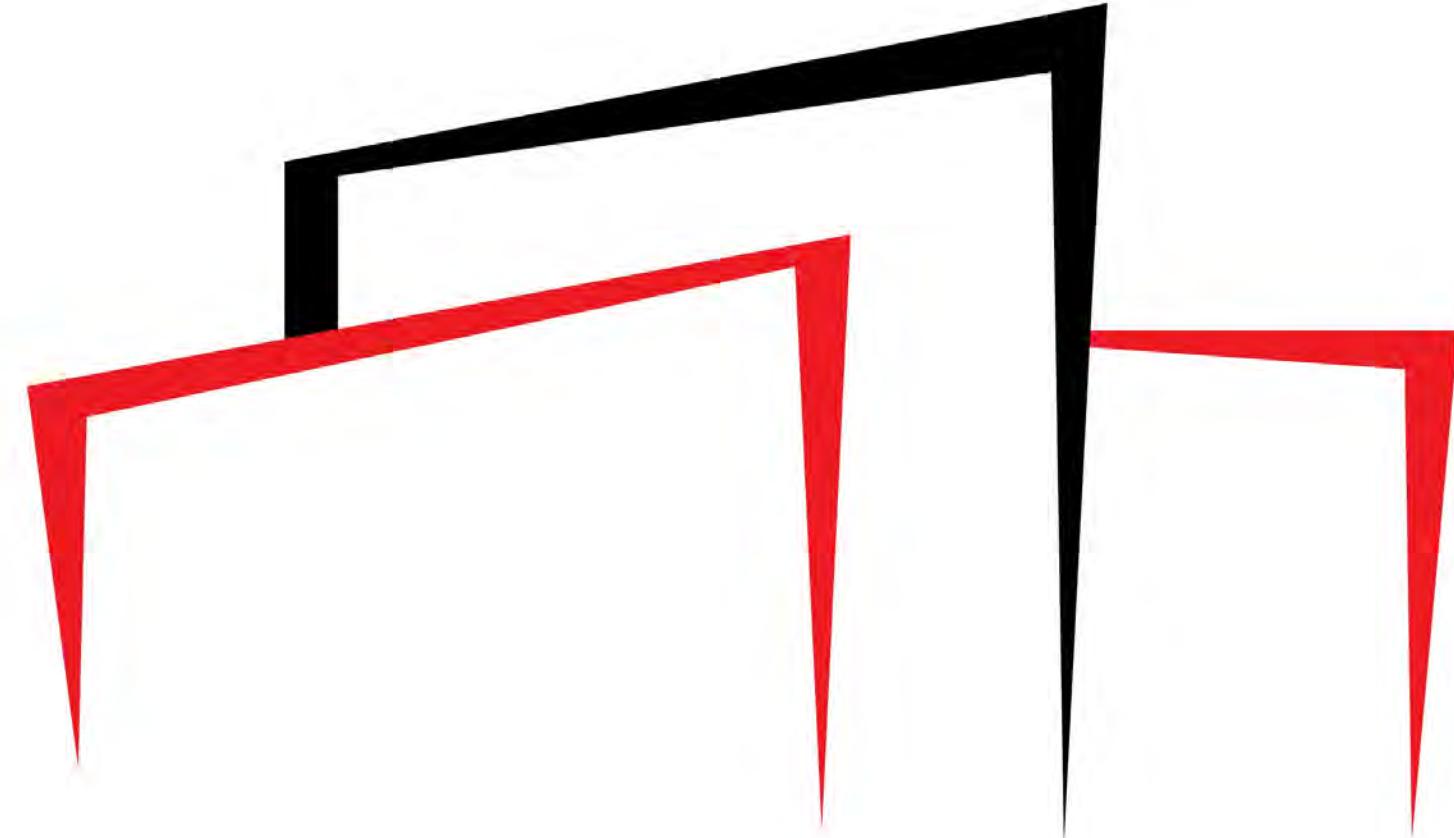


Building Brokers QLD Presents



MEMBER
you're in good hands



BUILDING BROKERS
QLD

89A Lade Street
Gaythorne QLD 4051

Thank you for requesting further details

Building Brokers QLD provides the most unique service in the building industry!

We are pleased to present to you a range of potential build options to give you some inspiration, however, why not call us and we can organise a meeting to discuss the home of your dreams either here or another location.

With 40 high-quality builders on the books, we will make sure your home is not only what you have envisioned but hopefully also the price you dreamed of!

Our unique build tender process means we can achieve more competitive pricing than clients can by going direct to the builders. We save our clients not only time and money but the stress of dealing with multiple companies.

We avoid the hidden surprises and blowouts often found during the build process. We will be honest with you and keep you on budget! This is a true comparative process, unlike any other.

Please review the attached information, and if you do have any questions, please do not hesitate to contact us. We will touch base with you in a day or so if we have not spoken to you previously to see if you have any questions or how we can be of further assistance.

If you do have any questions, please contact us directly on 07 3556 5310.



Quiet and Private Location. This 600sqm lot has a 15m frontage and is ready for us to assist with your dream home build!

The lot is priced at Offers over \$900,000
We have used a value of \$920,000. for the purposes of packaging.

An offer can be submitted and is subject to negotiation.
The final price may be higher or lower.



- ✓ Rear East facing aspect
- ✓ Private & Quiet Location
- ✓ 650m to local Cafe
- ✓ 650m to bus stop
- ✓ 700m to train station
- ✓ 2.1km to Brookside Shopping Centre
- ✓ 1 km to the Local RSL
- ✓ 1km to Mt Maria College
- ✓ Located in the Mitchelton State High School Catchment



See what builders are going to charge you before you sign!

With us you won't select your builder until you see exactly what they are going to charge you for your exact design and inclusions. Each builder quotes on an identical plan, specification and site costs.

NO hidden charges
NO missing essentials
Real pricing from a selection of quality builders

Honest Apples for Apples comparisons
Fixed price contracts

Save yourself months of hard work
Save yourself thousands of dollars

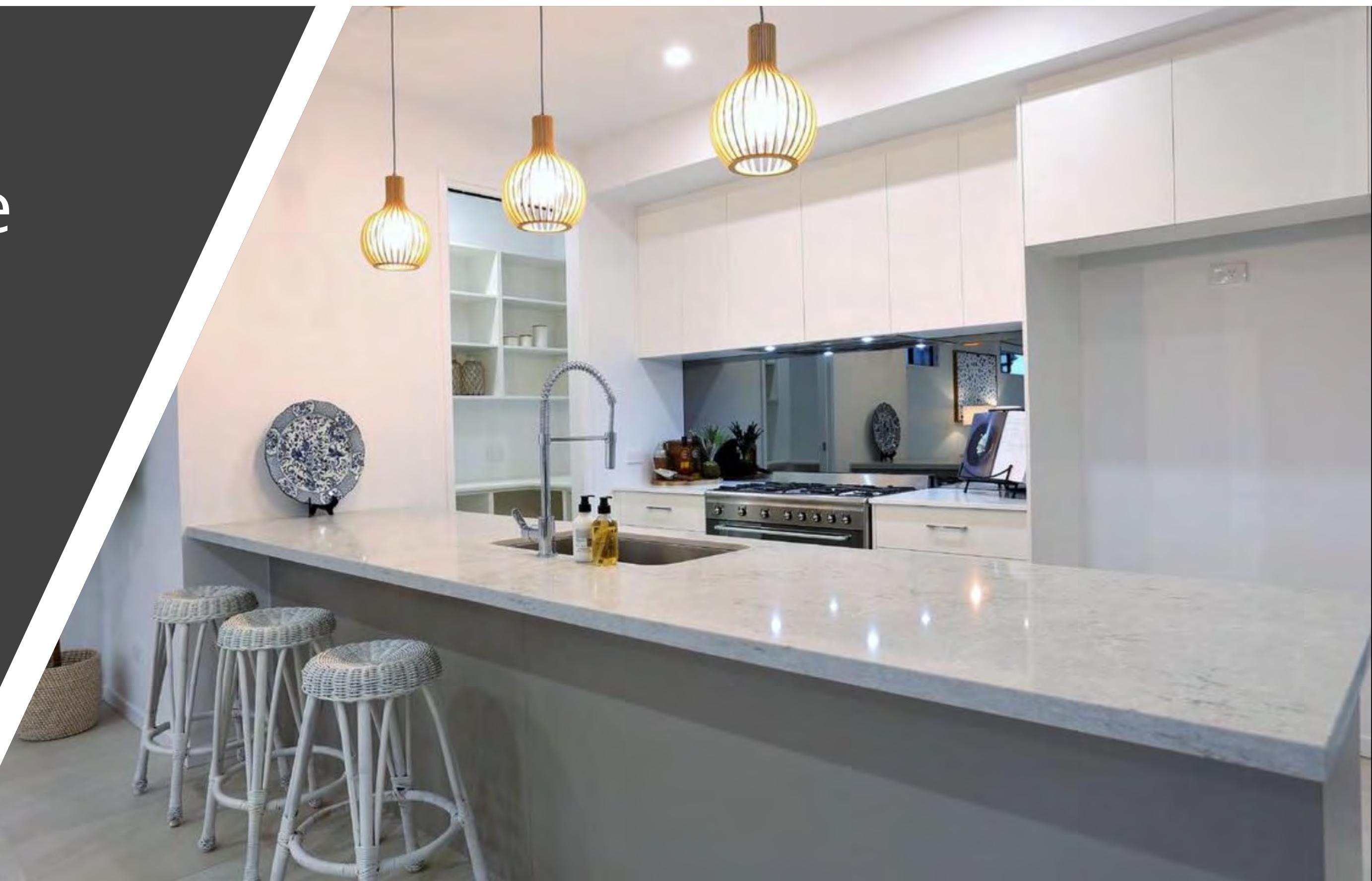




Can't find the right design?
We will design your dream home



at NO additional charge



No Land? No Problems! - Knock Down Rebuild

Love your location and your neighbours?
Don't want to move but noticing your home has seen its used by date?
Can't stand the idea of going through the costly renovation process?

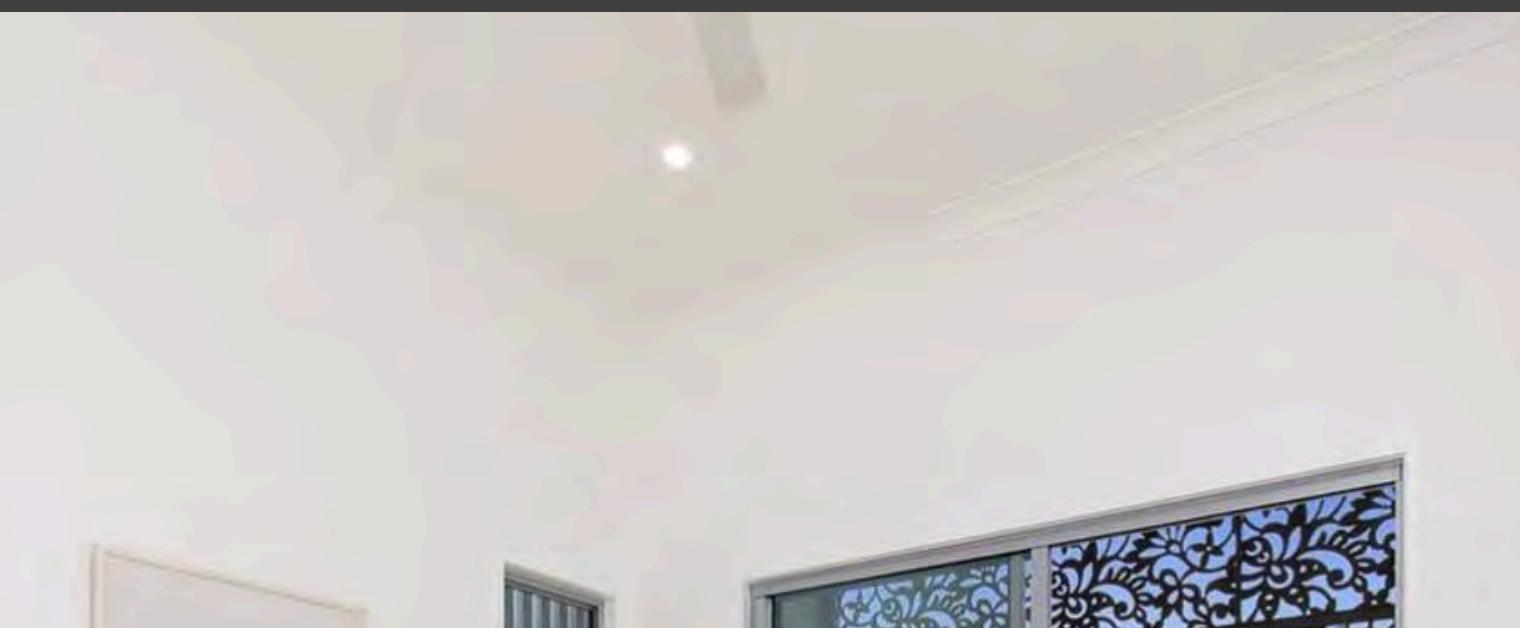
Why not consider a knock down rebuild!

Building Brokers QLD are specialists in knock down rebuild projects. We are able to assist you with:

- Running preliminary searches and providing estimations on demolition, site and build costs
 - Establishing a realistic timeframe for your knock down rebuild journey
 - Creating a custom design to suit your budget and requirements
- Tendering out your job to compare multiple prices and find the best builder for your new home

Don't yet have a home you are looking to knock down? We can assist in finding the perfect site!





We Are 100% Independent From Builders & Land Agents

We work for our clients to

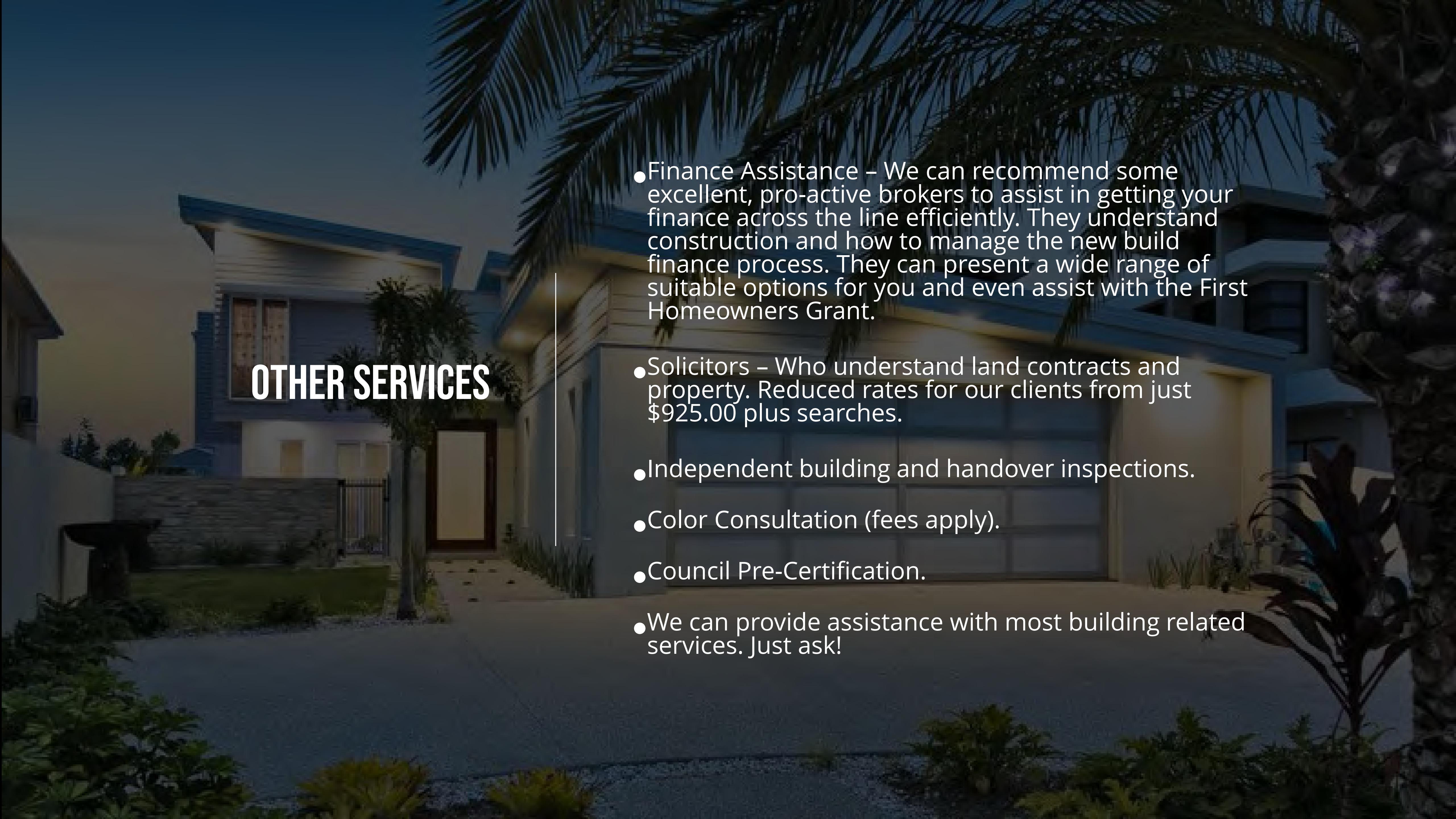
1. Understand what your budget can buy you in todays market. We keep it REAL for you.
2. Source the right land and help negotiate the best deal.
3. Develop the right home design to suit your needs and budget.
4. Tender your home to the right builders. Every quote will be identical.
5. You will select the builder of your choice.
6. We are your contact until your home is complete.

We don't sugar coat the facts or real pricing, we are not here to sell you anything.

We provide the real facts to you when building.

The cost for our service is the same as engaging a single builder.

Our process has worked for hundreds of clients



OTHER SERVICES

- Finance Assistance – We can recommend some excellent, pro-active brokers to assist in getting your finance across the line efficiently. They understand construction and how to manage the new build finance process. They can present a wide range of suitable options for you and even assist with the First Homeowners Grant.
- Solicitors – Who understand land contracts and property. Reduced rates for our clients from just \$925.00 plus searches.
- Independent building and handover inspections.
- Color Consultation (fees apply).
- Council Pre-Certification.
- We can provide assistance with most building related services. Just ask!



WHAT IS INCLUDED?

All approved builders quote to our specification
which is a quality turn key finished product

- Quality brick and Colourbond roof home
- Cladding to upper floor on double storey homes
- External works: aggregate driveway, alfresco and porch
- 1800mm high timber fencing & side gate
- A grade turf, mail box and clothes line
- Quality carpets and tiles throughout
- 20mm stone benchtops to kitchen & bathrooms
- Full electric kitchen appliances & dishwashers
- 2 x split system air conditioners
- Up to 36 LED downlights and ample power points
- 5 x fans
- NBN connection and data points
- Roller blinds to windows and sliding doors
- Fly screens
- Semi frameless showers, shower on rail
- 3 coat paint system
- Colour selections and choices
- Option to have items credited
- Option to have items upgraded and quoted
- Its all genuinely included!

Contact us for a
detailed inclusion list



How do you come up with the estimated build prices?

The homes in this document are priced using an average pricing from recently received quotes from our high-quality builders. They are based on our turnkey inclusion level.

These prices provide a very sound foundation of pricing, so you have a solid starting point for your home.

Your final design and inclusions will be tendered to the right builders, and you will generally see some better pricing than the estimations, some around the same and some naturally higher.

You will only select your builder once you have reviewed all the final quotes.



What site costs can apply?

Every site can have different requirements. Site costs are pre-estimated but will vary based on your design and actual requirements. The builders will calculate and advise the final costs

Estimated for this location

- Character Façade
- Overhead Power
- Site access
- Water connection from street

The provisional sum for these packages is \$ 56,000





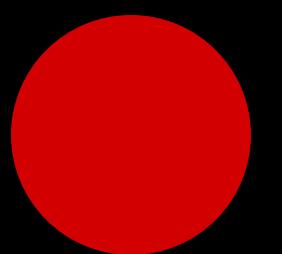
The homes you are about to see are suggestions of homes that may suit this location.

Don't worry if you don't see a plan you love.... We will create it for you!

The builders will build your design just how you want it!

JUST ONE OTHER THING....

Remember we are here to assist you on your new home journey. If you have any questions please do not hesitate to contact us on (07) 3556 5310 Monday to Friday.



STANNARD 172 SQM

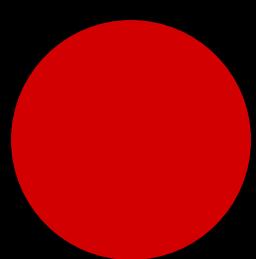
4 2 2



Build Cost - \$ 358,900
Site Cost - \$ 56,000
Land Cost - \$ 920,000

Estimation - \$1,334,900





CREEKSIDE 175 SQM

4 2 2



Build Cost - \$ 364,750
Site Cost - \$ 56,000
Land Cost - \$ 920,000

Estimation - \$1,340,750





VALLEYVIEW 186 SQM

4



2



2

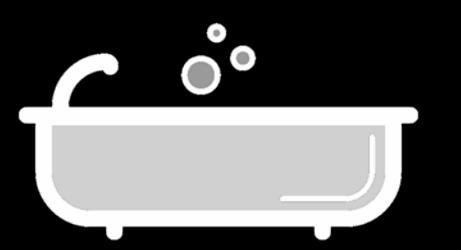
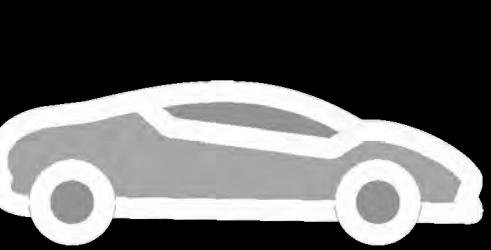


Build Cost - \$ 386,200
Site Cost - \$ 56,000
Land Cost - \$ 920,000

Estimation - \$1,362,200



KINGS 190 SQM

4  2  2 

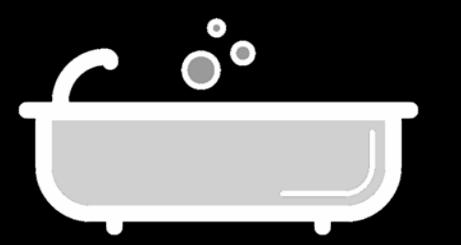
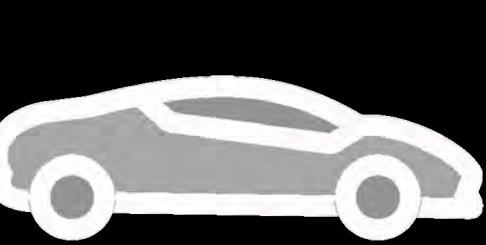


Build Cost - \$ 394,000
Site Cost - \$ 56,000
Land Cost - \$ 920,000

Estimation - \$1,370,000



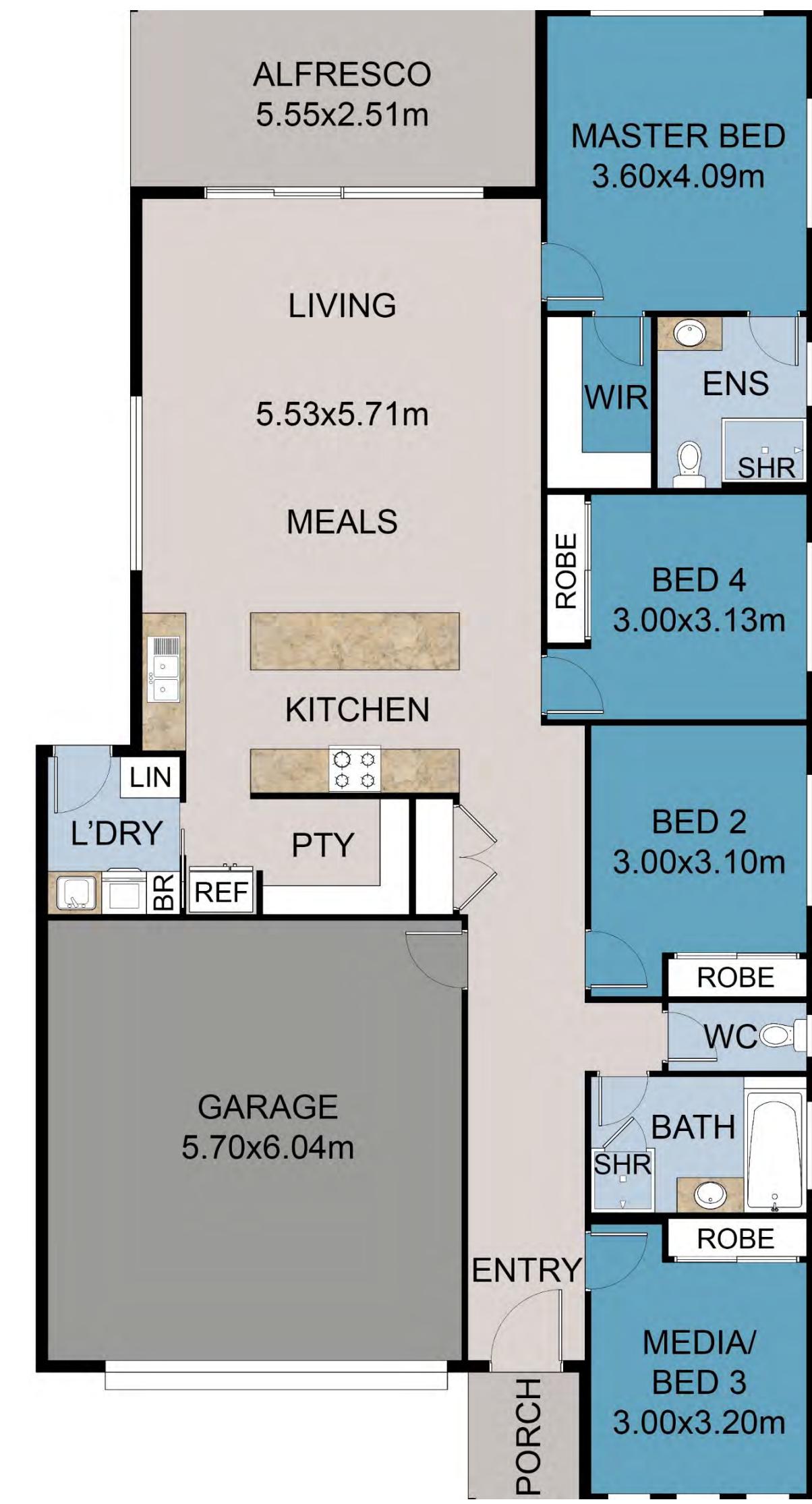
TINGALPA 194 SQM

4  2  2 



Build Cost - \$ 401,800
Site Cost - \$ 56,000
Land Cost - \$ 920,000

Estimation - \$1,377,800





MAYFAIR 195 SQM

4



2



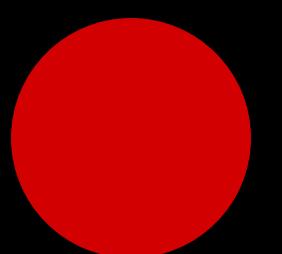
2



Build Cost - \$ 403,750
Site Cost - \$ 56,000
Land Cost - \$ 920,000

Estimation - \$1,379,750





HILLVIEW 195 SQM

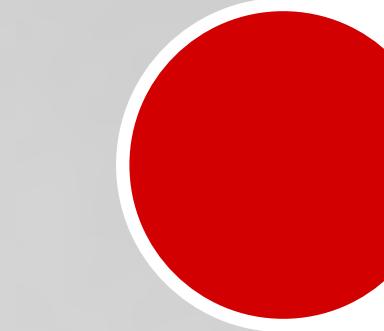
4



2



2



Build Cost - \$ 403,750
Site Cost - \$ 56,000
Land Cost - \$ 920,000

Estimation - \$1,379,750



FORREST 200 SQM

4



2



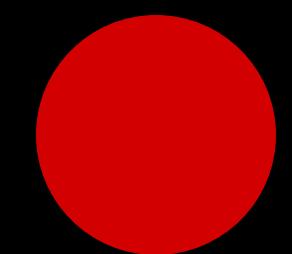
2



Build Cost - \$ 403,500
Site Cost - \$ 56,000
Land Cost - \$ 920,000

Estimation - \$1,379,500





SOMERSET 204 SQM

4



2

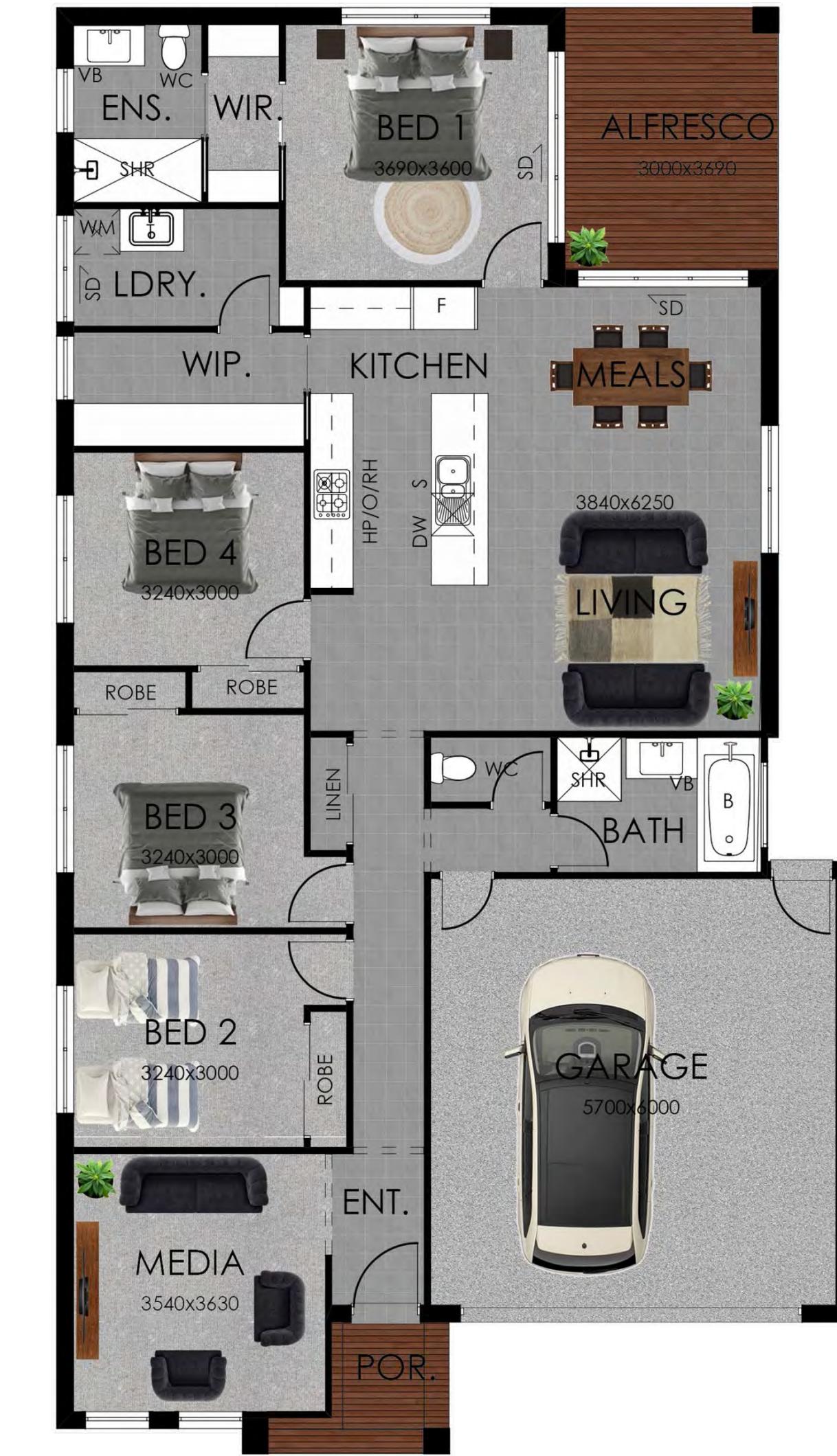


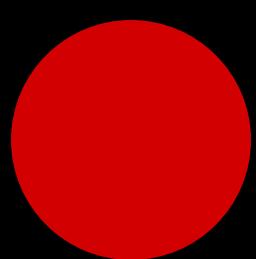
2



Build Cost - \$ 411,100
Site Cost - \$ 56,000
Land Cost - \$ 920,000

Estimation - \$1,387,100



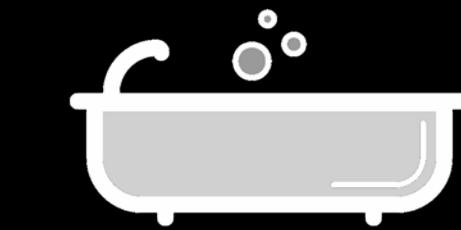


ESPLANADE 204 SQM

1



2



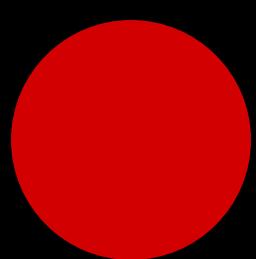
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Build Cost - \$ 411,100
Site Cost - \$ 56,000
Land Cost - \$ 920,000

Estimation - \$1,387,100



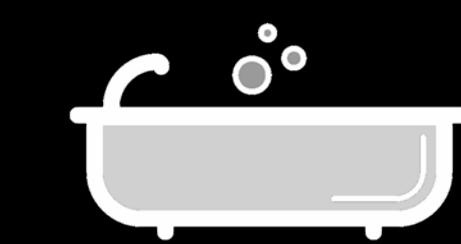


STANNAWAY 207

4



2



2



Build Cost - \$ 416,800
Site Cost - \$ 56,000
Land Cost - \$ 920,000

Estimation - \$1,392,800

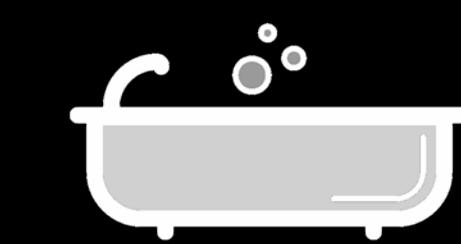


SANDGATE 209 SQM

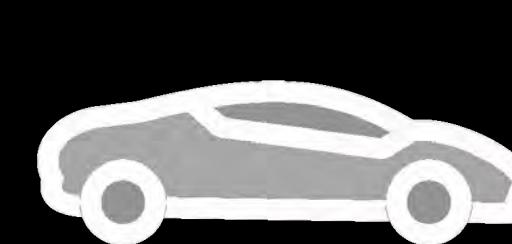
4



2



2



Build Cost - \$ 420,600
Site Cost - \$ 56,000
Land Cost - \$ 920,000

Estimation - \$1,396,600



ALGESTER 214 SQM

4



2



2



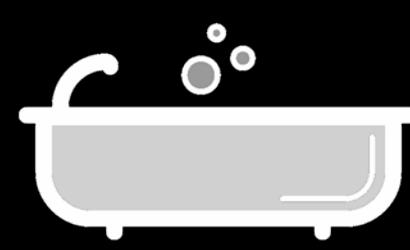
Build Cost - \$ 430,100
Site Cost - \$ 56,000
Land Cost - \$ 920,000

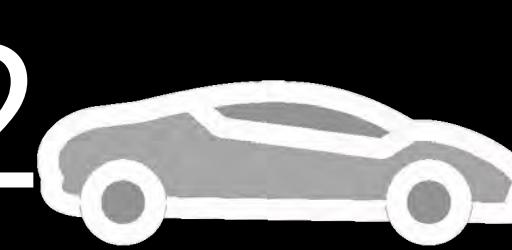
Estimation - \$ 1,406,100



JINDALEE 237 SQM

4 

2 

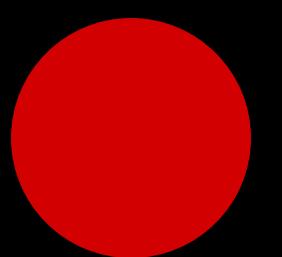
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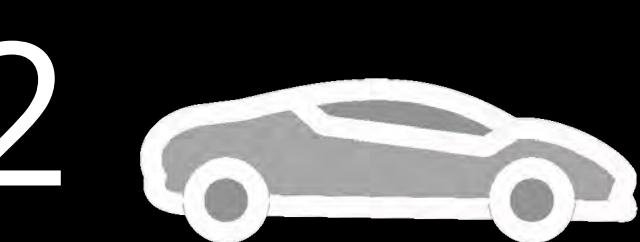
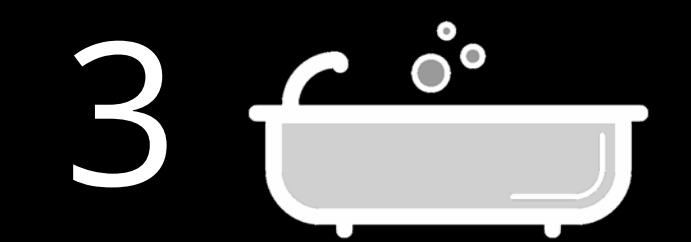
Build Cost - \$ 473,800
Site Cost - \$ 56,000
Land Cost - \$ 920,000

Estimation - \$1,449,800





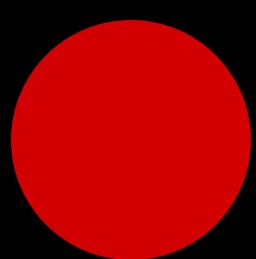
BRIDGERTON 260 SQM



Build Cost - \$ 525,500
Site Cost - \$ 56,000
Land Cost - \$ 920,000

Estimation - \$1,501,500





MACARTHUR 270 SQM

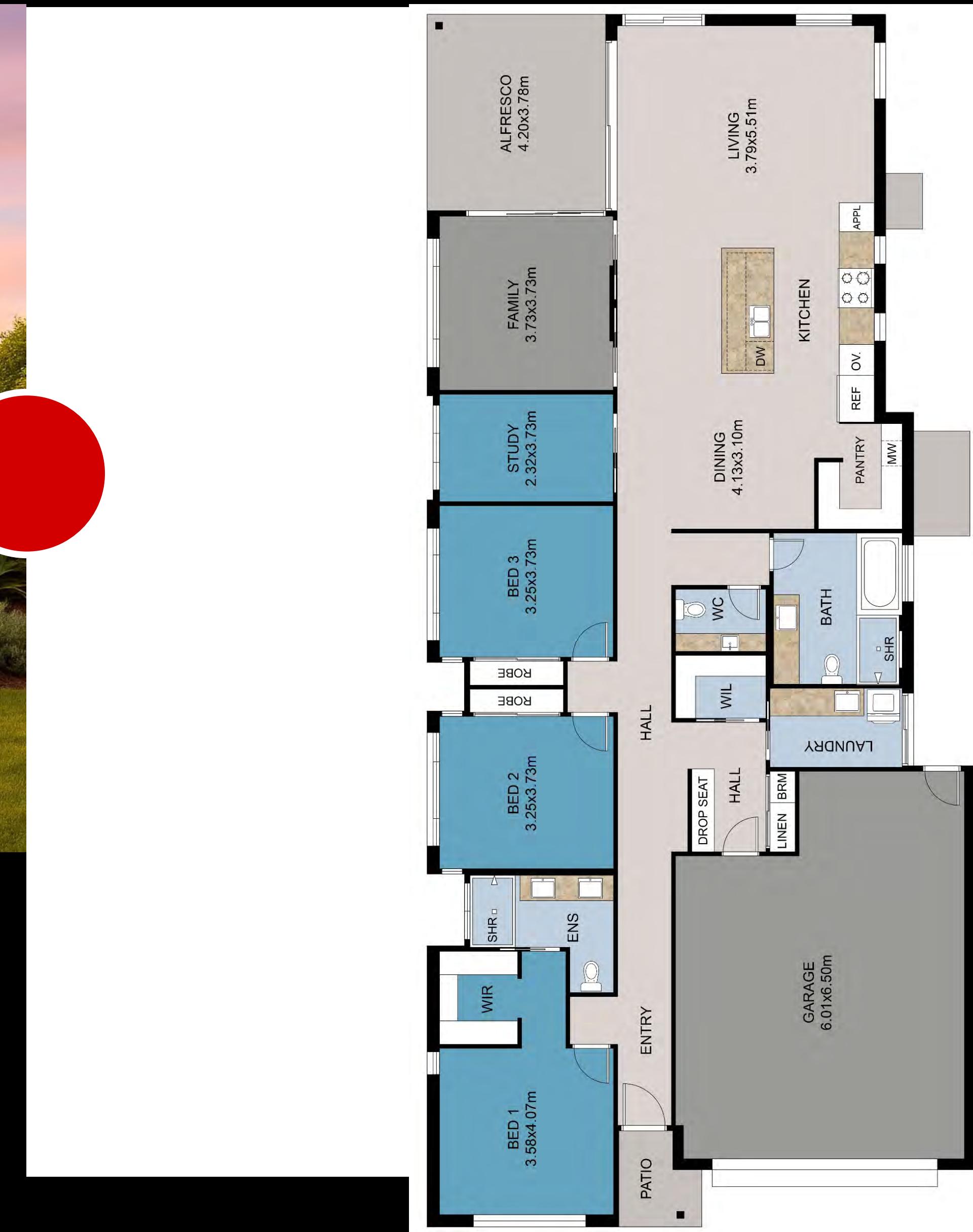
4/5



2



2



Build Cost - \$ 536,500
Site Cost - \$ 56,000
Land Cost - \$ 920,000

Estimation - \$1,512,500



COOLUM 290 SQM

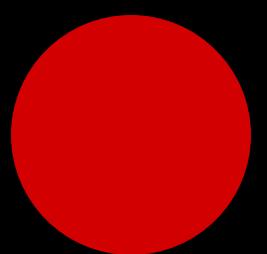
4 2 2



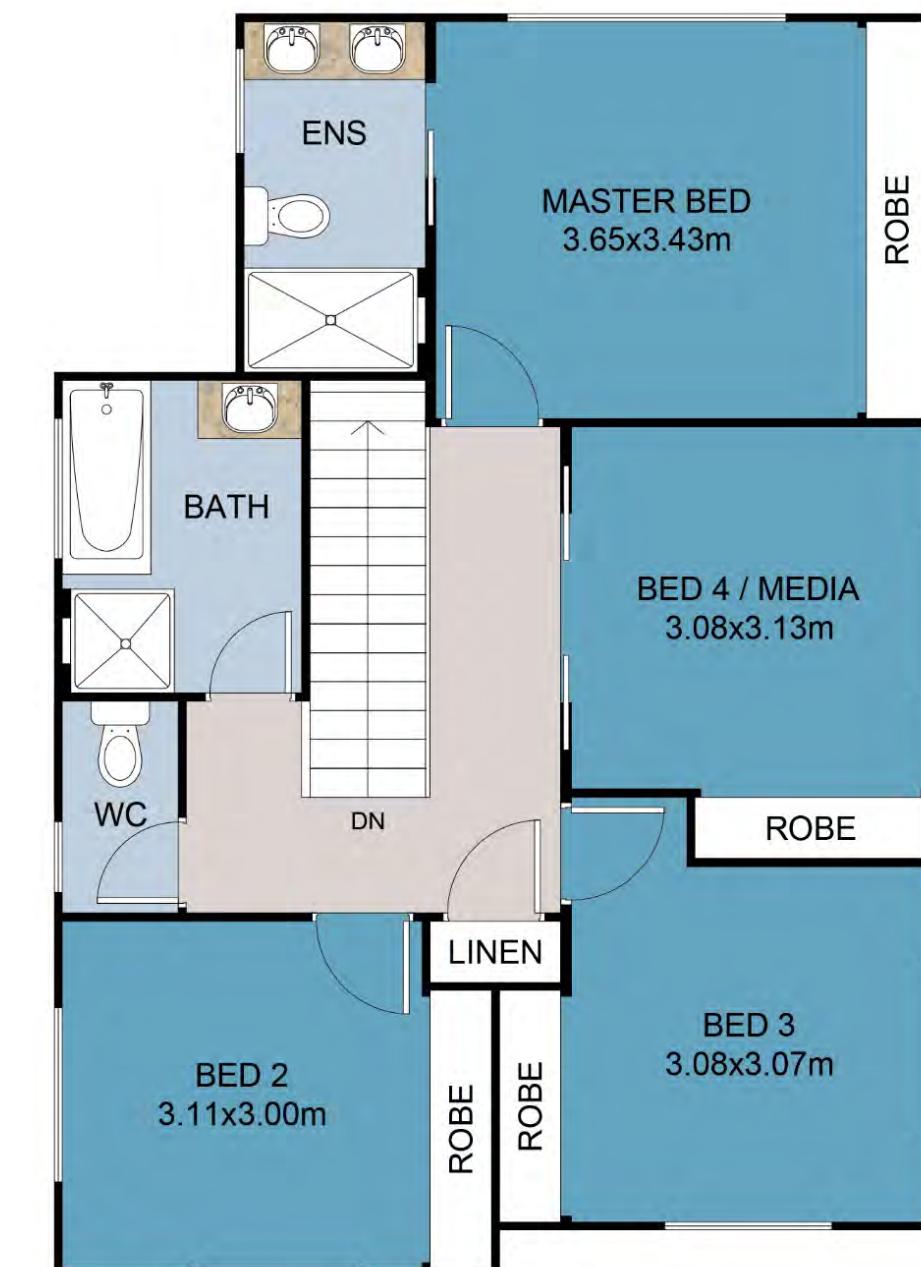
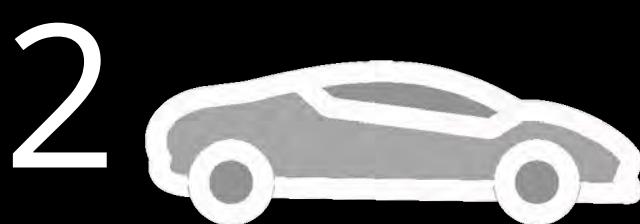
Build Cost - \$ 574,500
Site Cost - \$ 56,000
Land Cost - \$ 920,000

Estimation - \$1,550,500





BROCKHOUSE 202SQM



Build Cost - \$ 467,900
Site Cost - \$ 56,000
Land Cost - \$ 920,000

OPTION - Convert Bed 5 to a media room

Estimation - \$1,443,900



NEWPORT 205 SQM

4 2 2

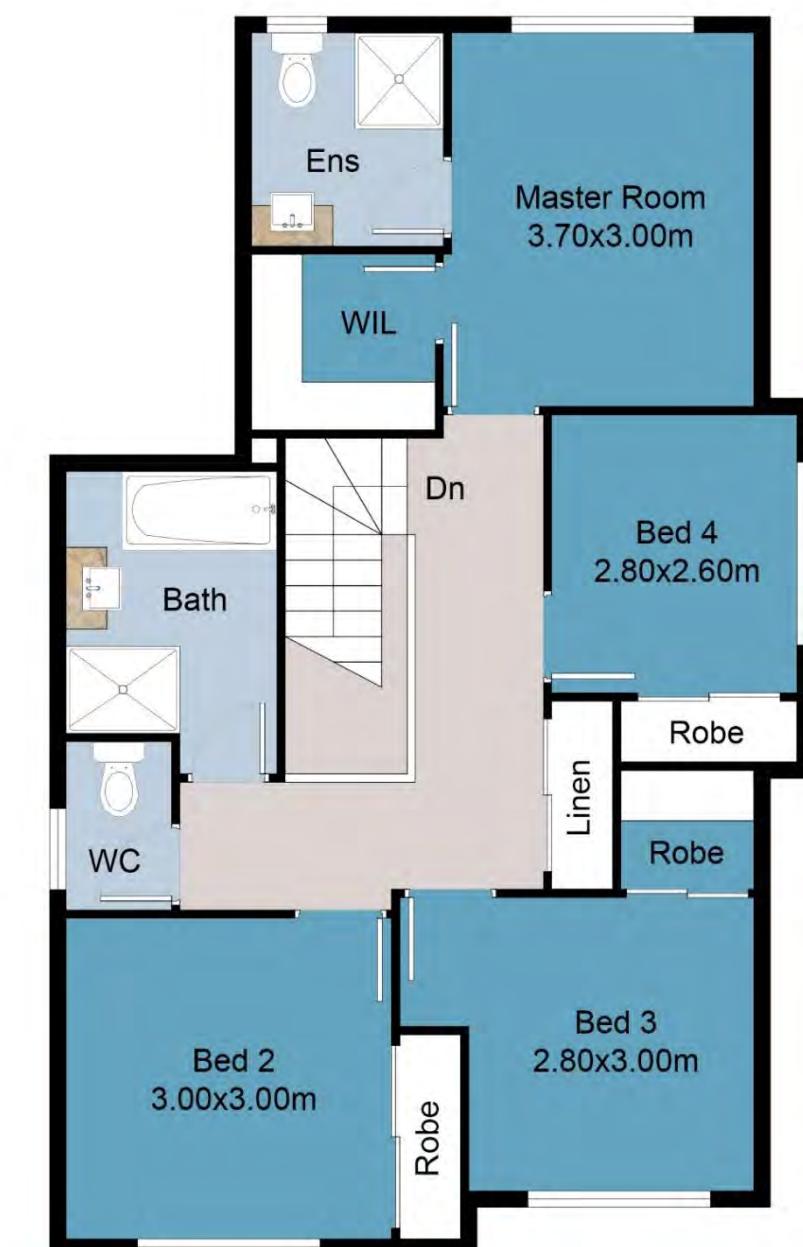


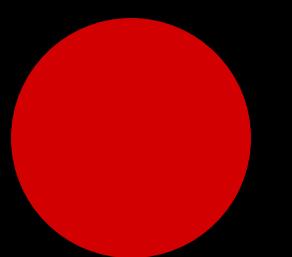
Build Cost - \$ 474,500
Site Cost - \$ 56,000
Land Cost - \$ 920,000

Estimation - \$1,450,500



LOWER FLOOR PLAN





MANSFIELD 219 SQM

4



2



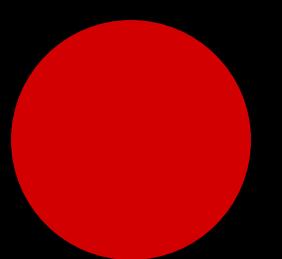
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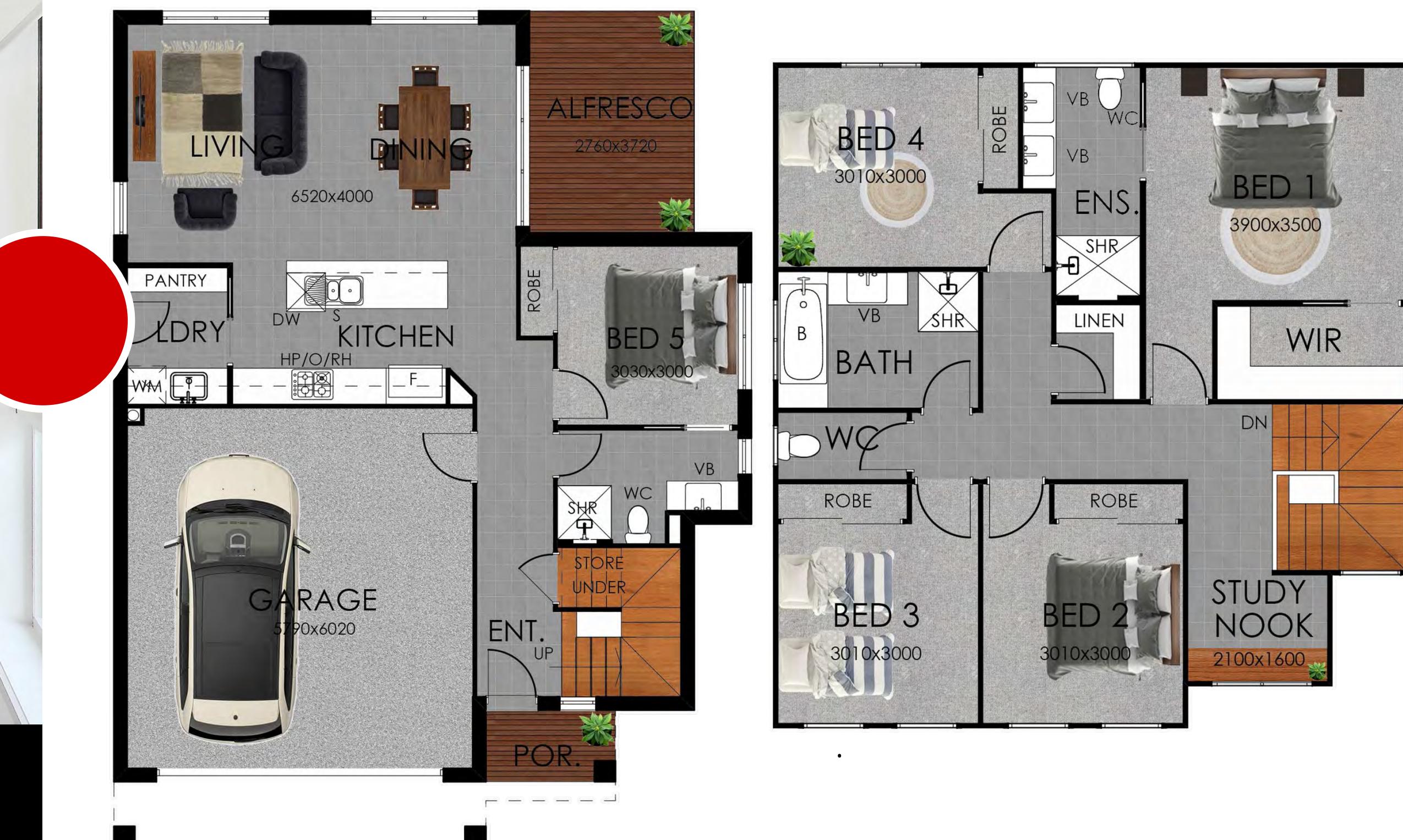
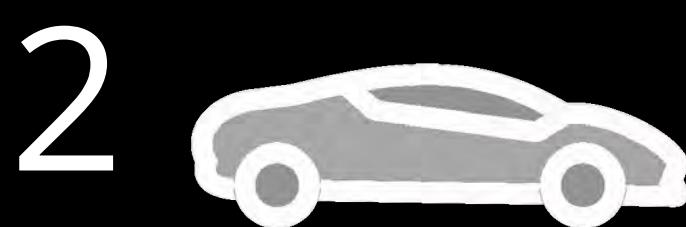
Build Cost - \$ 505,300
Site Cost - \$ 56,000
Land Cost - \$ 920,000

Estimation - \$1,481,300





CAMBRIDGE 220 SQM



Build Cost - \$ 515,500
Site Cost - \$ 56,000
Land Cost - \$ 920,000

Estimation - \$1,491,500

EVERSELY 229 SQM

5



3



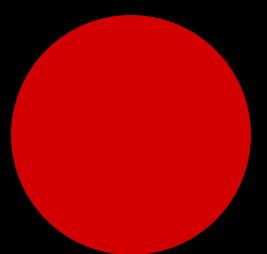
2



Build Cost - \$ 535,300
Site Cost - \$ 56,000
Land Cost - \$ 920,000

Estimation - \$1,511,300

Reduces to 223sqm with cladded walls



ELIZABETH 233 SQM

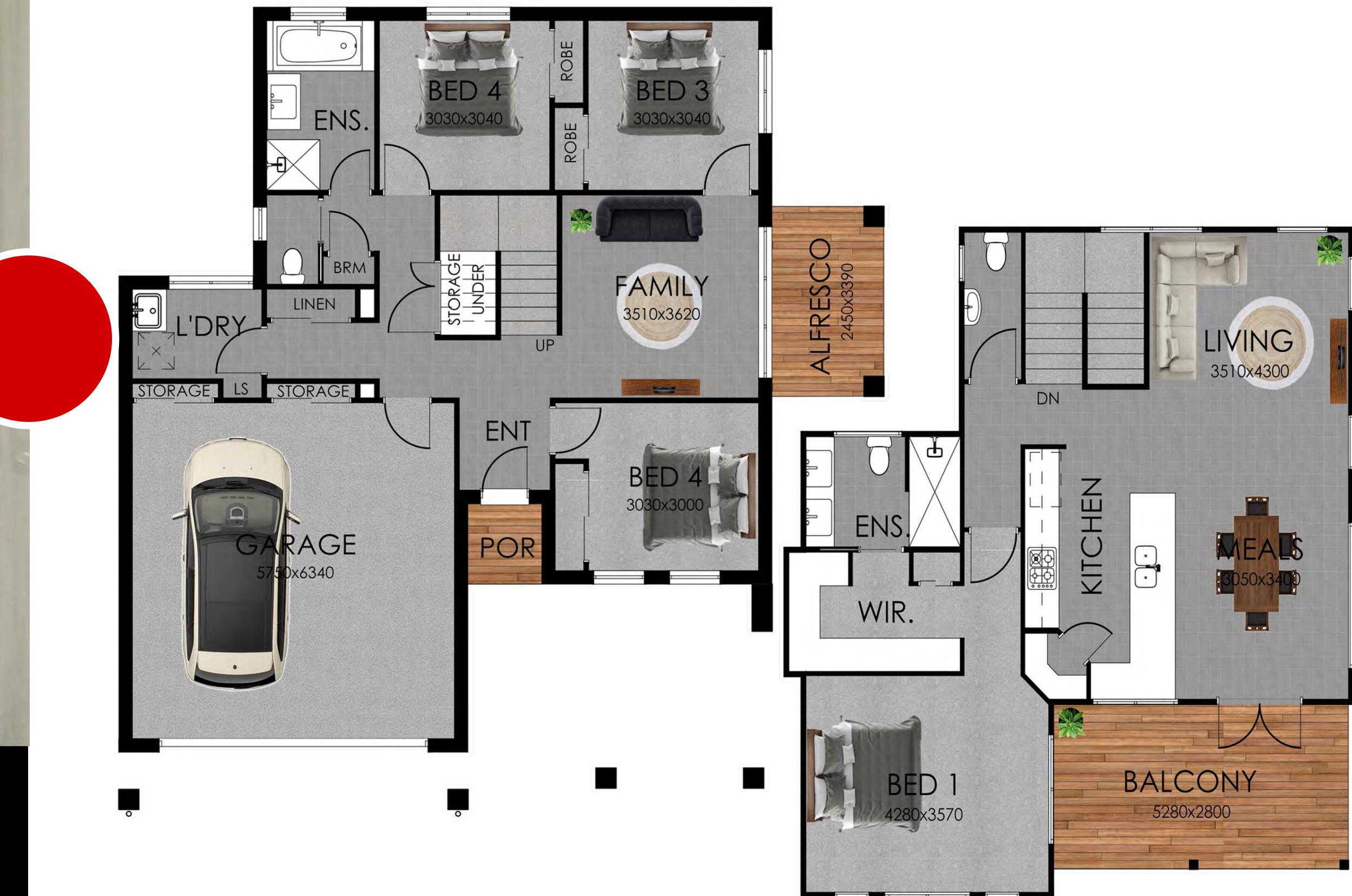
4



2

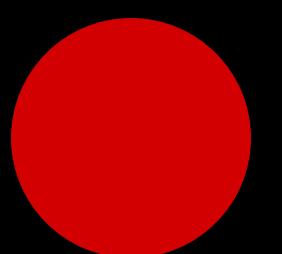


2



Build Cost - \$ 536,100
Site Cost - \$ 56,000
Land Cost - \$ 920,000

Estimation - \$1,512,100



CURRUMBIN 235 SQM

4



2

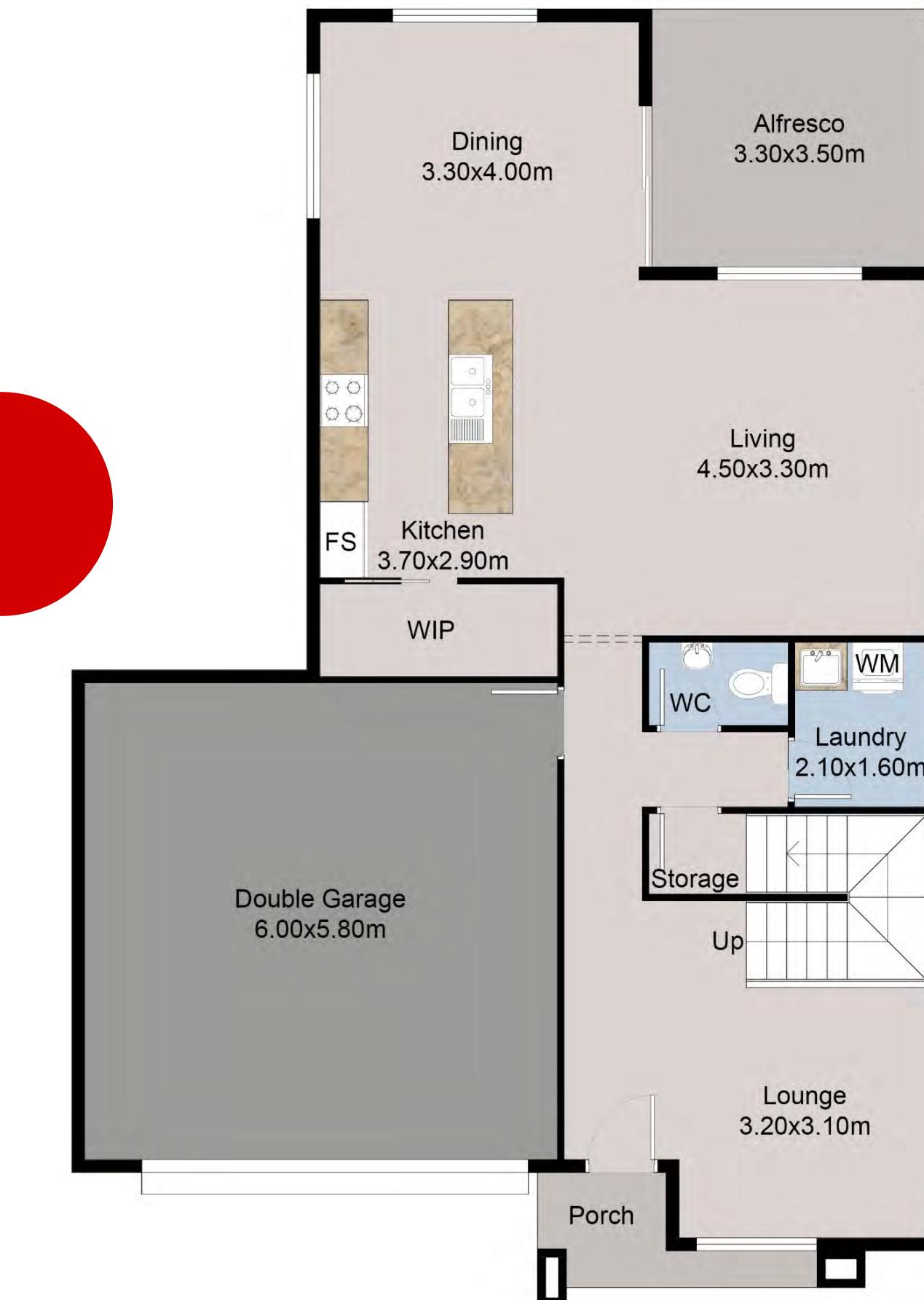


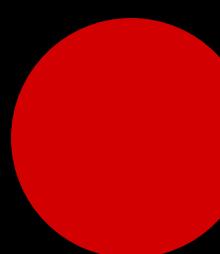
2



Build Cost - \$ 540,500
Site Cost - \$ 56,000
Land Cost - \$ 920,000

Estimation - \$1,516,500





WISHART 236 SQM

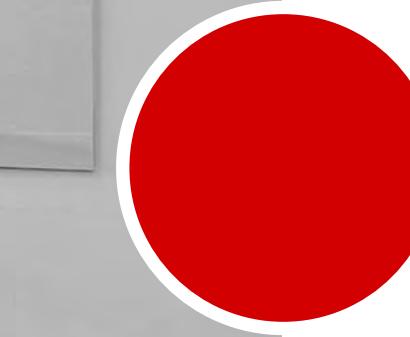
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2

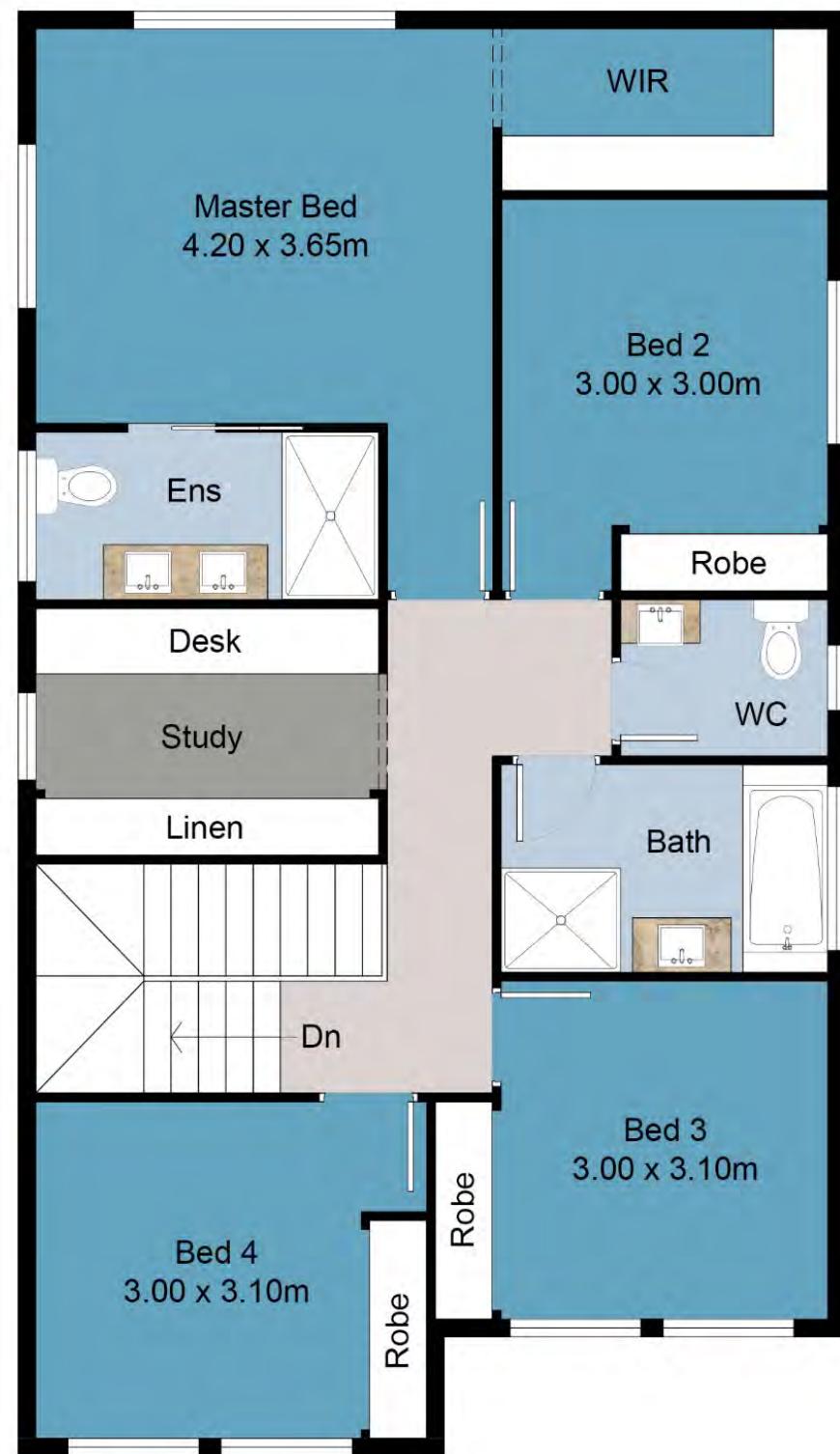


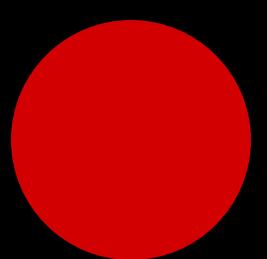
2



Build Cost - \$ 542,700
Site Cost - \$ 56,000
Land Cost - \$ 920,000

Estimation - \$1,518,700



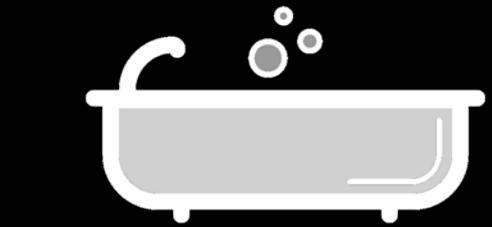


BELMONT 240 SQM

4



2

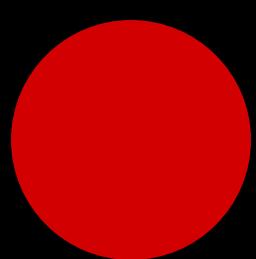


2



Build Cost - \$ 551,500
Site Cost - \$ 56,000
Land Cost - \$ 920,000

Estimation - \$1,471,500

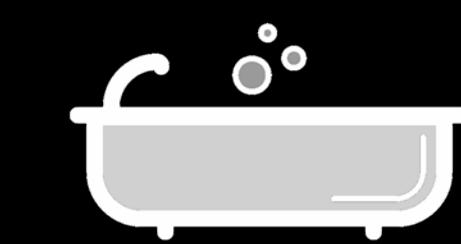


MELODY 247 SQM

1



2

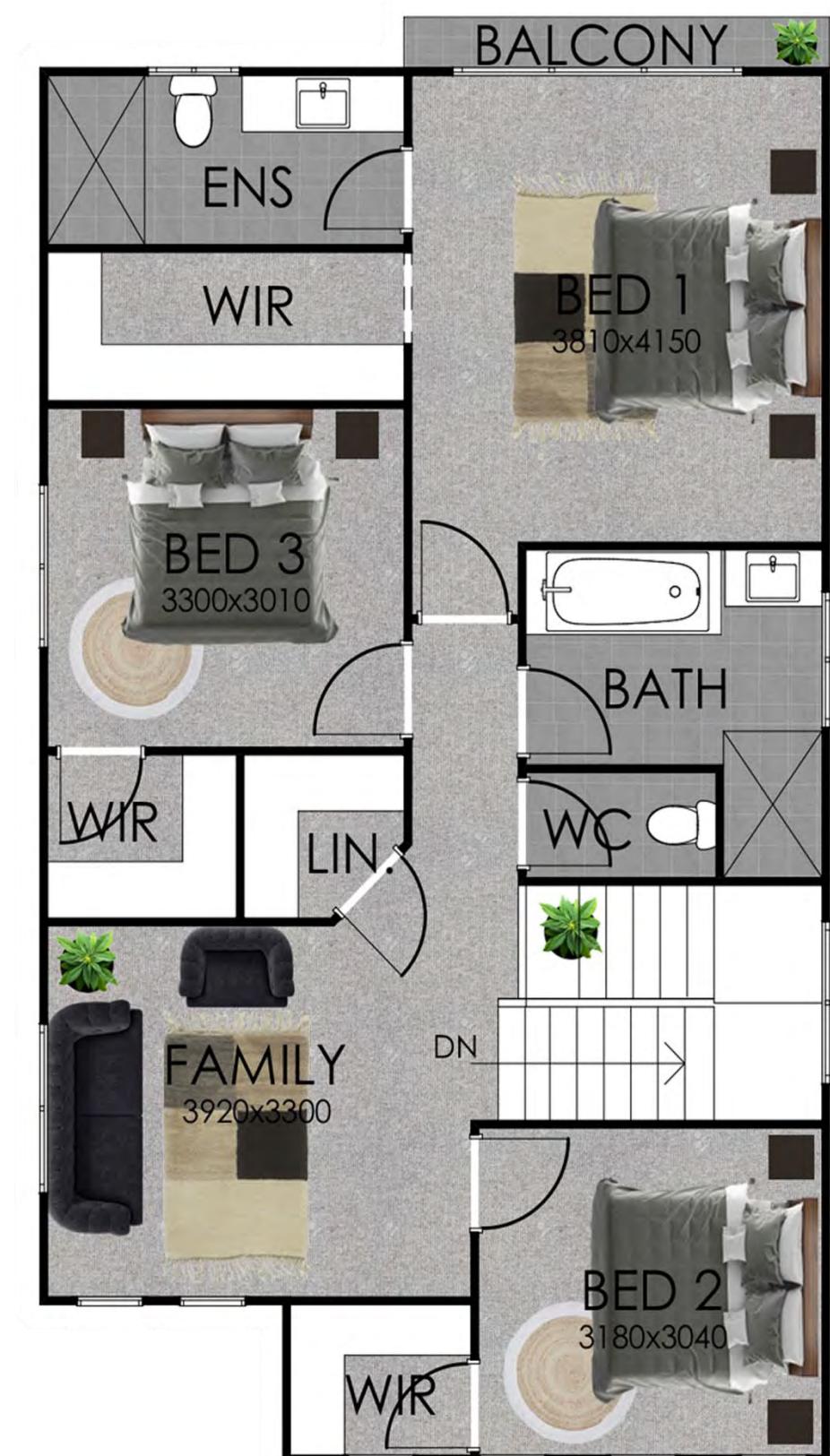
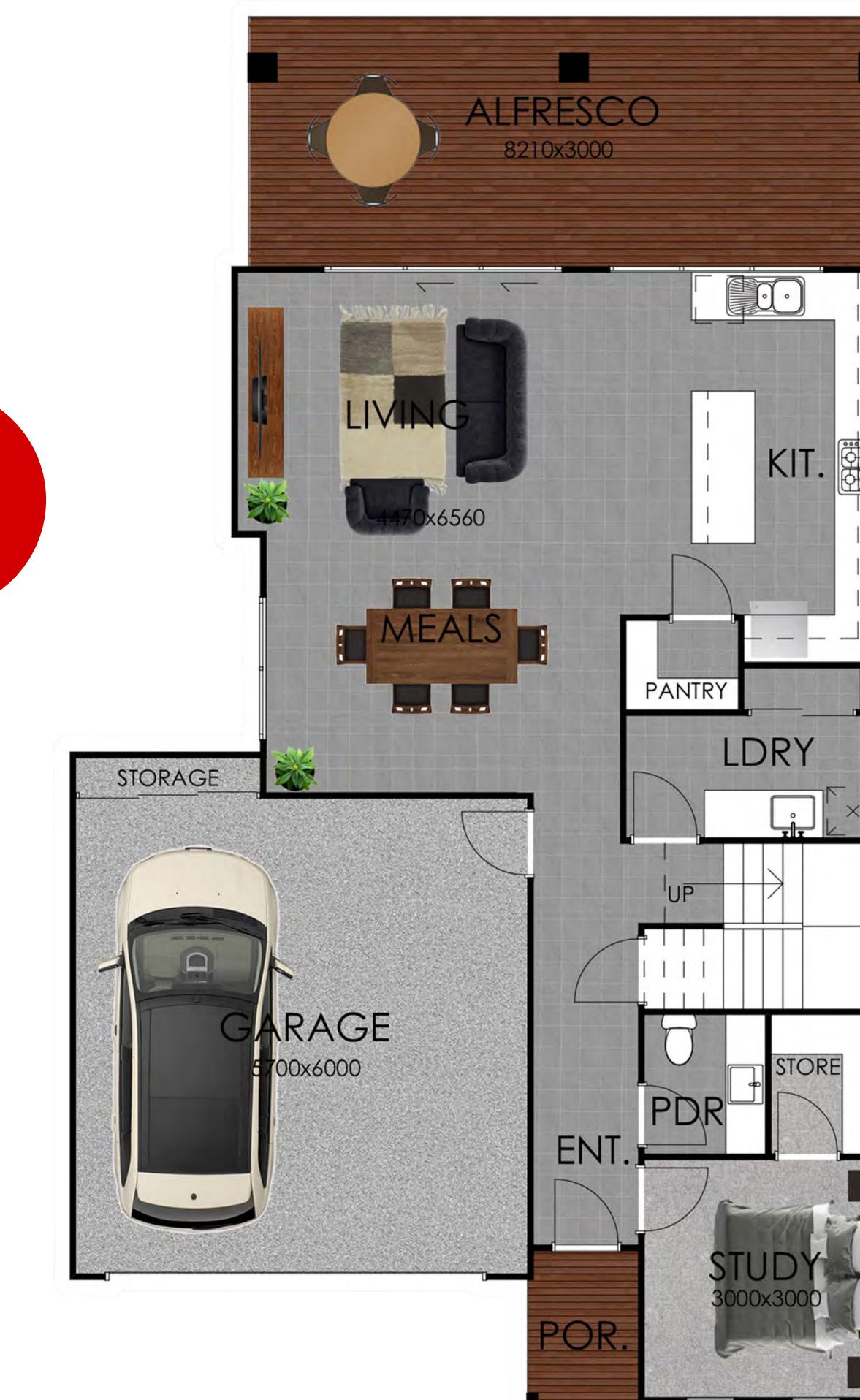


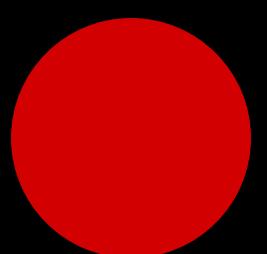
2



Build Cost - \$ 566,900
Site Cost - \$ 56,000
Land Cost - \$ 920,000

Estimation - \$1,486,900





CAMBRIDGE 255 SQM

4



2



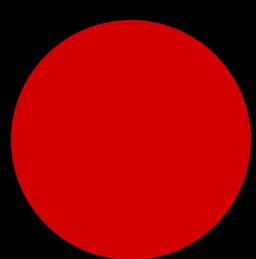
2



Build Cost - \$ 571,750
Site Cost - \$ 56,000
Land Cost - \$ 920,000

Estimation - \$1,547,750



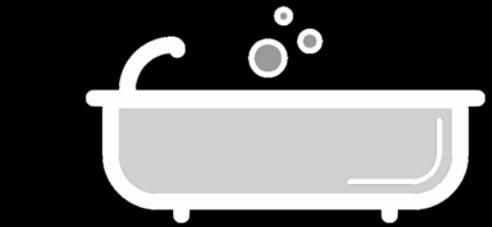


ELIZA 274 SQM

5



2



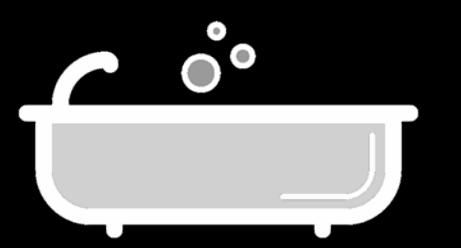
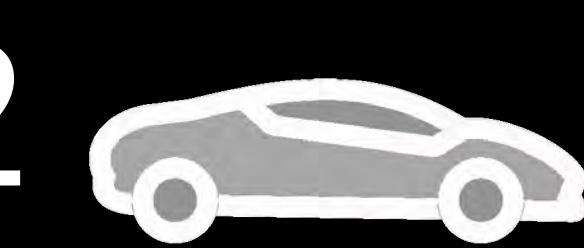
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Build Cost - \$ 612,600
Site Cost - \$ 56,000
Land Cost - \$ 920,000

Estimation - \$1,588,600

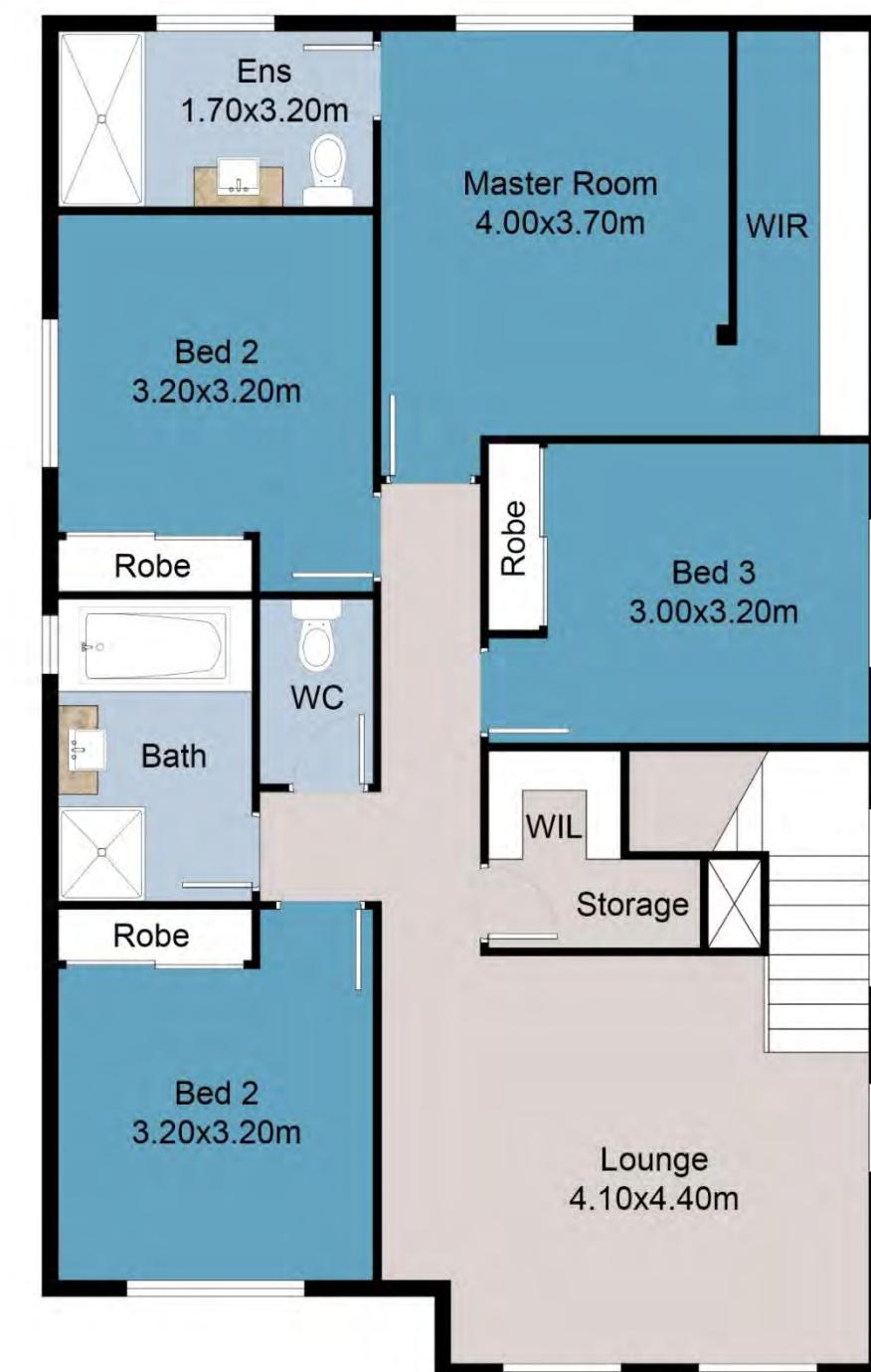
PEREGIAN 280 SQM

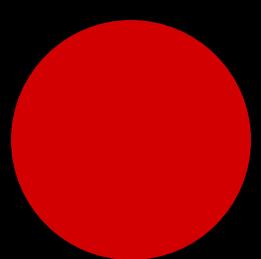
4  2  2 



Build Cost - \$ 625,500
Site Cost - \$ 56,000
Land Cost - \$ 920,000

Estimation - \$1,601,500



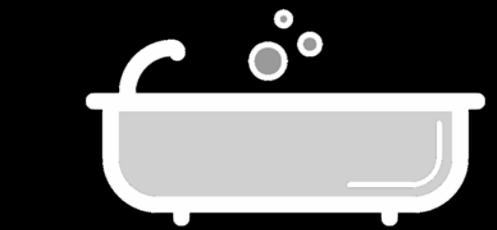


ASHMORE 282 SQM

4



2

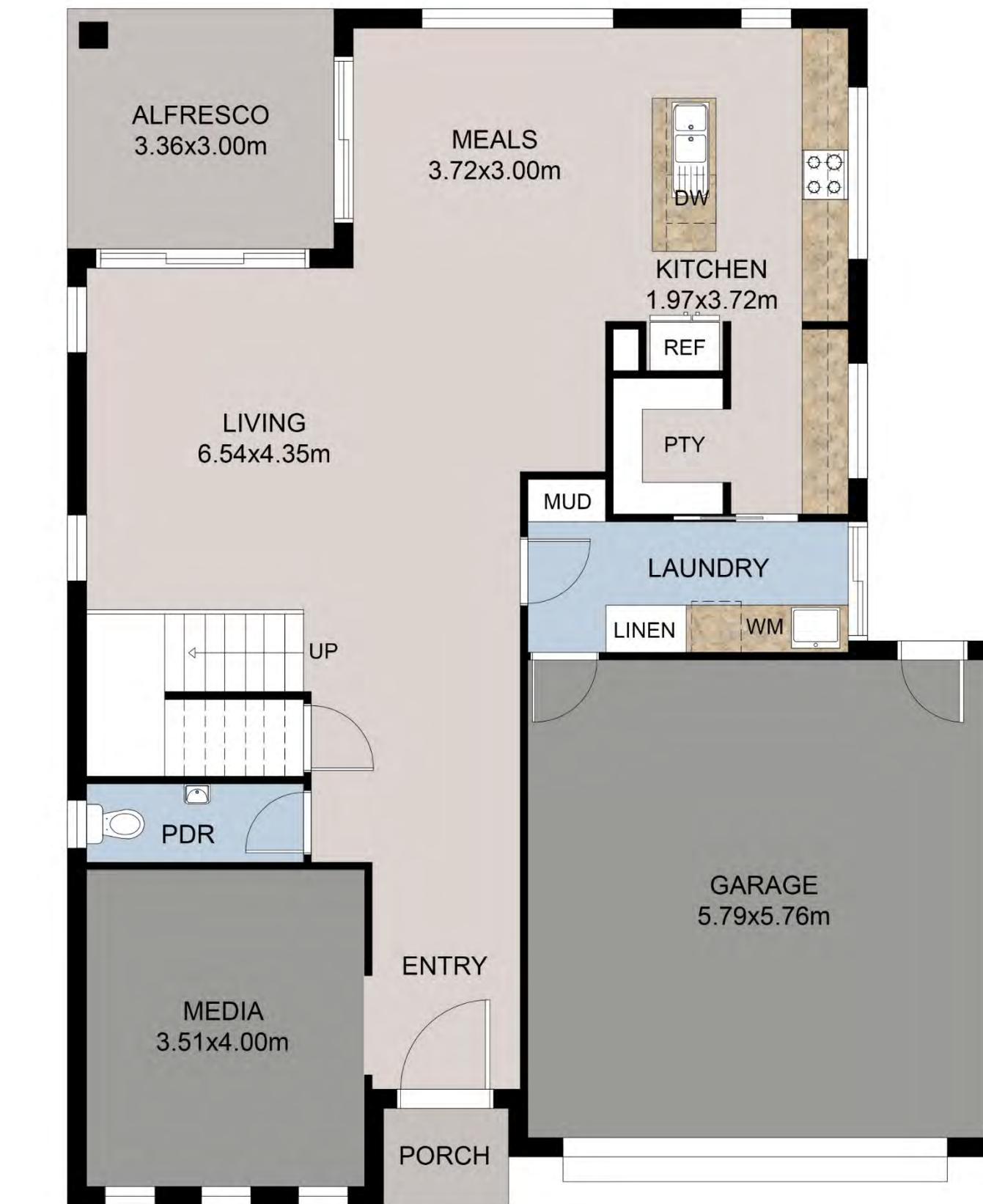
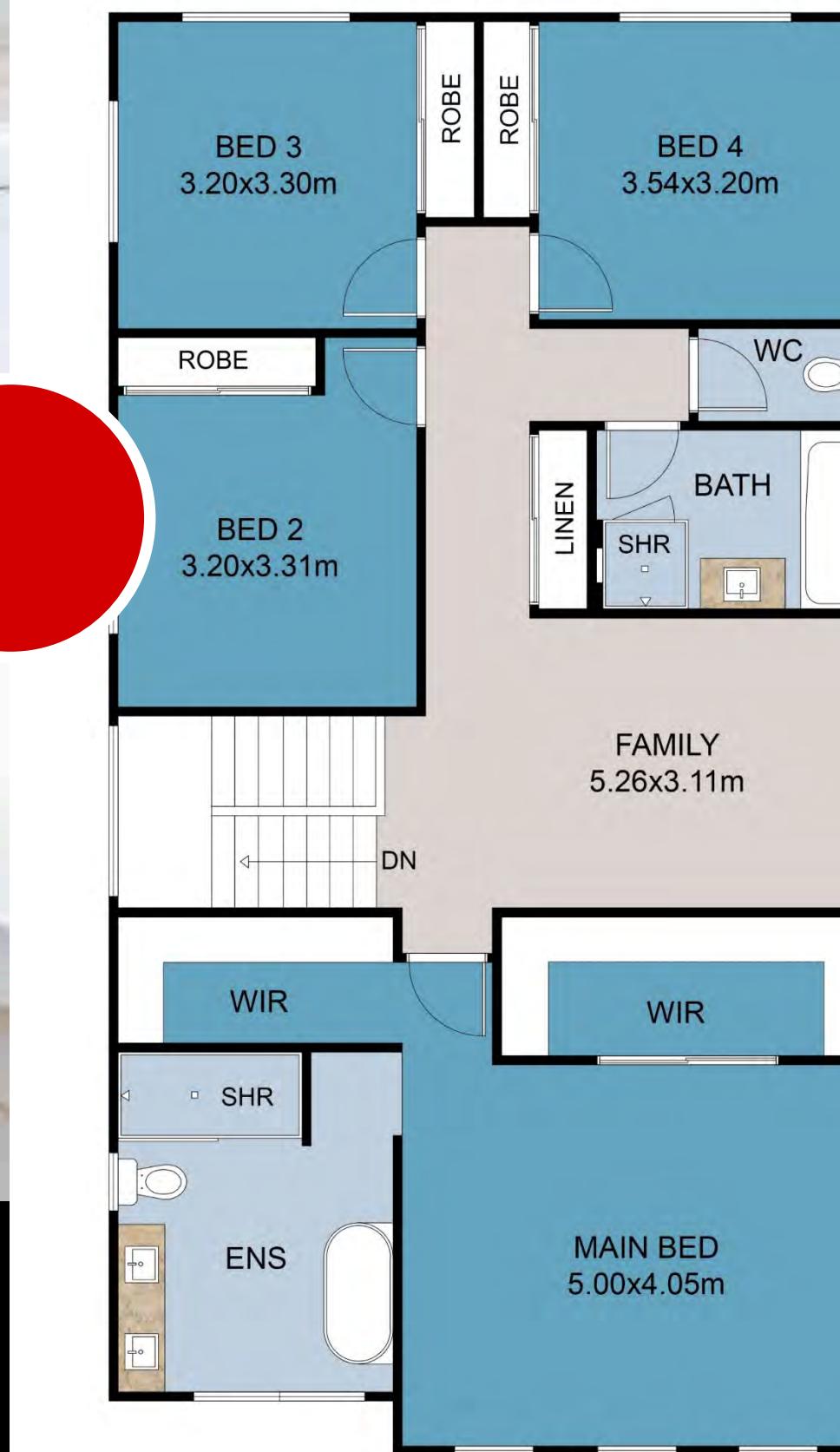


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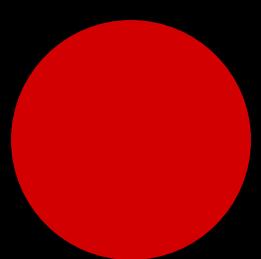


Build Cost - \$ 629,800
Site Cost - \$ 56,000
Land Cost - \$ 920,000

Estimation - \$1,605,800



Minor modification to lower floor width 500mm required for 12.5m lot



MCDOWELL 301 SQM

5



3



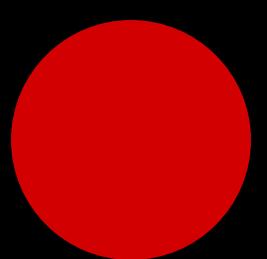
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Build Cost - \$ 678,650
Site Cost - \$ 56,000
Land Cost - \$ 920,000

Estimation - \$1,654,650





KEDRON 305 SQM

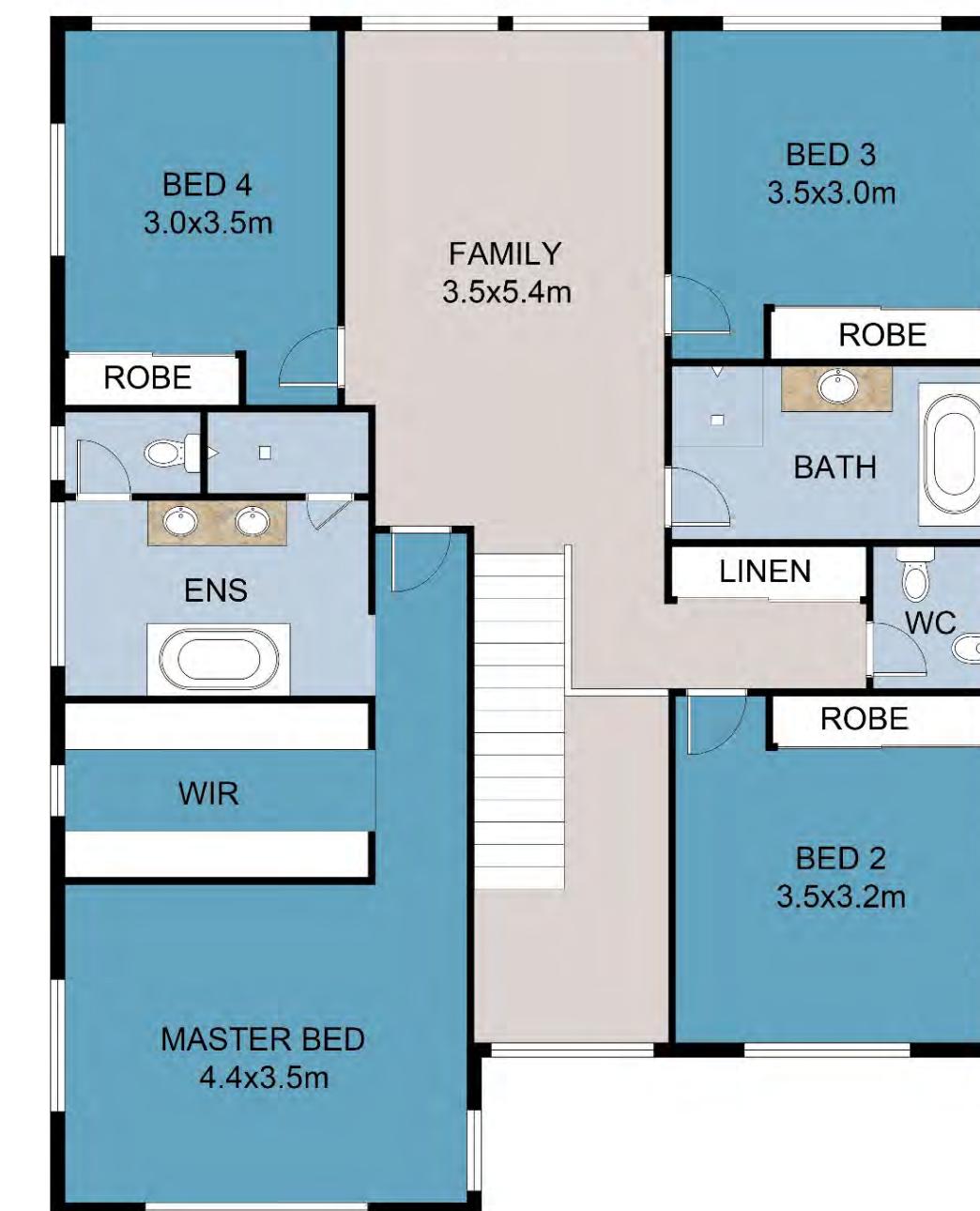
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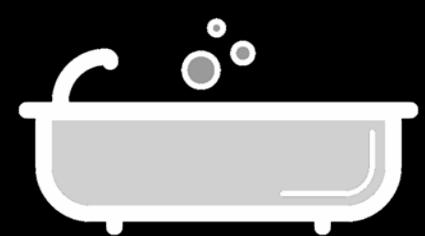


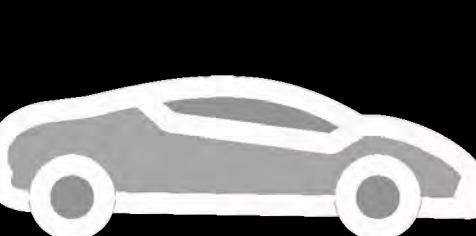
Build Cost - \$ 687,250
Site Cost - \$ 56,000
Land Cost - \$ 920,000

Estimation - \$1,663,250

HEMMANT 310 SQM

5 

3 

2 



Build Cost - \$ 698,000
 Site Cost - \$ 56,000
 Land Cost - \$ 920,000

Estimation - \$1,674,000

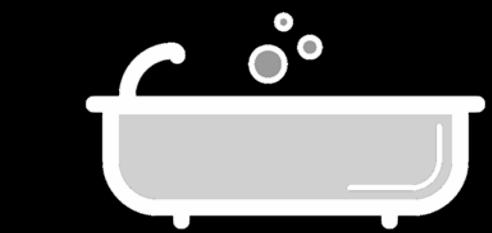


CARINA 310 SQM

4



4

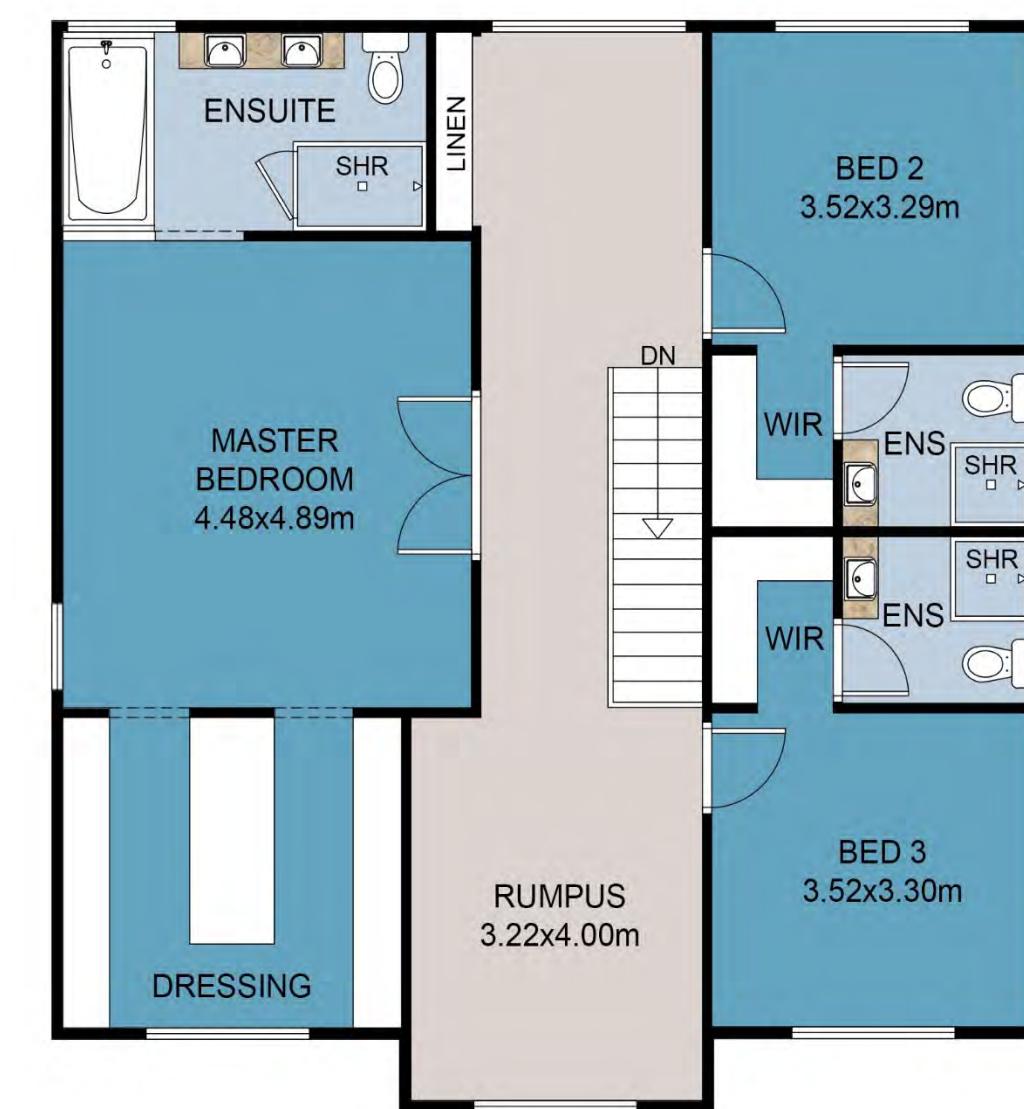
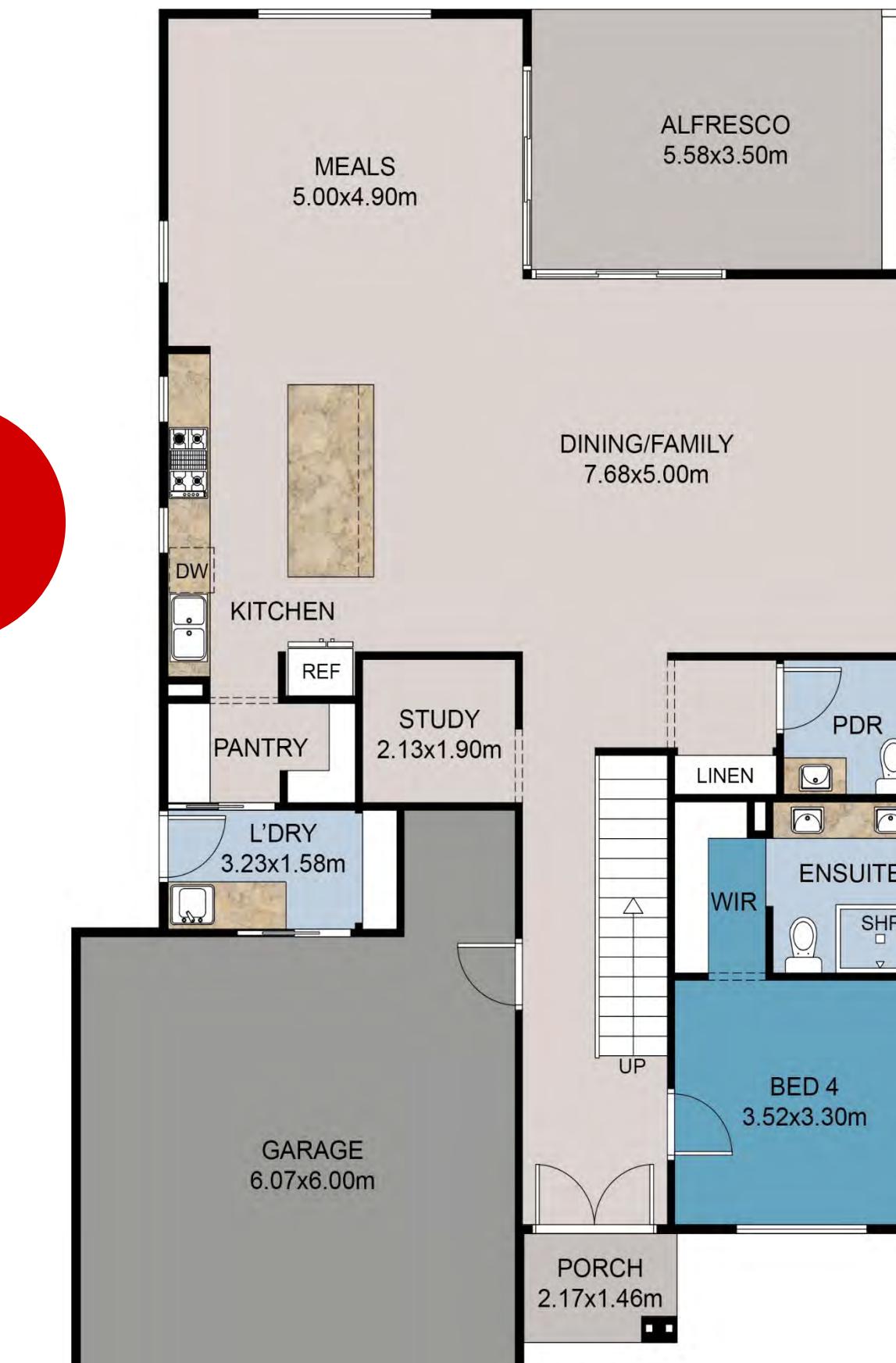


2



Build Cost - \$ 706,000
Site Cost - \$ 56,000
Land Cost - \$ 920,000

Estimation - \$1,682,000

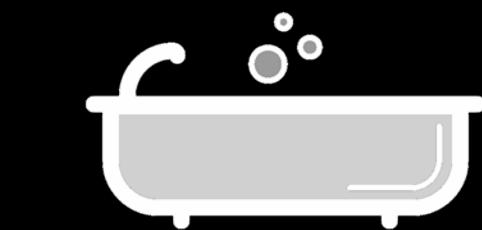


HILLSIDE 328 SQM

5



3

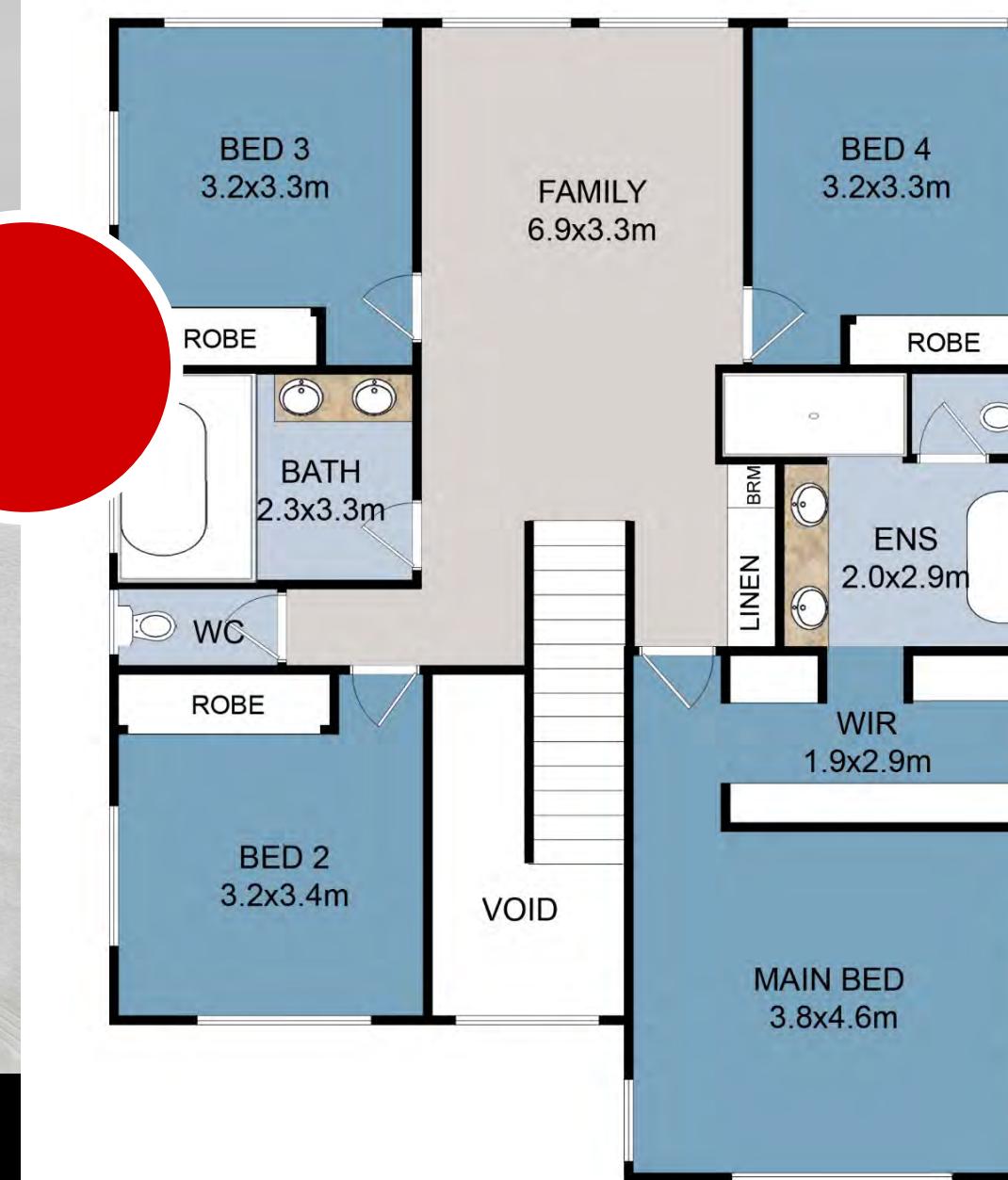


2



Build Cost - \$ 736,700
 Site Cost - \$ 56,000
 Land Cost - \$ 920,000

Estimation - \$1,712,700



FIRST FLOOR PLAN



GROUND FLOOR PLAN

ST LUCIA 472 SQM

6



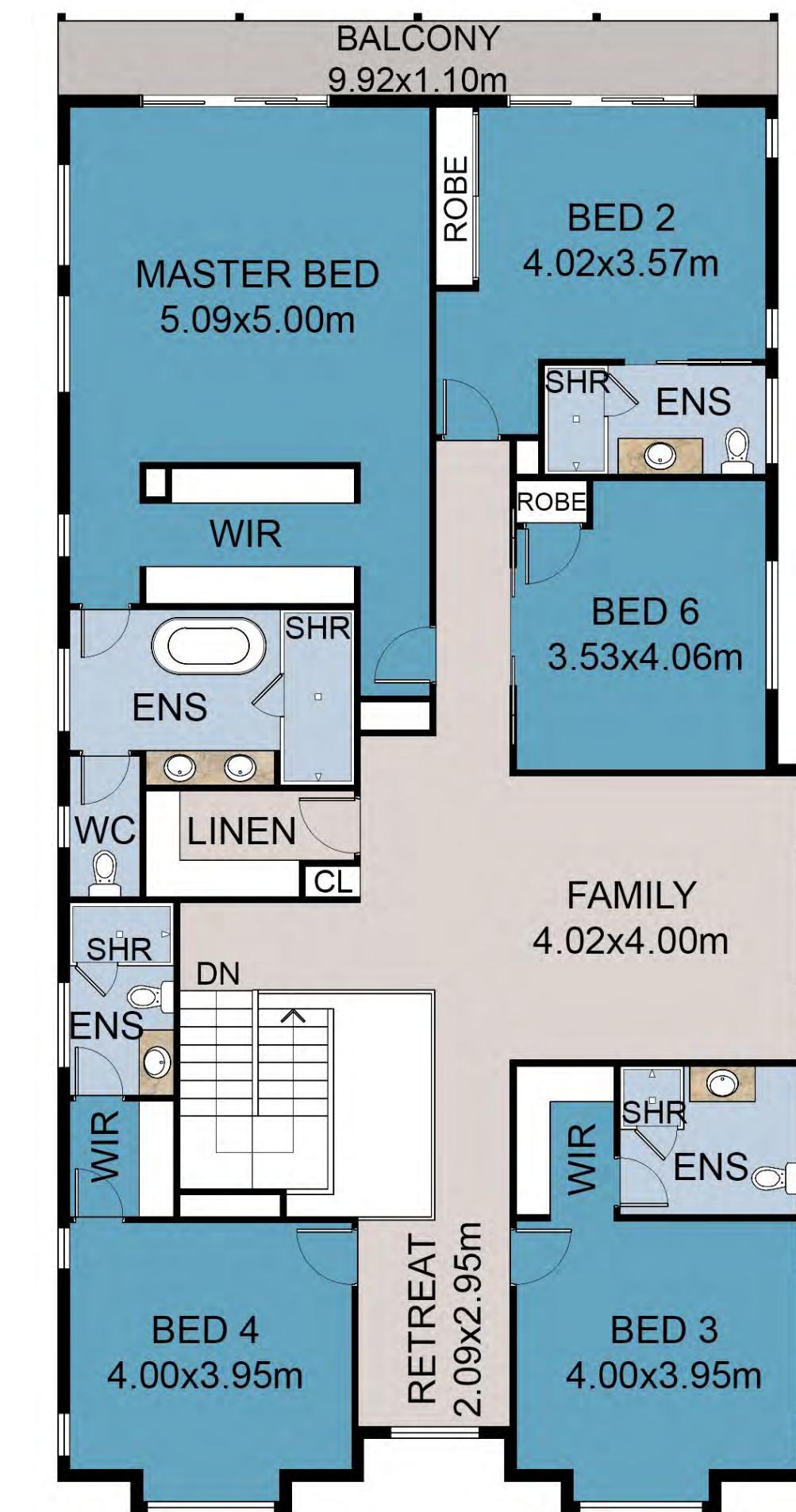
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2



PREMIUM PRODUCT



Build Cost - \$ 1,062,300
Site Cost - \$ 56,000
Land Cost - \$ 920,000

Estimation - \$2,038,300

The Next Steps

THE PROCESS FORWARD

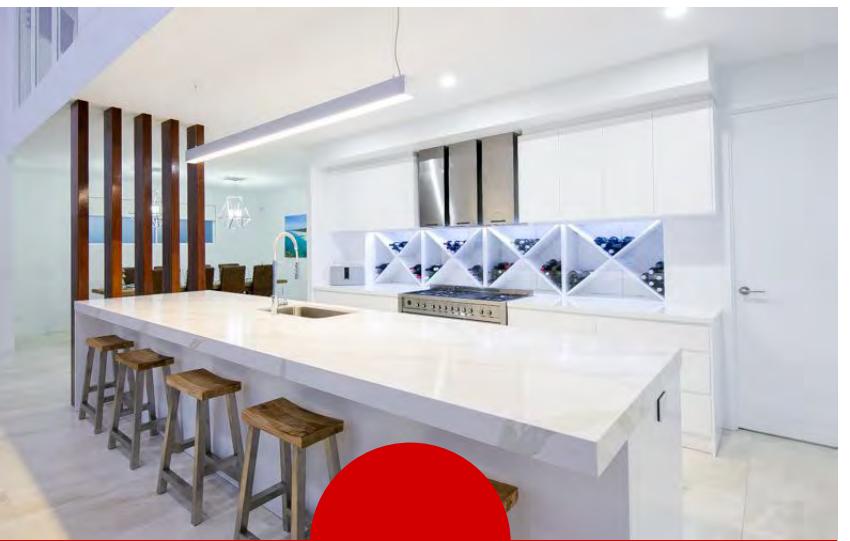
Call Building Brokers QLD on (07) 3556 5310 Monday to Friday to discuss your interest in these properties.

We will speak with you about the options that are available and the processes of building your dream home.

We can assist with a network of exceptional finance brokers for fast pre-approvals and Solicitors with experience in land settlements and contracts at a reduced rate for our clients.

We will book a meeting with one of our experienced sales managers in our office at a suitable time.

Deposits must be paid to secure. Contracts are issued subject to titles being achieved.



1. CONTACT US

Call us to discuss your interest in these great Options.

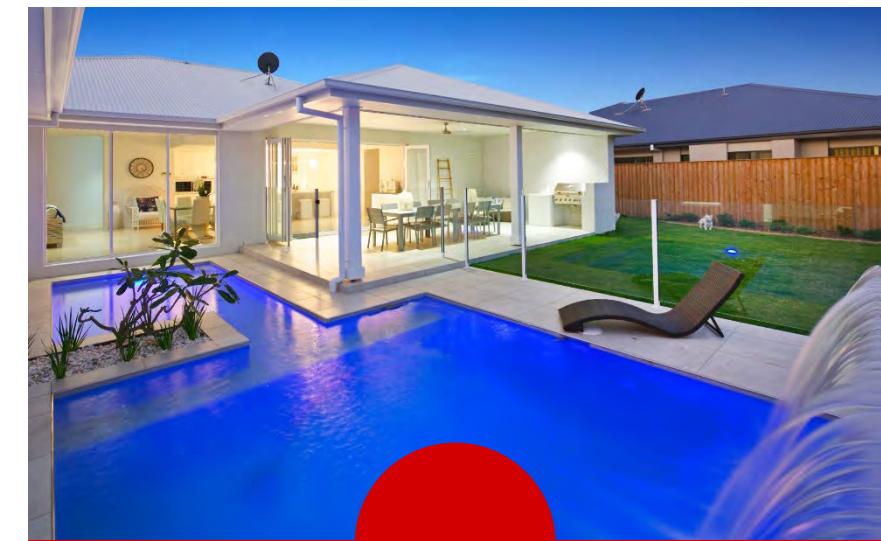
An expression of interest and a deposit is required to secure.



2. SECURE LAND

\$2,000 on signing land contract

Further deposit up to 5% of contract price on unconditional finance.



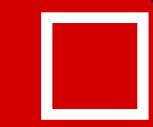
3. DESIGN HOME

Our cost:

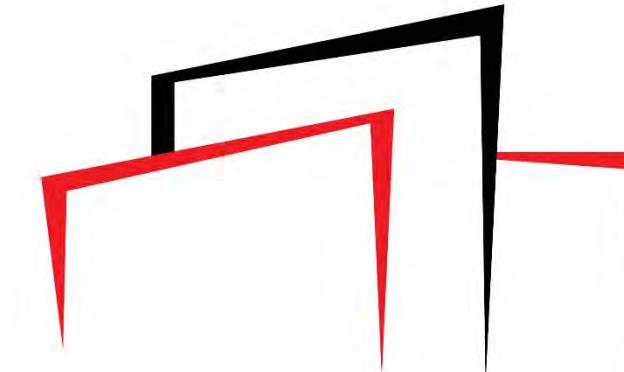
\$3,100 - to secure
\$6,860 - Balance for pre-building works:

- Soil test/wind rating
- Contour survey
- Drafting
- Council pre certification
- Job tender
- Build contract

Packages are subject to availability at the time of enquiry.



Contact Details



BUILDING BROKERS
QLD

Version 1

Version supersedes and voids all previous versions.

Building Brokers QLD has no affiliation with any external companies. We do not accept any liability as a result of a client electing to enter into an agreement or engage the services of other businesses either directly or indirectly during the building process. We recommend clients undertake due diligence in all cases.

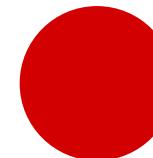


MEMBER
you're in good hands



CALL OUR OFFICE

(07) 3556 5310
1300 EZHOME



Building Brokers QLD
Unit 5/58
Bullockhead Street
Sumner Park QLD 4074



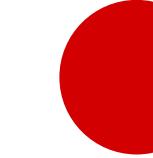
Website: www.buildingbrokersqld.com.au

Email: enquiries@buildingbrokersqld.com.au

Facebook: Building Brokers QLD



Instagram: @buildingbrokersqld



Hours of Business
Monday to Friday
9:00am – 5:00pm

All prices are indicative only and subject to final quoting and approval

All designs are subject to council approval

Prices in this document are estimations only and subject to final quotes

All prices are subject to change and may vary based on the following

- Your selection of builder
- Soil test results over H1
- Changes and alterations made to the plan or inclusions as part of the planning process
- Fees or council charges introduced or required to obtain approval
- Price increases handed down by builder between the date of estimation and moving to contract