}$ bowl inset sink, 1 taphole, stainless steel

Mizu Soothe Square Gooseneck Sink Mixer Tap Chrome (4 Star)

Splashback (inc. side returns) tiled height 600mm



Butlers Pantry (with plumbing)

Laminate benchtop

Open shelved storage under benchtop

Posh Solus MK3 1 $\frac{3}{4}$ bowl inset sink, 1 taphole, stainless steel

Mizu Soothe Square Gooseneck Sink Mixer Tap Chrome (4 Star)

Splashback (inc. side returns) tiled height 600mm

Walk In Pantry (no plumbing)

Laminate benchtop

Open shelving



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Residential Build Inclusions



Ensuite

Laminate bench top
Laminate cupboards and drawers to double vanity
Soft close drawers
Splashback (inc side returns) tiled to 300mm high
Polished edge mirror 900mm high by full length of vanity
Semi frameless chrome clear glass shower screens & hinged door to all shower
Tiling to floors and skirting
Tiling floor to ceiling in showers – tiled height 2550mm
Tiled shower base
Tiled floor wastes
Posh Solus Mk3 Rail Shower 3F CP (4*)
Mizu Soothe Shower Mixer Chrome
Caroma Forma S/R Basin 1th O/F
Mizu Soothe Basin Mixer Chrome (4*)
Posh Solus Square Back to Wall Toilet Suite
Mizu Soothe Double Towel Rail 600mm CP
Mizu Soothe Toilet Roll Holder CP



Bathroom/WC

Laminate benchtop
Laminate cupboards and drawers to vanities
Soft close drawers
Splashback (inc side returns) tiled to 300mm high
Polished edge mirror 900mm high by full length of vanity
Semi frameless chrome clear glass shower screens & hinged door to all showers
Tiling to floors and skirting
Tiling floor to ceiling in showers – tiled height 2550mm
Tiled bath splashback (& sides) - tile height 300mm above bath tub
Tiled shower base
Tiled floor wastes
Posh Solus Mk3 Rail Shower 3F CP (4*)
Mizu Soothe Shower Mixer Chrome
Caroma Forma S/R Basin 1th O/F
Mizu Soothe Basin Mixer Chrome (4*)
Posh Solus Square Back to Wall Toilet Suite
Mizu Soothe Double Towel Rail 600mm CP
Mizu Soothe Toilet Roll Holder CP

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Residential Build Inclusions



Laundry

900mm Laminate cupboard with laminate benchtop
45l stainless steel drop in tub
Base MK2 Sink Mixer Tap Chrome (4 star)
Tiled floor & skirting
Tiled splashback (& sides) – tiled height 400mm above benchtops only
Washing machine taps for top loader WM
Open space for side by side washing machine & dryer (appliances not included)

Shelving

Hatshelf & Chrome rail to robes
4 shelves to linen
Top shelf to broom cupboards

Plans vary in design, zones, features. The above inclusions are general across the range of plans, each design differs (eg some have a butlers pantry, others a walk in pantry, some have a powder, others no powder. The inclusions only apply to zones that appear on each plan.

Some inclusions cannot be confirmed until we know your block of land & you've made some decisions. Below is a complete list of any other costs you will need to budget for.

Unconfirmed quantities/selections – Provisional Sums included for each unit:

10lm Electrical, Telstra & NBN lead in
Feature Cladding to front façade porch area
Tiles PS \$29.50 per sqm a total of 67m2
Cabinetry & shelving (entire home) PS \$20,500
Appliance Allowance (Cooker, Rangehood & Dishwasher) PS \$1000
Side gate/Screening to conceal services & wheelie bins PS \$1000

Conditions of Building Price:

- Owner to lodge application for dual occupancy & pay council fees
- Builder to supply construction drawings
- Preliminary Agreement entered to secure build price with a \$2,500 deposit. This deposit will be deducted from your first building invoice & must be entered by 31 December 2024.
- Construction of home must commence in 2024 – 2025 to secure this offer.
- Builder will provide 12 month home maintenance for home owner (home maintenance refers to any new home related maintenance such as hinges adjusted, & does not include general care of home such as cleaning gutters or other cleaning & care or repair of any damage caused by occupation of home.
- No BAL allowance.

Helping you build your dream home...

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Popular Dual Occupancy Designs!

Limited Offer for Contracts Signed in 2024

Builds to commence 2024 - 2025

Turn Key “Ready to Move In”

Residential Prices (inc GST):

Fraser Duplex Design 1 \$560,000

Fraser Duplex Design 2 \$770,000

Fraser Duplex Design 3 \$860,000

Fraser Duplex Design 4 \$930,000

The Fine Print.

We have provided on the following page our exclusions and all fine print

The Fine Print



Explaining the Infrastructure Costs for Duplex

The Fraser Coast Regional Council has a Dual Occupancy Code for the assessment of land being approved for the construction of duplex/dual occupancy. Once the land has been determined that it is acceptable for this purpose by the council, the Fraser Coast Regional Council Planning Department will provide a quote for infrastructure charges to cater for the secondary dwelling (usually the cost of installing a second sewer & water service). All of these costs are not included in the building price published and can be ascertained by the owner before selecting a builder, or we can assist with this process.

We provide the links to Fraser Coast Regional Council information specific to this in our [article link here](#).

Explaining the Provisional Sums

Unconfirmed quantities/selections – Provisional Sums included. Every block is different & every client's wishes are unique. We explain further why we have allocated provisional sums for these items:

10lm Electrical, Telstra & NBN lead in – You decide where your home will be situated on your land. Depending on where the set location of the house is & comparing this to where the electrical lead in starts, this will determine the distance required for materials & trenching to lead the cabling to your home's new meter box.

Feature Cladding to front façade porch area – When you select your design, you will be able to customise the front façade or leave as a rendered façade. We've included a small provisional sum to allow for some feature cladding at the porch, and this sum could be put towards stone, feature brick or other customised features to the front façade.

Tiles PS \$29.50 per sqm – There is a massive builders range of tiles to choose from and we have a fixed rate when you select from the range. This would only change if you chose a tile which is not in the builders range (commonly mosaics or timber plank tile selections would be outside of the builders range).

Cabinetry & shelving (entire home) PS \$20,500 – If you are happy with our design for your cabinetry, you will not incur any extra costs. Cabinetry can be customised so this is a provisional sum to give you that flexibility.

Appliance Allowance (Cooker, Rangehood & Dishwasher) PS \$1000 - We find our clients are very savvy when selecting appliances and appliances are an item that can be very personal. We find it easiest to work with clients individually when selecting appliances. Note that the cabinetry we have allowed for in the build includes spaces for freestanding 60cm electric cookers.

Side gate/Screening to conceal services & wheelie bins PS \$1000 – We install a screen to hide wheelie bins from the roadside view. You would only incur additional cost if the screen required was over 3m long by 1.8m high.

Explaining Conditions of Advertised Building Price



Builder to supply construction drawings

We provide the construction drawings for your home & retain copyright of these plans.

Preliminary Agreement entered to secure build price with a \$2,500 deposit. This deposit will be deducted from your first building invoice & must be entered by 31 December 2024.

A lot of work is done behind the scenes to prepare plans & engineering for your home on your land. This initial investment will be held while we prepare your construction drawings & soil test. If you decide to not build with us, this is not refunded. If you proceed to a building contract, we deduct this initial investment from your deposit, which is the 5% payment due on signing the building contract.

Construction of home must commence in 2024 – 2025 to secure this offer.

The inclusions & designs and all terms included in this brochure are for a limited time.

Builder will provide 12 month home maintenance for home owner (home maintenance refers to any new home related maintenance such as hinges adjusted, & does not include general care of home such as cleaning gutters or other cleaning & care or repair of any damage caused by occupation of home.

After handover, we want to keep in touch and hear how happy you are in your home! We also want to hear from you if something is quite right. Maybe a door handle wiggled loose, a tile doesn't look right. While we do a quality check during the build and before handover, we're human and we might miss a little detail. We won't leave you stranded!

No BAL allowance

Depending on where your block is situated, there may be a Bushfire Activity Level Rating applied, this means an increase to some costs for external areas of your home. If your block has a BAL rating we will be able to confirm the extra costs before you enter a contract.



Customising Design

We can customise any of our designs & we can work with you to design your very own unique home. The pricing in this brochure is for the floor plans included in this brochure. Talk with us about your custom needs, we'd love to help you.

Our most popular designs can be customised to change ceiling heights from 2550mm to 2700mm or higher. We can also change the roof design to be skillion or a mix of roofing styles. These customisations do not affect the floor plan layout.

Customising Inclusions

We have packaged our popular designs to fast track getting you into your home for as little as possible. You might like to add some extra inclusions or upgrades to suit your needs & budget.

Some examples of bits and bobs to customise your inclusions:

- Windows (style & glass)
- Screening to windows & doors (fly, barrier, crimsafe)
- External concreting (paths, driveway)
- External wall insulation
- Internal wall insulation
- Upgrade plastering features (bullnose corners, upgrade cornicing, plaster ceilings to alfresco)

Fraser Duplex Design 1

\$560,000 inc GST



Unit 1

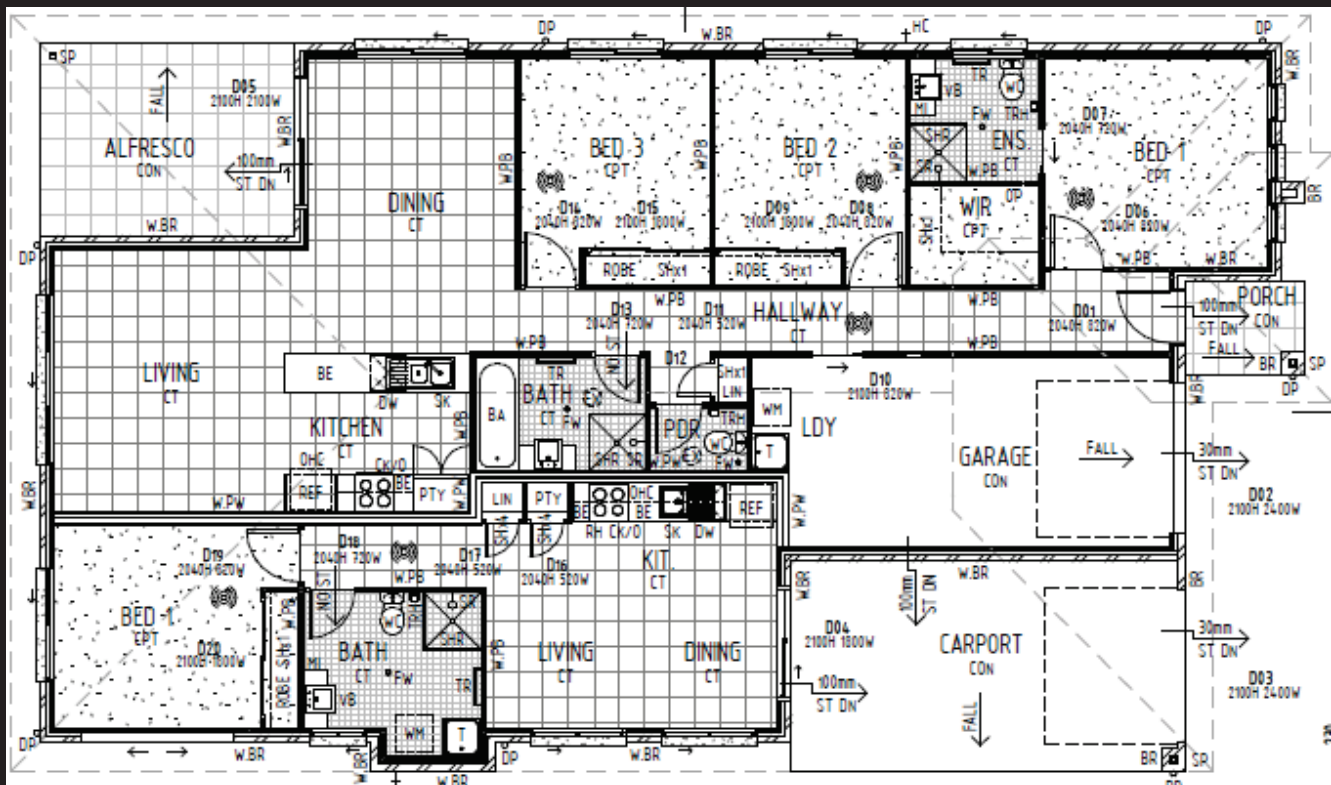
Living	107m2
Garage/Laundry	20.3m2
Alfresco	12.3m2
Porch	2.8m2
Total	142.4m2

Unit 2

Living	45.4m2
Carport	20.3m2
Total	65.7m2

Total Duplex

Width	11.47m
Length	18.04m



Fraser Duplex Design 2

\$770,000 inc GST



Each Unit

Living	104.3m ²
Garage/Store	39m ²
Alfresco	12.6m ²
Porch	4.4m ²

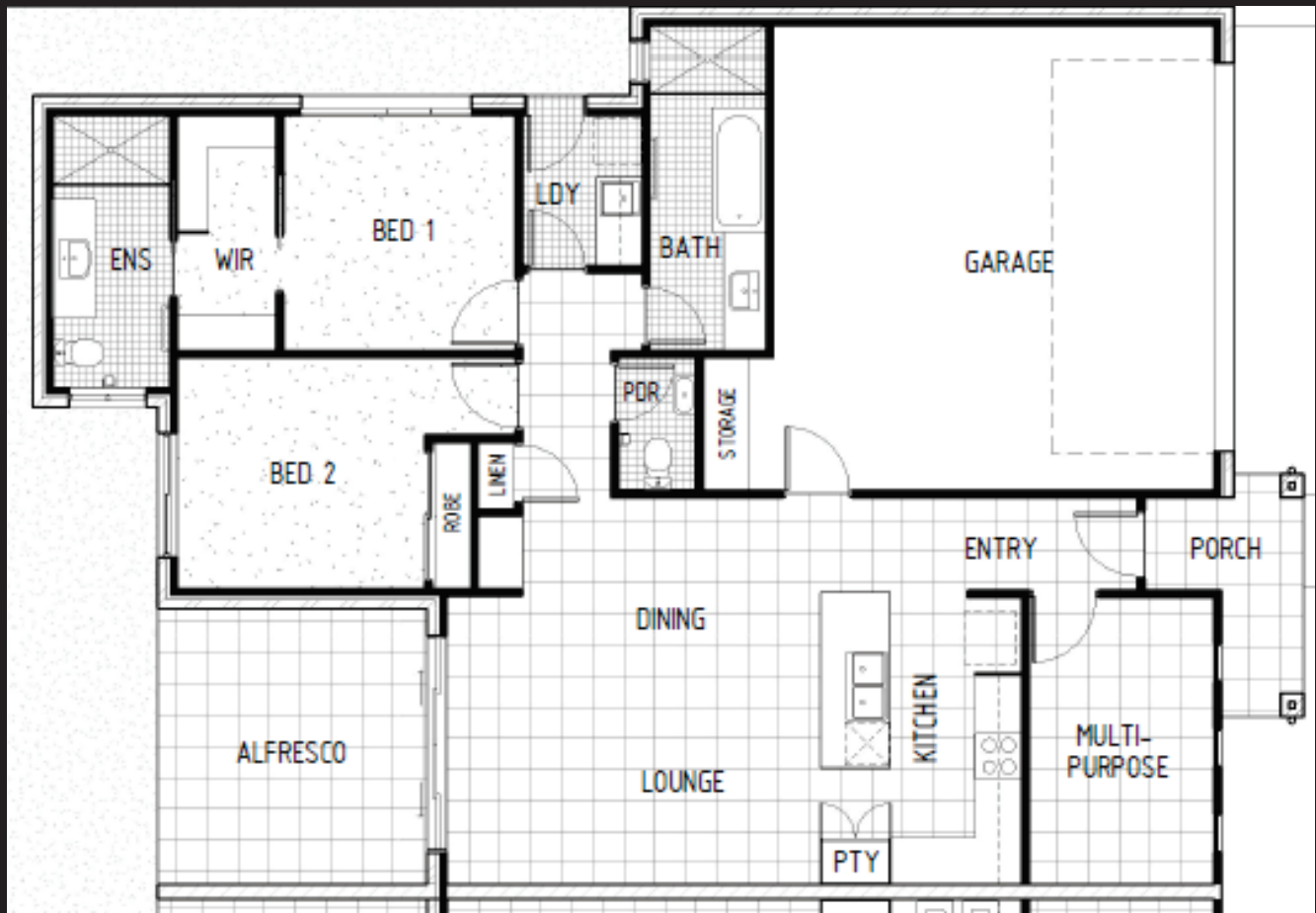
Total 160.3m²

Total Duplex

Width	22.62m
Length	16.41m



Artist impression showing upgraded façade.



Fraser Duplex Design 3

\$860,000 inc GST



Each unit:

Living	129.6m ²
Garage	19.5m ²
Alfresco	13.2m ²
Porch	2m ²

Total	164.3m ²
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Total Duplex

Width	16.93m
Length	21.81m



Fraser Duplex Design 4

\$930,000 inc GST



Each unit:

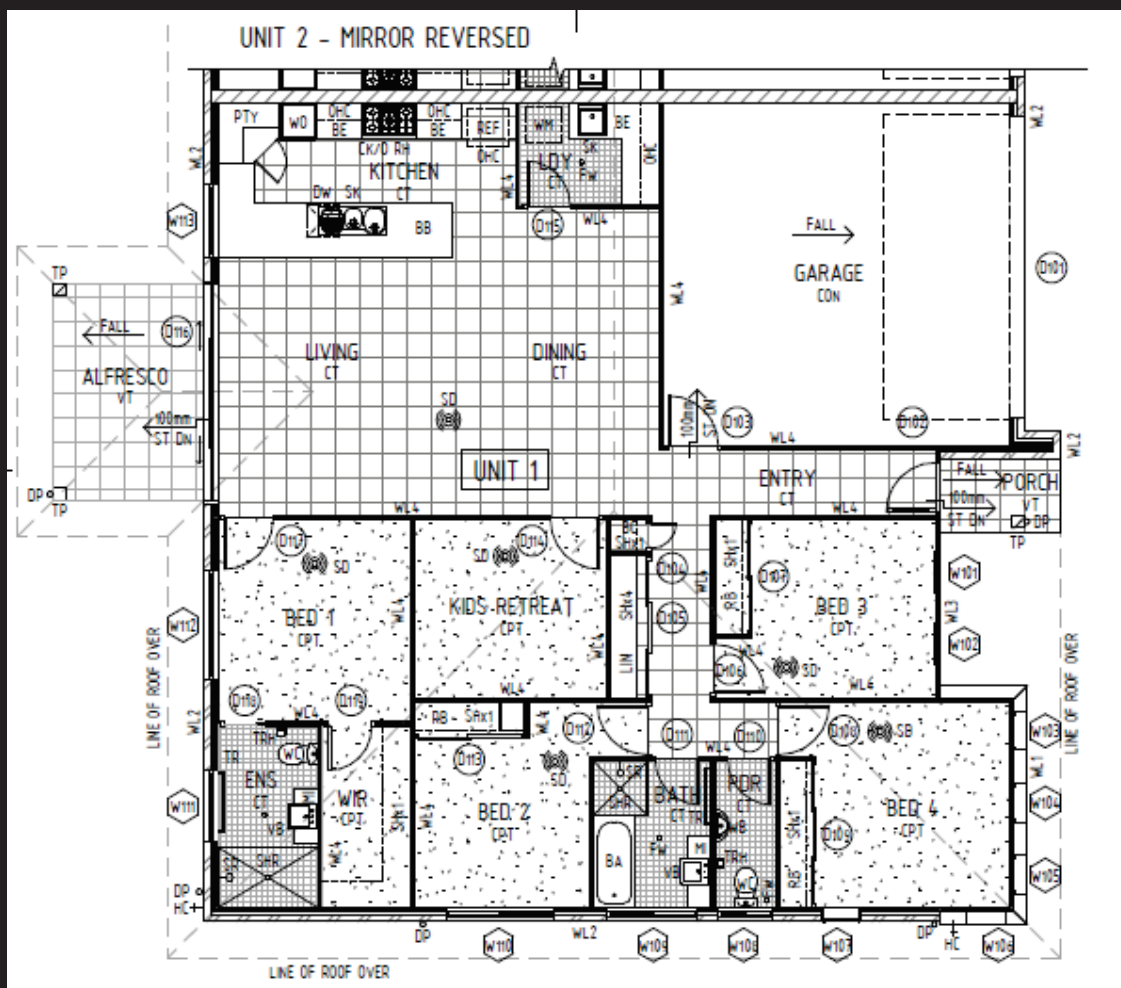
Living	140.29m ²
Garage	34m ²
Alfresco	9.5m ²
Porch	2.6m ²
Total	186.39m ²

Total Duplex

Width	27.22m
Length	16.73m



Artist impression showing upgraded façade.



Do you want to build in 2024/2025?



We keep it simple with these steps:

- 1 Select your plan.
- 2 Consultation with Builder & we show you your chosen design on your land.
- 3 Enter preliminary agreement to finalise all details for your building contract (\$2500 payment which will be deducted from your deposit invoice).
- 4 Presentation of final build price (inc QBCC & Qleave).
- 5 Sign building contract & pay deposit.
- 6 We commence working on your new home !

Our promise is no hidden charges & we won't talk in circles.

Talk to the David Reid Homes Fraser Coast Team Today!
0459 717 544 or salesteam@davidreidhomes.com.au