



MIA 186

Facade: 12.5m Urban Sapphire Façade: A



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375sqm



187sqm

Client Name

Emerald Sales

Lot 405

Aire Estate QLD 4510

\$894,848

Building with **Emerald Developments** is an exciting journey where our thoughtfully crafted designs and high-quality finishes allow you to create a home tailored to your block, budget, and lifestyle.

The **Mia 186** design combines modern functionality with timeless appeal, offering versatile layouts and finishes your family will love.

Home Area

Size Ground Floor 186.47sqm

Total Area 20sq (187sqm)



aire

Sapphire

Full Turn-Key Inclusions 2026

PRE-CONSTRUCTION & ADMINISTRATION	INCLUDED
Independent soil test & wind report conducted & issued by a RPEQ Engineer (Upon payment of preliminary deposit)	✓
Provide HIA QLD New Homes Construction Contract (QC1)	✓
1 x Colour selection appointment at selection studio	✓
Provide architectural drawings, engineering reports, energy efficiency reports, electrical layout and cabinetry drawings	✓
QBCC Home Warranty Insurance Certificate and QLeave Levy (Upon signing of HIA contract)	✓
Council application including all standard plumbing approval fees, council fees, insurance fees and connections to Local Council Authority	✓
Building application lodgement to private building certifier and associated fees (except exclusions listed)	✓
Provide weekly Pre-Construction and Construction updates	✓
GENERAL, FOUNDATIONS & STRUCTURE	INCLUDED
Standard cut & fill house pad (0-400mm cross fall, excludes any excess spoil imports or exports)	✓
Provide site survey for house set out	✓
Underground power connection, connection to existing water meter, stormwater connection to street outlet up to 450sqm block and 6m house setback	✓
Guard termite protection: Sheet membrane to perimeter and retro installation of slab penetration	✓
Waffle pod slab with steel reinforcements as per RPEQ Engineer's foundation design	✓
Concrete slab designed and inspected by a RPEQ Engineer	✓
Up to H1 soil classification & N2 wind rating	✓
Zero boundary garage wall allowance (up to 400mm fall)	✓
Site setup of temporary fencing and erosional control silt barrier installation and regular site cleans and waste disposal	✓
25 Year Structural Warranty (T&C's apply)	✓
12-Month Maintenance Warranty	✓
Independent third party frame quality assurance inspection and report	✓
Up to (5) Yard Gullies (maximum allowed)	✓
Stepdown to porch and alfresco (approx. 80mm)	✓
INTERNAL FEATURES & MOULDINGS	INCLUDED
Zero step threshold from garage to hallway as per NCC2022	✓
Internal corridors are to have minimum clear width of 1000mm to comply with NCC2022	✓
Solid timber noggs installed to nominated wet areas as per NCC2022	✓
70mm Treated timber framing	✓
2440mm High ceilings to ground floor level with fibre cement cladding above windows	✓
10mm plasterboard to walls and 10mm span plasterboard to with ceilings batten	✓
Water resistant plasterboard to wet area walls	✓
75mm cornice to wall and ceiling junctions (excluding porch and alfresco)	✓
42 x 18mm pine splayed architraves to wet areas and 42 x 11mm pine splayed architraves to remaining	✓
66 x 11mm splayed skirtings	✓
4 x melamine shelves to linen cupboard and white vinyl sliders with chrome frame	✓
1 x melamine shelf at 1800mm to internal robes with chrome hanging rail (approx. 450 deep)	✓
1 x melamine shelf at 1800mm high to broom cupboard (if applicable)	✓
1 x White vinyl 1x mirror sliding door at approx. 2100mm high to internal bedroom robes with chrome frames	✓

WINDOWS & DOORS	INCLUDED
Aluminium powder coated sliding windows and doors with keylocks in standard 2100mm high sizing (all bathrooms to have transparent glass for privacy)	✓
Fly Screens to all opening windows and sliding doors (excluding front entrance door and hinged/cornerless doors)	✓
Chrome finish LANE feature front entrance door lock	✓
Chrome finish passage leversets - to all bedrooms, study, media, butler's, garage and laundry (if applicable)	✓
Chrome finish privacy leversets - to master bedroom, bathroom, powder room and toilet	✓
Hume 820mm wide x 2040mm high Redicote Newington XN5 or XN1 painted feature front door with clear glass	✓
Hume 870mm wide x 2040mm high DuraXP painted flush external door from garage (if applicable)	✓
Hume 870mm wide x 2040mm high DuraXP painted flush external door from laundry (if applicable)	✓
Hume redicote flush panel painted internal doors with chrome hinges and plastic door stops (2040mm high)	✓
Sectional garage door 2.1m high x 4.8m wide - 5 profiles and 22 colour options within Emerald Builder's Range Includes: 2 x key remotes and 1 x wireless wall remote	✓
PAINTING	INCLUDED
Provide three-coat paint system to all internal walls and ceilings, including the following breakdown:	✓
1 x coat of interior sealer to all internal walls, including the alfresco ceiling	✓
2 x coats of interior low-sheen paint to all internal walls (1 light wall colour throughout)	✓
2 x coats of interior low-sheen paint to all internal ceilings	✓
2 x coats of exterior low-sheen paint to external works where applicable	✓
Provide gloss finish to doors, architraves and skirtings (colour matched to walls, water based)	✓
ELECTRICAL	INCLUDED
Three Phase Meter Box - including 16mm cable, switches, 3 lighting and 3 power circuits up to 10l/m lead in	✓
Ceiling fan with Light: 1220mm 3 blade fan with light to bedrooms and up to two (2) living/media rooms and alfresco I/NDEK-HAK48-L-WH-TRI	✓
Photo-electrical smoke detectors on RCD protected unit	✓
LED downlights (2-3 downlights per living space strategically placed for optimal lighting with 1 LED downlight in remaining areas (laundry, water closet, WIR, WIP, front porch)	✓
1 x NBN Pre-Provision with 1 x data outlet (excludes connection fees if applicable, standard placement applies)	✓
1 x 3 in 1 Single heat/fan/light in bathroom and ensuite	✓
1 x Exterior twin spotlight with no sensor for clothes drying area	✓
1 x LED batten 1200mm diffused light to garage	✓
1 x External double powerpoint to alfresco (if applicable)	✓
1 x Double powerpoint in bathroom, laundry and ensuite	✓
1 x Free to Air TV roof mounted antenna	✓
2 x Free to Air TV points (standard placement in living and media room)	✓
2 x Double powerpoint to kitchen	✓
2 x Double powerpoint to living	✓
2 x Double powerpoints to all bedrooms	✓
2 x Single powerpoints for microwave provision and dishwasher (if applicable)	✓
7.1kw Split system air-conditioning unit to main living room (back to wall allowance only)	✓

KITCHEN	INCLUDED
Kitchen island bench with breakfast bar and microwave provision with 20mm stone benchtop (Up to 2100 x 900mm subject to plan sizing).	✓
20mm Stone to main benchtop from standard builder's range	✓
Polytec flush melamine doors from standard builder's range with kickboard colours to match	✓
Quality Allegra kitchen handles from standard builder's range	✓
Sink mixer - base MK2 sink mixer tap chrome I/N9503412	✓
Sink - stainless steel 1TH 1200mm 3/4 L/H or R/H bowls I/N9502731	✓
1 x Set of 4 drawers with cutlery tray in top drawer (approx. 450mm wide)	✓
Soft close cabinetry doors and drawers (kitchen only - butler's kitchen, laundry, bathroom and ensuite vanities not included)	✓
Kitchen plasterboard bulkhead included above overhead cabinetry	✓
Water connection to fridge space - fridge space approximately 1800mm H x 1000mm W	✓
W.I.P with 4 x melamine shelves (if applicable)	✓
90cm Omega ceran cooktop touch I/N0CC905TZ	✓
90cm Omega rangehood appliance I/N ORT9WXL	✓
90cm Omega oven with AirFry appliance I/N 0B09010AMCOM	✓
60cm Omega dishwasher I/N ODWF6012XCOM	✓
BUTLERS PANTRY & STUDY NOOK (if applicable)	INCLUDED
Polytec laminate bench tops with 38mm edge to butlers pantry	✓
Polytec flush melamine doors from standard builder's range	✓
Sink mixer - base MK2 sink mixer tap chrome I/N9503412	✓
Single bowl - base MK3 sink 1TH 850mm stainless steel	✓
Polytec laminate bench tops with 38mm edge to study nook	✓
WET AREAS	INCLUDED
20mm Stone benchtops from standard builder's range to bathroom and ensuite vanities	✓
Polytec flush melamine doors from standard builder's range with kickboard colours to match	✓
Posh Solus basin mixer (5star) chrome I/N9507797	✓
Kado Lux semi inset basin 1TH overflow white - master suite I/N9507797	✓
Posh Bristol shower with rail - 7 function I/N9502122	✓
Posh Solus white freestanding bath - 1500L x 700W x 600mmH - I/N1703113	✓
Posh Solus bath outlet 210mm chrome I/N2267334	✓
Posh Solus shower mixer chrome I/N2267334	✓
Posh Solus round toilet suite close s-trap with quick release soft close seat white I/N9502264	✓
Chrome accessories (double towel rails and toilet roll holders)	✓
Shower niche in bathroom and ensuite up to 600mm (W) x 450mm (H)	✓
Frameless mirror to length of selected vanity design	✓
Chrome grill floor wastes in showers only (excludes laundry - no laundry floor waste included as a standard)	✓
Recessed shower tray/s as per NCC2022 standards	✓
Semi-frameless overlapped clear glass shower screens in chrome with pivot door	✓
Laundry: Polytec laminate bench tops with 38mm edge with Posh Solus MK2 inset/undermount laundry trough 45Litre 1 taphole with bypass & overflow stainless steel I/N2406943	✓
Posh Solus MK2 sink mixer 35mm 4STAR C/P	✓
Chrome plated washing machine set I/N 9503412	✓
Waterproofing as per Australian Standards to comply with NCC2022	✓

FLOOR COVERINGS	INCLUDED
450 x 450mm Cushion-edge tiles OR 2.5mm luxury vinyl flooring to main living areas from standard builder's range	✓
450 x 450mm Cushion-edge tiles to wet area floors from standard builder's range (skirting tiles approx. 225mm high)	✓
450 x 450mm standard builder's range non-slip external tiles to porch and alfresco	✓
75 x 300mm standard builder's range tiles to kitchen splashback (approx. 600mm high)	✓
450 x 450mm wall tiles to wet areas from standard Builder's range (approx. 2100mm high in shower area, approx. 1000mm high behind freestanding bath)	✓
450 x 450mm standard builder's range tiles to cabinetry splashback in laundry (one tile high)	✓
Premium carpet with 8mm underlay to all bedrooms and media room from standard builder's range	✓
Grout and silicone colours at builder's discretion (grout lines approx. 4mm)	✓
Professional finish concrete to garage floor	✓
EXTERNAL FEATURES	INCLUDED
Metal roof, fascia and gutter	✓
22.5 degree roof pitch with 450mm eaves	✓
90mm PVC painted downpipes as per touchpoints	✓
4.5mm Fibre cement sheeting above windows, doors, sliding doors	✓
Paint finished fibre cement eave lining	✓
Smooth painted render to front facade with 1m returns	✓
Brick veneer construction to external walls in PGH standard builder's range colour selection with grey mortar	✓
DOUBLE STOREY HOMES ONLY	INCLUDED
2440mm High ceilings with fibre cement cladding above windows to second level	✓
PGH standard builder's range colour selection with grey mortar to lower level and fibre cement to upper level	✓
Internal stairs to include standard carpet finish to stairs, 1200mm gyprock wall with painted timber railing	✓
Balcony: Painted cladding (if applicable), 450x450mm standard builder's range non-slip external tiles	✓
Insulation batts are installed to all upper level external walls	✓
Treated STRUCTAflor yellow tongue flooring throughout upper level. Scyon Secura fibre cement sheets to wet areas (interior flooring) and on balconies (exterior flooring), where applicable	✓
DRIVEWAY, LANDSCAPE & FENCING	INCLUDED
Exposed aggregate driveway with kerb cut out (maximum allowance up to 25sqm single garage/up to 40sqm double garage in salt and pepper)	✓
1800mm High timber paling H butted fence (Up to 55l/m allowance to rear, sides and returns where there are no existing fences provided and where possible depending on site conditions)	✓
350mm x 900mm Aruba letterbox or alike to builders' range (paint as per façade)	✓
2 x External brass taps with standard placement (back and front)	✓
Up to 2400mm x 940mm Slimline Surfmist Sunbreeze compact fold down clothesline	✓
Up to 2000mm long x 400mm wide garden bed with 75mm x 35mm timber edging located in front of dwelling with approximately 3 small plants and finished with mulch	✓
Supply and lay A grade couch (Maximum allowance up to 180sqm to front, side, verge and rear of lot) suit up to 375sqm site	✓
20mm drainage gravel to garage side only (up to maximum allowance of 16m3) suit up to 375sqm site	✓
HOT WATER SYSTEM	INCLUDED
250L Rinnai electric water heater 3.6kW	✓
ENERGY EFFICIENCY	INCLUDED
Installation of 60mm Anticon blanket to underside of roof cover & R1.5 ceiling bats to alfresco ceiling area (if applicable)	✓
R2.0 HD insulation to light weight cladded external walls (if applicable)	✓
Sisalation building wrap to all external walls	✓
Minimum 7-Star energy efficiency rating is a requirement of the council, any extra insulation or accessories required to achieve this rating above the Emerald standard inclusions, will be at an extra cost to the owner	✓

Exclusions

(Unless Quoted)

H2 Soil classification or above with H2 waffle pod slab or above
Council relaxations and town planning
Additional spoil imports or exports
Piering requirements to slab
Retaining walls (may be required after build commencement and in order to finish house as per contract, in which case, a variation will be supplied with retaining wall costings to be paid for by owner. If client does not want to proceed with retaining wall, landscaping costs will be credited back to the owner and not completed in the build)
Lapped and capped fencing, painted fencing or gates
Dark colour selections - must be quoted in accordance with energy efficiency report outcome as per NCC2022
Acoustic, BAL, coastal fallout, traffic control, allowances for overland flow/flood height, slope stability reports, erosion reports, temporary power poles or any other non-standard requirements
HSTP Systems and plumbing application or reports with HSTP (if no sewer available)
Supply or install pendant lights or future power provisions ie. pool or shed
Rock excavation/removal or tree removal
Variations to contract (incur an Administration Fee)
Water tanks or generators for sites registered but without water or power services available
Coordination of neighbouring fencing including credit requests etc.
Identification survey or topography (if required, construction cannot proceed until the survey is completed to ensure accurate house positioning)
Feature walls or feature tiles
Invisiguard or diamond grille security screens (unless quoted)
Roller or vertical blinds or shutters (unless quoted)
Demolition of any kind
Water meter (installation to be arranged by owner prior to Emerald commencement, water bills and electricity paid by owner throughout build)
Any fees associated with build over sewer or storm water applications
Water tanks, solar system, pool or shed (unless quoted)
Concrete pads
Natural Gas / LPG service or connection fees
Driveway seal
Stepdown to garage
Any fees associated with identifying or treatment of Fire Ants and/or removal of contaminated spoils due to Fire Ants
Floor wastes not included to laundry or wet areas outside of standard inclusions
Privacy screens
Client supplied items

Emerald EXTRAS

H1 Soil allowance
Stone benchtops to kitchen, bathroom and ensuite from standard builder's range
Shower niche in bathroom and ensuite
Professionally cleaned for handover
Floating vanities throughout
900cm Appliances
Freestanding bath
Personalised, one-on-one support from a dedicated Construction Administrator who goes above and beyond to keep you informed every step of the way
Guided site inspections with your allocated Site Supervisor, giving you the opportunity to walk through your home and see progress firsthand during key stages of the build
Personalised handover gift
Landscape water care package (up to 3 weeks)
Third Party Building Inspector throughout build stages
Turf included to the verge (Up to 180sqm in total)

Notes

A free initial tender can be provided before engaging Emerald Developments Pty Ltd. No revisions or sited custom preliminary plans available at this stage

If the owner wishes to proceed, a \$2,500 fee required for an Emerald standard plan and \$4,000 for a modified or customised design. Fees are non refundable

The owner has two revisions on a preliminary plan and two revisions on an initial tender available post payment of initial deposit fee. Further revisions will incur an administration fee

If products are discontinued or unavailable during construction, Emerald Developments Pty Ltd reserves the right to provide similar products in functionality and quality with no written confirmation required by the owner.

The owners are responsible for providing a clear house site prior to Emerald Developments Pty Ltd commencing the build (this includes leftovers from neighbouring builders)

No refund is given for a soil report under a H1 slab classification, fixed site works, fixed foundation works, or N3 wind rating

No refund is given for items that fall under standard allowances or inclusions

Natural gas service or connection fees are the responsibility of the owner

Electricity and water consumption during the build is paid for by the owner

Tiles are not to be laid to any pattern. Tile set out is at the builder's discretion

Further terms and conditions available upon request and are provided during quoting and colour selection stages

Light colour options only available due to NCC Requirements 2022 - Dark colours must be quoted additionally

All quoted items supersede the standard inclusions



PC ITEMS

Sapphire Inclusions

Redicoat Hume XN5 or XN1



Cambridge Corvan Leverset



Avalon Passage Leverset Internal



**ROME-90 8W LED
Downlight**



**Omega Freestanding
Dishwasher Stainless Steel**



**Omega 90cm Ceramic Cooktop
with Touch Controls, Midnight**



**Omega 90cm, 10 Function Oven
with AirFry, Midnight**



**Omega 90cm Slideout Rangehood
Stainless Steel**



**HAWK 48" 3 Blade
Fan With Light**



**DEFENDER-2 20W LED Twin
Spotlight W/O Sensor**



KLEIN2 3 in 1 Heat Fan, Exhaust



**SLEEK 10A Horizontal
Double Powerpoint**



PC ITEMS

Sapphire Inclusions

Posh Solus Freestanding with Overflow



Posh Solus Bath Outlet



Kado Lux Square Semi Inset Basin 1 Taphole with Overflow White



Posh Solus Basin Mixer Tap



Base MK3 1 & ¾ Bowl Sink 1 Taphole Stainless Steel



Posh Solus Kitchen Gooseneck Sink Mixer Tap Chrome



Posh Bristol Single Rail Shower



Posh Solus Shower Mixer Tap



Base MK2 Laundry Sink Mixer Tap



Posh Solus MK2 Double Towel Rail



Posh Solus MK2 Toilet Roll Holder



Posh Solus Round Toilet Suite Quick Release Soft Close





EMERALD REPRESENTATIVE DETAILS

Emerald Representative:

DESIGN DETAILS

House Design: Facade:

SITE DETAILS

Site Address:

SP/RP Number: Registration:

OWNER DETAILS

*(Full Legal Names **must** be supplied)*

Owner 1 First Name: Middle Name/s:

Surname:

Address:

Phone Number: Email Address:

Owner 2 First Name: Middle Name/s:

Surname:

Address:

Phone Number: Email Address:

FINANCE DETAILS

Bank: Branch:

Contact: Deadline:

Broker: Phone:

CONDITIONS *of Purchase*

- ▶ I/We accept that in order to secure Emerald Developments Pty Ltd, a preliminary deposit fee of \$2,500 is required for an Emerald standard plan and \$4,000 for a modified plan or customised design. This fee is not refundable under any circumstances; however, if the purchaser proceeds, it will be applied toward the contract deposit.
- ▶ I/We accept that soil testing will be conducted once the preliminary deposit fee is paid (if access available on site and all applicable land documentation has been supplied).
- ▶ I/We accept that if a HIA QCI Construction Contract is entered into, the preliminary deposit will be considered part payment of the 5% required.
- ▶ I/We accept that the balance of 5% deposit payment as per the HIA QCI Construction Contract will be required to be made in full before final plans are prepared and are lodged with Certifiers for council approval.
- ▶ I/We accept that the preliminary deposit fee is non-refundable once paid.

DEPOSIT DETAILS

These fees are to be paid in the way of EFT or cheque (no cash please).
Please use your surname as reference for EFT.

Account Name: Emerald Developments Pty Ltd
Bank: National Australia Bank
BSB: 084-004
Account Number: 78-869-8183

ACCEPTANCE

Emerald Developments Representative: **Date:**
Owner Signature: **Date:**
Owner Signature: **Date:**

OFFICE USE ONLY:

Date: Deposit Received Date:
Emerald Developments Representative: Payment Reference:
Owner/s:
Site Address: