





















Essence
Inclusions



 <p>Technika 900mm Oven Black</p>	 <p>Technika 900mm Gas CT SS</p>	 <p>Technika 900mm RH SS</p>
 <p>Technika Dishwasher SS</p>	 <p>Squareline 1 & 3/4 Bowl Sink SS</p>	 <p>Arlo Sink Mixer PC</p>
 <p>Arlo Basin Set PC</p>	 <p>Arlo Wall Mixer & Bath Outlet</p>	 <p>Doccia & Mixx Shower Head & Arm</p>
 <p>Clark Round Vanity Basin</p>	 <p>Civic Inset Bath 1675mm</p>	 <p>KDK-014 Toilet Suite</p>
 <p>Master Rail Single TR & TRH PC</p>	 <p>Angular Entry Trilock SC</p>	 <p>Lianna Internal Lever Set SC</p>
 <p>Hume XV18 Entry Door</p>	 <p>EC Carpets SDN Carpet</p>	 <p>Chesterfield Vinyl Plank</p>

Structural

Concrete Slab: Class M 300mm of site fall over the building area
Wall Frames: 90mm external & internal
Roof Trusses: 90mm pine
Permit: Permit application & fees

External

Bricks: Selkirk category 1 & 2
Roofing: Colorbond iron roof (22.5° pitch)
Fascia & Gutters: Colorbond
Garage: Brick with plaster-lined ceiling
Entry Door: Hume XV18
Garage Door: Colorbond panel lift
Water Tank: 2020L with pump
Garden Taps: Front & rear

Internal

Ceiling Height: 2575mm with 55mm cornice
Painting: Washable, 2 colours throughout
Doors: Corinthian painted flush panel
Architraves: Painted single bevel 67 × 12mm
Skirtings: Painted single bevel 90 × 12mm
Shelving: Melamine & hanging rails

Kitchen & Laundry

Kitchen Benchtop: 20mm SA Zenith VCS (E)
Tapware: Arlo flick mixer
Sink: Squareline 1 & 3/4 bowl stainless steel
Cabinetry: Laminate with 2mm ABS edging, overhead concealed rangehood and base cupboards
Laundry Trough: Astra SS & white, Arlo l'dry tap set, plan specific

Appliances:

900mm Technika Oven (Elec TTDT910-6)
900mm Technika Gas Cooktop (TGC9GLWFSS)
900mm Technika Rangehood (TUR90S)
Technika Dishwasher (TDX7SS-6)

Bathroom & Toilet

Vanities: Laminate cabinet with mirror
Basins: Clark round 400mm, white finish
Bath: Civic Inset Bath (1675mm, white finish)
Showers: Tiled or Poly Marble base with pivot screens, plan specific
Tapware: Arlo basin, bath & shower set
Toilet: KDK-014

Accessories

Locksets: Gainsborough Angular trilock
Door Handles: Lianna & T-bar robe pulls
Door Stops: White rubber cushion
Master Rail towel rail & soap holder
Master Rail toilet roll holder
Cabinetry Handles: Tekform nickel or chrome pulls

Electrical

Lights: 20 LED downlights, batten points
Single flood light outside laundry
Double bare batten to garage
Power Outlets: Double outlets to standard positions
Television: Pre-wired outlet in each living area
Safety Features: RCD circuit breakers & hard-wired smoke detectors
Telephone: Pre-wired outlet x1
Switch Plates: Voltex classic white
Bathroom Fans: exhaust, heating duct and light point (plan specific)

Flooring

Carpet: Acacia Hill carpet & underlay to living areas & bedrooms
Tiling/Vinyl Plank: Chesterfield 2mm vinyl plank or ceramic tiles
Wet Areas: Ceramic floor tiles & tiled skirts

Heating & Cooling

Braemar central gas heating
3.5KW split system

Connections & Energy Efficiency

Double Glazing: Main living area
Thermal Insulation: 7-star energy rating
Connections: Suitable for 650m² allotment with a 6m setback
Hot Water: Rheem instantaneous system

Easy Online Colour
Selection Process



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*

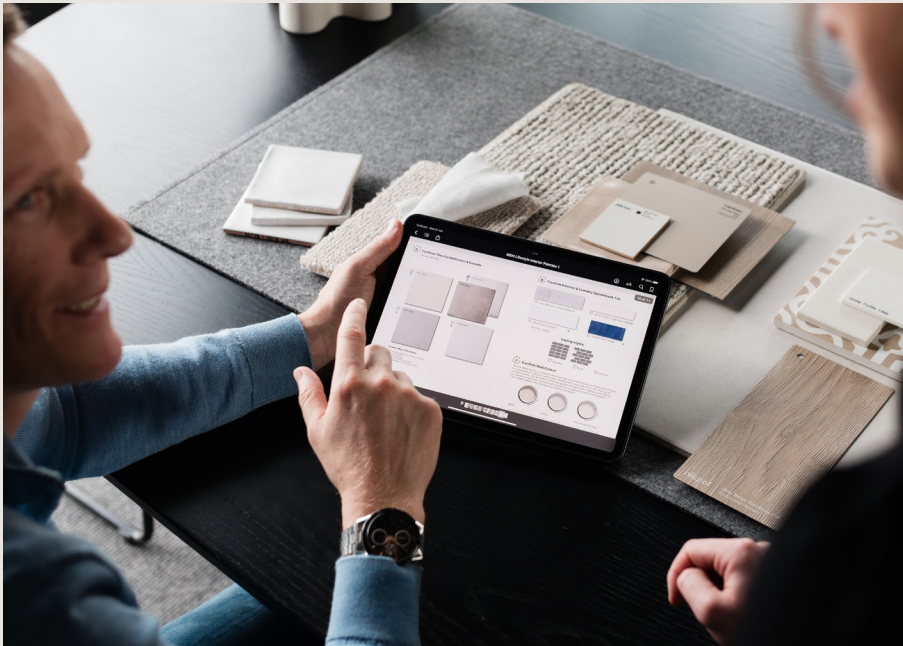
Your part in the process

- 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 Sachja, you select from one of our carefully prepared colours schemes and fitting selections via your online portal.
4. Review Initial Plans: You review the plans and siting with Tom 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 energy 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.



Predetermined schemes to streamline the process



Electronically sign building contracts

Our Interior Design team have carefully curated four schemes to provide you with a perfect and proven colour combination. There is no need to sacrifice on the quality, materials or inclusions when you chose the Essence package. Simply select a scheme and we'll take care of the rest.

Urban



Urban interior colour schemes blend neutral shades, metallic accents, and bold details, inspired by the industrial modern aesthetic of cities. The goal is to balance simplicity and complexity, creating a modern, efficient space that incorporates personality and creativity.

Tonal



A tonal colour scheme is made up of one main hue with various tints and tones of that colour added in. The use of Polytec Ligurian Walnut creates visual interest whilst adding textural contrast. The Tonal scheme is great if you're wanting to create a balanced, harmonious space.

Nordic



A Scandinavian style is a design movement known for its simple, minimalist and functional style, popularised in the nordic countries of Europe. Our scheme combines light colours with the warmth of a natural timber look.

Hamptons



A Hamptons style is known for being light, bright and sophisticated. The colours are typically neutral and bring a calming feel to your home. In our scheme, we combine a neutral colour scheme with dark oak timber-look floors and textured sandy carpet.

Embrace trendsetting style, value and sophistication
with our external colour schemes.

Rebellion Red**Goldfield Haze****Ironstone****Tannum**



Reliable Partnerships

With 40 years of local building experience and strong ties within our community, we create homes of exceptional value. Our unrivaled connection with the local market enables us to deliver your home on time and on budget. As proud members of MBAV and HIA, we are committed to providing inspiring homes tailored to local living needs.



Main Office, 10 Eastwood St, Ballarat Central



Ballarat, Sturt St: Celebrating our Thriving Food and Cafe Scene



Main Office

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