

expression
inclusions



expression highlights

KITCHEN

Belling
900mm Oven
Stainless Steel



Belling
900mm Cooktop
Stainless Steel



Technika
Undermount RH
Stainless Steel



Belling
Dishwasher
Stainless Steel



Atlas
2 Bowl
Stainless Steel



Akemi
Sink Mixer
Polished Chrome



BATHROOM

Akemi
Mixer Set
Polished Chrome



Akemi
Shower Wall Mixer
Wall Bath Outlet
Polished Chrome



Akemi
Shower Set
Polished Chrome



Gemelli
Round TH
White Finish



Decina Uno
Inset Bath 1675mm
White Finish



KDK-014
Toilet Suite
White Finish



TOILETS

Komo
Single Towel Rail
Brushed Chrome



Komo
Toilet Roll Holder
Brushed Chrome



Komo
Soap Holder
Brushed Chrome



DOORWARE

Angular
Entry Trilock
Satin Chrome



Rivera
Internal Lever Set
Brushed Chrome



Nidus T-Bar
Wardrobe Pulls
Brushed Chrome



expression specification

GENERAL

Thermal	Insulated to 6 star energy rating
Connections	Allotment 650m2, 6m setback

EXTERNAL

Bricks	Hebel or Selkirk bricks category 1 & 2
Render	Facade as indicated
Roofing	Colorbond iron at 22.5°
Fascia	Colorbond fascia & gutters
Doors	INF5VG WS
Windows	Double Glazed Aluminium
Locksets	Gainsborough Angular trilock
Garage	Brick with plaster lined ceiling
Garage Door	Colorbond slimline panel lift
Water Tank	2020Lt slimline water tank and pump
Garden Taps	Front and rear

BATHROOM

Vanities	Laminate cabinet & 20mm Zenith VCS benchtop with mirror
Hot Water	Instantaneous hot water system
Tapware	Akemi flick mixer
Bath	Decina Uno inset 1675mm
Basins	Gemelli 450 oval vanity basin white
Showers	Tiled shower base/pivot screens
Accessories	Komo
Fans	Exhaust fan, heating duct and down light (plan specific)

TOILETS

Toilets	KDK Venetian pan & cistern
Accessories	Komo toilet roll holder

ELECTRICAL

Lights	LED downlights
Television	Pre-wired outlet to each living
Safety Switch	RCD circuit breakers
Smoke Detectors	Hard wired smoke detectors
Power	Double outlets to standard positions
Telephone/Data	Pre-wired outlet x 1
Switch Plates	Voltex classic white

STRUCTURAL

Concrete Slab	Class M raft 300mm of site fall
Wall Frames	90mm external and internal
Roof Trusses	90mm pine

INTERNAL

Ceilings	2575mm high with 55mm cornice
Architraves	Painted single bevel 67mm x 12mm
Skirtings	Painted single bevel 90mm x 12mm
Painting	Washable 2 colours - 3 coat
Doors	Corinthian painted flush panel
Door Stops	Chrome stops
Door Handles	Rivera & t-bar robe pulls
Shelving	Melamine and hanging rails. Double bank of shelves to master WIR, single to secondary bedrooms
Cabinetry Handles	Tekform nickel or chrome pulls
Heating & Cooling	Braemar central gas heating. 7kw split system.

KITCHEN

Oven	Belling Oven Elec BDO9608BK
Cooktop	Belling Gas BDC905LS
Rangehood	Technika TUR90S
Dishwasher	Belling BD16FSDX
Benchtop	Zenith VCS (D) 20mm, 40mm island
Tapware	Akemi mixer
Doors	Polytec - soft close
Cabinetry	OH cupboards inc. over fridge, 2 banks of pot drawers soft close & cutlery drawer. 1 bin drawer
Sink	Atlas 2 bowl

LAUNDRY

Trough	NuGleam laundry trough s/steel & white
Tapware	Akemi mixer & laundry taps (plan specific)

FLOORING

Carpet	EC Autumn Mist, Frontier & Genesis range to Living areas & bedrooms
Tiling/Vinyl Plank	Polyflor Laneway vinyl plank or ceramic floor tiles to entry, kitchen & meals
Tiling to wet areas	Ceramic floor tiles & tiled skirts

Expression Process

CONTRACT PREPARATION

Objective

To deliver an all-encompassing process that reduces contract to site start time by integrating class leading designs and professionally prepared colour schemes

Key Benefits

- Effortlessly create a vision for your home without the worry usually associated with countless options
- Reduce contract preparation and construction start time frames from months to weeks*

Your part in the process

- Select one of our designs and advise any non-structural modifications
- Select from predetermined schemes and appliance options
- Provide land title and any relevant information

Preliminary Works Agreement to Building Permit

1. You sign the Preliminary Works Agreement, pay your deposit and provide information as per section 12.1 of PWA.
2. Plans and Engineering: We initiate plans including the floor plan, siting, joinery & wall tile elevations, as well as electrical plans. If the site is accessible we will action preliminary site engineering.
3. Colour schemes: With assistance from our themed predetermined colour schemes and advice from our professional colour consultant, select the colours and finishes for your home.
4. Review Initial Plans: You review the plans and siting for confirmation. Please note once you sign off the drawings they progress onto architectural drafting and structural engineers so no further changes can occur from this point.
5. Electrical: You review your electrical plan and advise Sheree if you want any additions which will be costed and presented for your approval
6. Working Drawing Checks: We perform our quality control checks of the working drawings and apply the completed engineering information before the plans go back to the architectural drafting team for completion.
7. Variations: We prepare your final Pre-Contract Variation & contract sum, including confirmation of the 6 star requirements and final site costs based on the 6 star assessment and final engineered slab design.
8. Building Contracts: We prepare the Fixed Price Building Contract and specification and present it to you for signing via electronic DocuSign. We will also request you nominate the preferred Building Surveyor and request payment of the Initial contract deposit
9. Building Permits: We lodge your plans and supporting documents with the Building Surveyor and local council for approval.
10. Works Commence

*Construction start date subject to land and title availability.



WE
BUILD

Interior Schemes

Our Interior Design team have carefully curated a diverse range of schemes to provide you with a perfect and proven colour combination. Achieve a high-end look without blowing your budget, at Expression specification. **Simply select a scheme and we'll take care of the rest.**

Noir



Hamptons





Japandi



Pampas



Inspiring style & quality

McMaster Homes is a Ballarat based building company owned by Tony McMaster.

We specialise in the design and construction of contemporary homes which are inspired by Australian's unique style and love for relaxing and entertaining.

Our extensive range of home designs and professional colour schemes, help make the home selection process a breeze.

We only engage trusted local trades and suppliers, building in and around the Ballarat area which ensures you get the best value for money.

Plus with over 30 years in the building industry, you can rest assured that quality and service are the core values that under-pin every home we build.

So what are you waiting for ... turn your home dream into a reality, choose quality, choose McMaster.

Tony McMaster
Managing Director



MCMASTER

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