

# NEWPORT MK3

Facade B

## ADDRESS

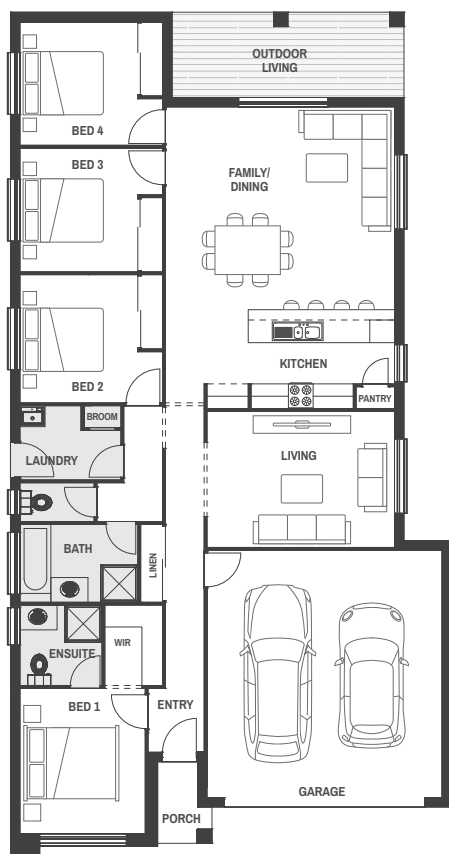
Lot 1 Highfield Avenue, "Horizon Estate"  
Thornlands QLD 4164

4  2  2 

LAND PRICE	\$ 284,500
HOUSE PRICE (INC. GST)	\$ 249,500
TOTAL PACKAGE	\$ 534,000

## PACKAGE INCLUSIONS

- Split A/C to Living Area
- Render to Front Facade
- Good Neighbour Fencing
- Fans Throughout inc Bedrooms
- Energy Efficiency
- T2 Blue Pine with 25 Year Warranty (Termite)
- Colorbond Roofing



HOUSE AREA	196.0	sqm
LAND AREA	377	m <sup>2</sup>

**BRIGHTON**  
**BUILT**  
*let life in.*

Floor plan is based on the Facade B. Floor plan will differ slightly based on the facade chosen (for example, window locations may differ with different facades). Image is for illustrative purposes and to be used as a guide only. Image may depict fixtures, finishes and features not supplied by Brighton or included in this package or it may show an example of what your package includes such as landscaping and driveway. Package Price current at time of printing and may change at any time without notice. Brighton Built ABN 83 150 533 378. QBCC 1250787.

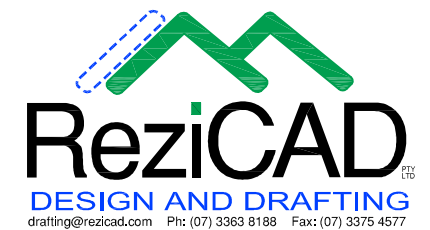






AREAS	
Living Area	144.4 sqm
Garage	37.6 sqm
Porch	2.4 sqm
Alfresco	11.6 sqm
TOTAL	196.0 sqm

BRIGHTON  
BUILT



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Whilst due care has been taken in the preparation of these building plans, should construction of this dwelling differ from the details shown on these plans, ReziCAD Pty Ltd must be contacted immediately and works cease until a solution is reached. We will not accept any responsibility or back charges without our written agreement to do so.

#### NOTES:

- All dimensions shown on plans are to the timber frame and brickwork
- Control joint positions are at 6m intervals starting at full height window or door. Full height windows and doors are classed as control joint
- Termite treatment is in accordance with A.S. 3660.0 parts A and B
- Windows to Bath, Ens & WC are clear glass unless otherwise noted.
- Q Denotes smoke detectors hard wired to electrical system by a qualified electrician and to comply with BCA class 1 and class 10 parts 3.7.2 to A.S. 3786

#### BUILDER

BRIGHTON BUILT

#### CLIENT

#### SITE ADDRESS

#### REAL PROPERTY DESCRIPTION

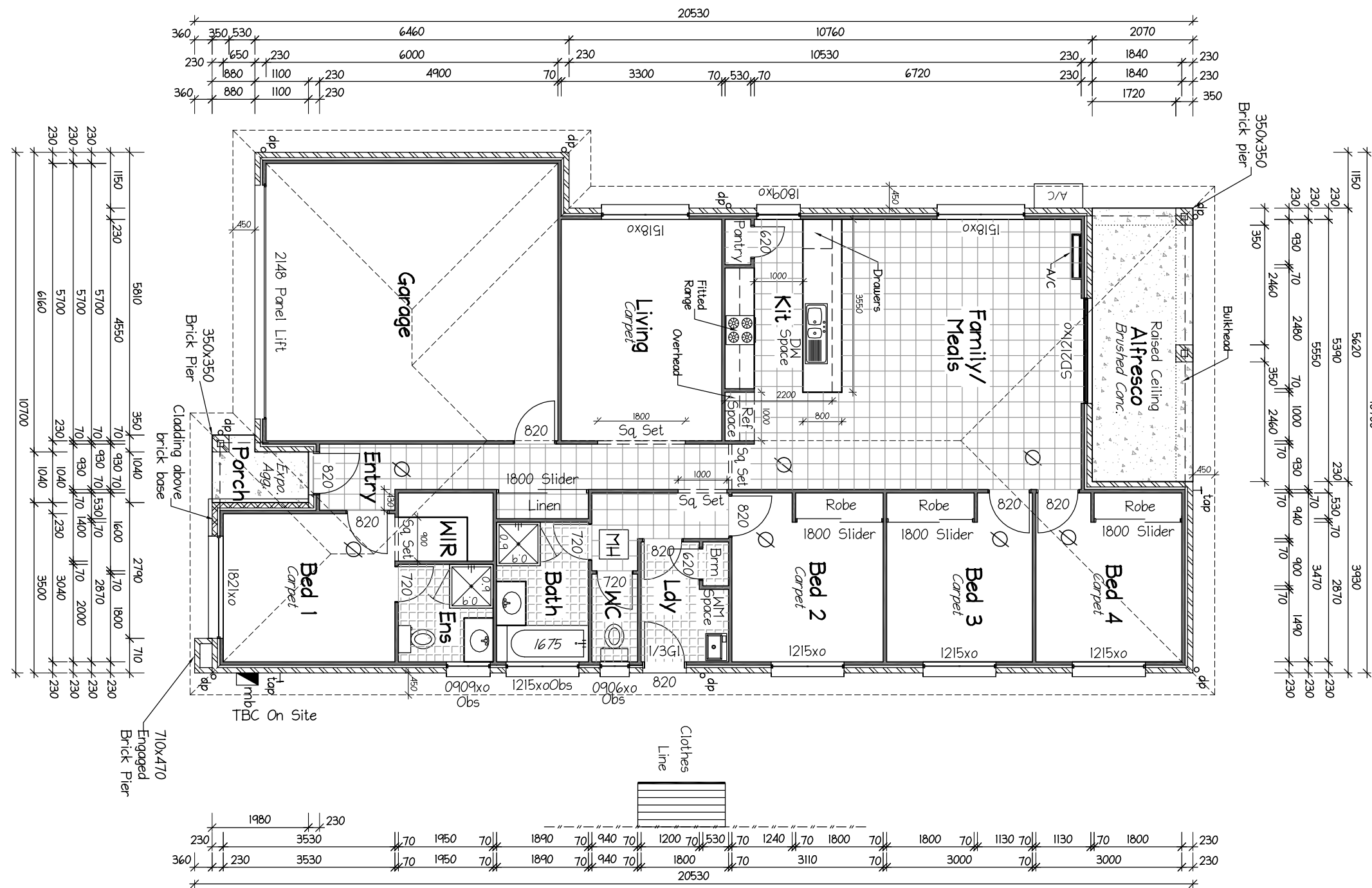
Lot  
Registered Plan  
Parish of  
County Of  
Site Area

Rev.	Revision Description	Date
A	Sales Plan	09/05/18

#### DRAWING NAME

GROUND FLOOR

WIND N2 (W33)	SCALE 1:100
LICENCE 1153526	DATE
Sheet No. 1 of 2	JOB No.



House Design:  
**NEWPORT Mk3**  
Facade B



This facade is to show colours only and may not be the facade chosen.

**ARLINGTON**



## EXTERNAL COLOUR PALETTE



**BRICK (JOINT: IRONED)**  
Austral Urban One -  
Chiffon



**COLORBOND ROOF**  
Colorbond Basalt



**CONCRETE ROOF TILE**  
Bristle Classic Shingle -  
Gunmetal



**GUTTER & FASCIA**  
Colorbond Basalt  
and Surfmist



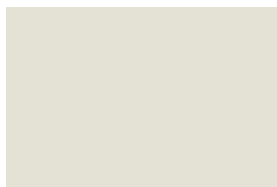
**FEATURE BRICK  
(JOINT: IRONED)**  
Austral Urban One - Silver



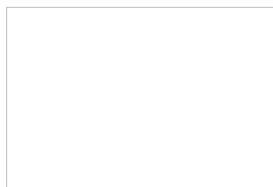
**RENDER COLOUR 1**  
Taubmans Stonebridge



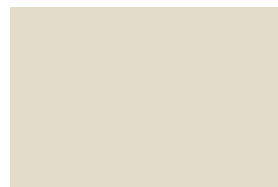
**RENDER COLOUR 2**  
Taubmans Flotsam



**GARAGE DOOR**  
Surfmist



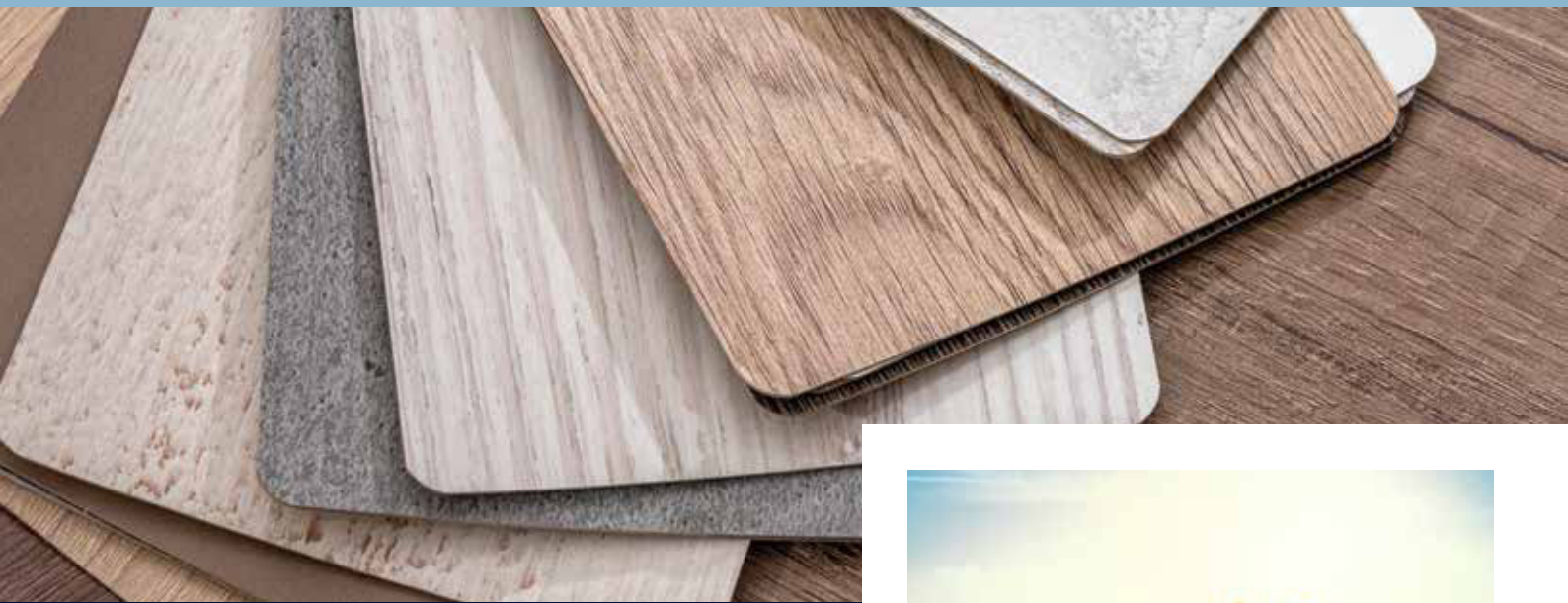
**WINDOW FRAMES**  
Pearl White Gloss



**FRONT DOOR & CLADDING**  
Taubmans Marble Mist

**BRIGHTON  
BUILT**  
*let life in.*

Image is for illustrative purposes only. Image may depict fixtures, finishes and features not supplied by Brighton such as alfresco decking, window and household furnishings and landscaping. Published price does not include the supply of these items. Image may depict optional variations to the house such as pendant and down lights which incur additional charges • Purchasers should inform and assure themselves by inspection, independent advice or as otherwise necessary prior to purchase • For more details please talk to one of our consultants. Brighton Built Pty Ltd ABN 83 150 533 378 QBCC 1250787



**MAREEBA**

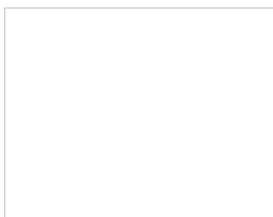
# INTERNAL COLOUR PALETTE



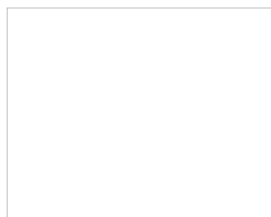
**KITCHEN BENCHTOP**  
Polytec Carrara  
Marble Matt



**KITCHEN BENCHTOP  
UPGRADE**  
Caesarstone  
White Shimmer



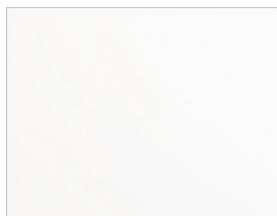
**KITCHEN UNDERBENCH**  
Polytec Polar White Matt



**KITCHEN OVERHEAD**  
Polytec Polar White Matt



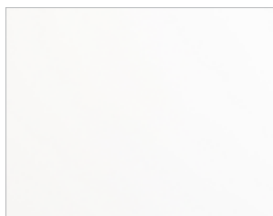
**CARPET**  
Informed 0509 -  
In the Loop



**WET AREA WALL TILE**  
White Gloss 250 x 400



**LIVING & WET AREA  
FLOOR TILE**  
Regina Charcoal Matt  
450 x 450



**KITCHEN SPLASHBACK**  
White Gloss 100 x 300



**WALL PAINT COLOUR**  
Taubmans Surfemist



**DOORS, SKIRTING &  
ARCHITRAVES**  
Taubmans Surfemist Gloss

**B R I G H T O N**  
**B U I L T**  
*let life in.*

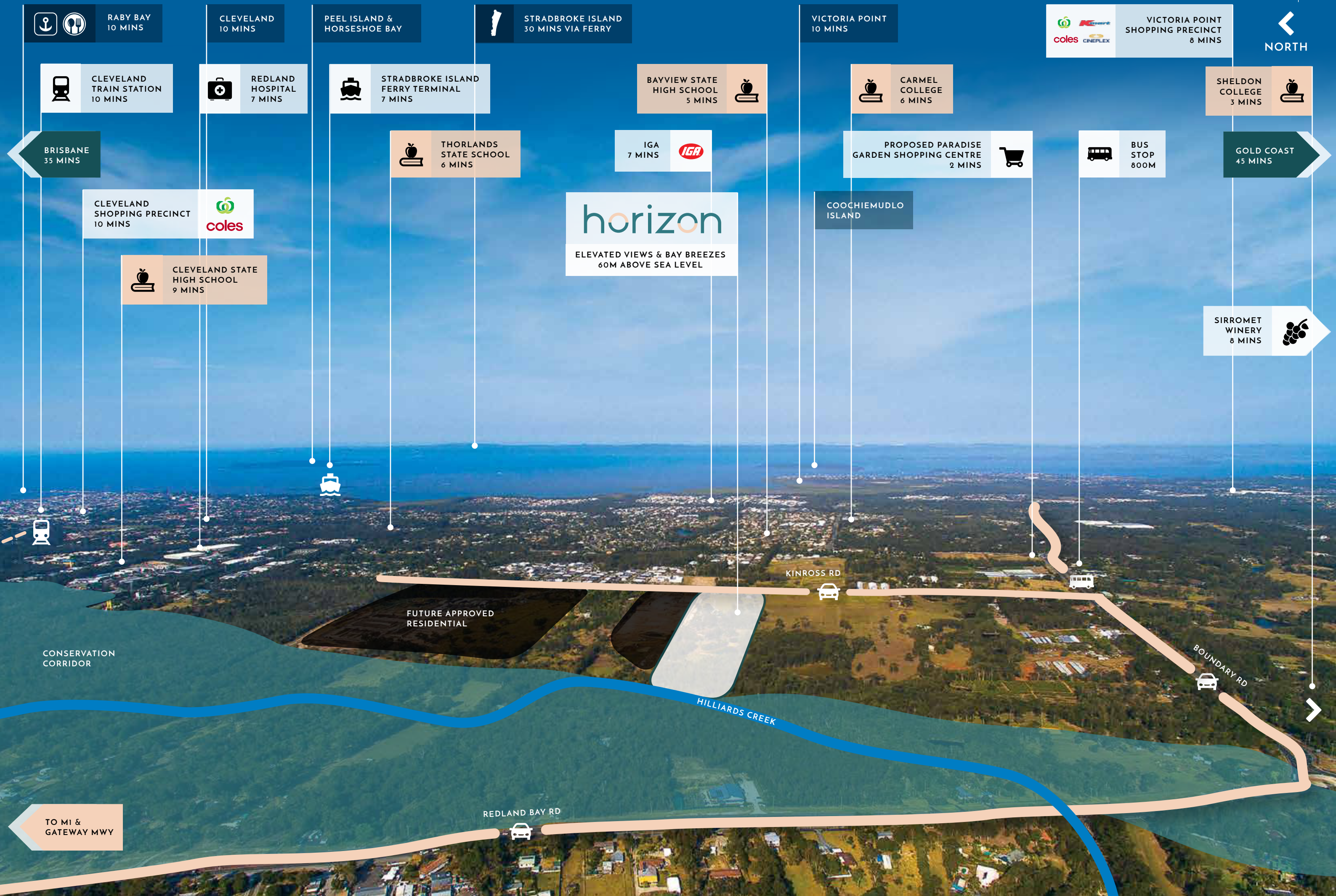
Please note:  
Due to printing, colours and finishes are not exact and true and should be used as a guide only.



# Lot Plan



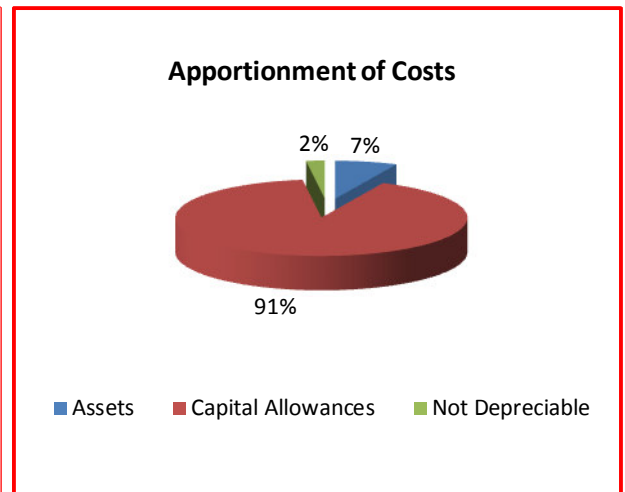
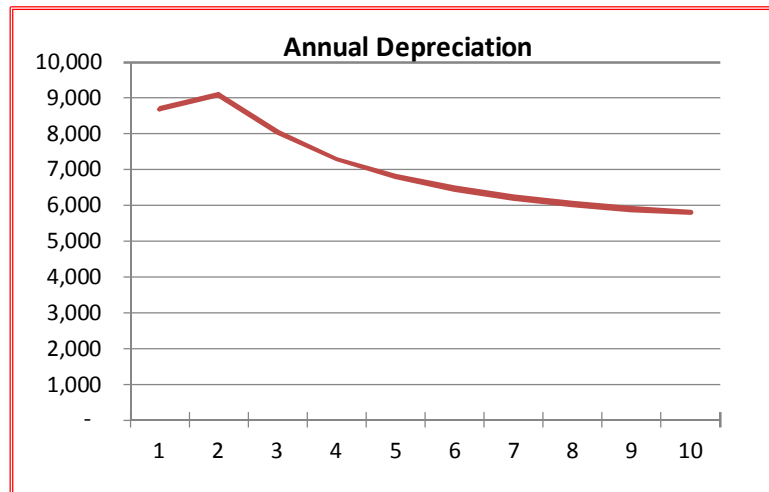






Indicative Tax Depreciation and Capital Allowances Schedule for  
Brighton Built Typical "Newport Mk 3" House Design

Year	Depreciable Assets	Capital Allowances	Total Depreciation Allowance
	\$	\$	\$
1 (365 Days)	3,200	5,485	8,685
2	3,600	5,485	9,085
3	2,550	5,485	8,035
4	1,825	5,485	7,310
5	1,325	5,485	6,810
6	975	5,485	6,460
7	725	5,485	6,210
8	550	5,485	6,035
9	425	5,485	5,910
10	325	5,485	5,810
Balance Yrs 11-41	1,250	164,550	165,800
<b>TOTAL</b>	<b>\$ 16,750.00</b>	<b>\$ 219,400.00</b>	<b>\$ 236,150.00</b>



**Notes:**

This Schedule is based on a Construction Cost of **\$241,000** and the assumption that the first year will comprise 365 days\*.

**This Preliminary Tax Depreciation Schedule is intended to be an indicative representation of the allowances expected on the completion of the above property and is provided for the purposes of Sales and Marketing only. This Schedule has been prepared based on preliminary documentation provided to us and our own indicative calculations and as such is not suitable for the preparation of income tax returns to the Australian Taxation Office.**

This Schedule has been prepared in accordance with the current Australian tax provisions and is exclusive of any future amendments thereto beyond the date of this assessment.

Please contact **Redline Quantity Surveyors Pty Ltd on 1300 732 667** to arrange for the completion of a detailed Tax Depreciation Schedule suitable for your individual Income Tax requirements.

**\*Adjustment to first year figures based on period of ownership is required prior to cashflow forecasts.**