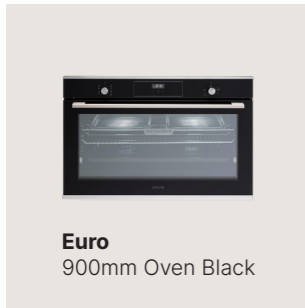


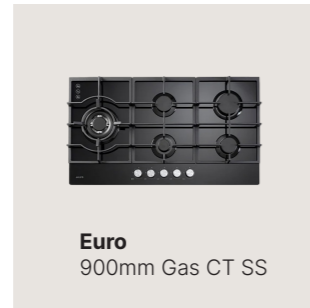


**Expression**  
Inclusions

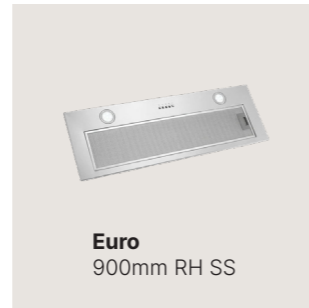




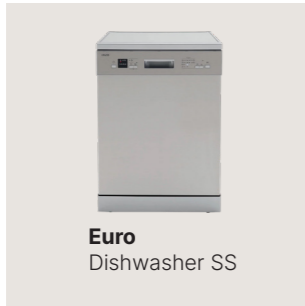
**Euro**  
900mm Oven Black



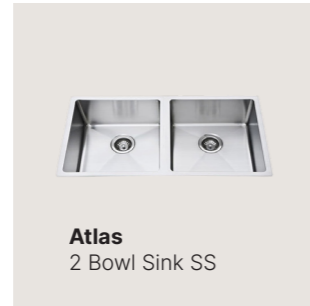
**Euro**  
900mm Gas CT SS



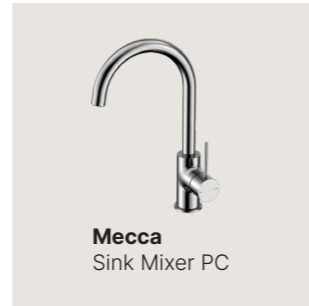
**Euro**  
900mm RH SS



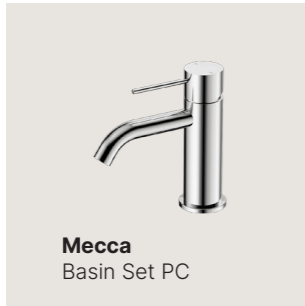
**Euro**  
Dishwasher SS



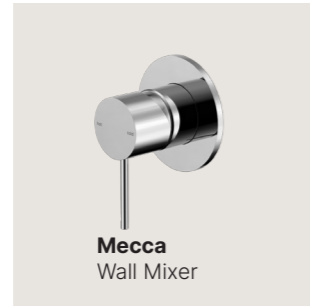
**Atlas**  
2 Bowl Sink SS



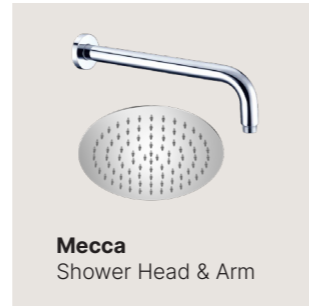
**Mecca**  
Sink Mixer PC



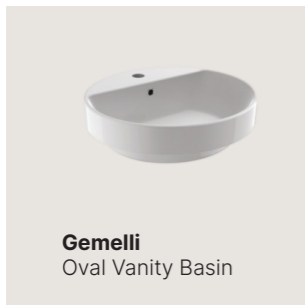
**Mecca**  
Basin Set PC



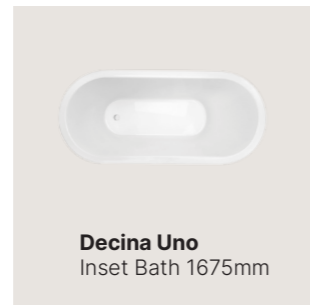
**Mecca**  
Wall Mixer



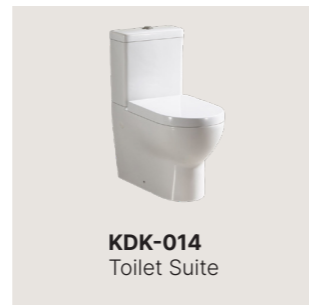
**Mecca**  
Shower Head & Arm



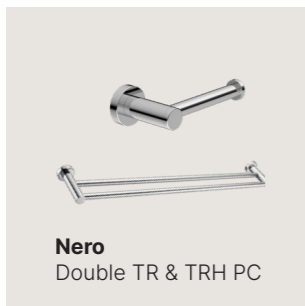
**Gemelli**  
Oval Vanity Basin



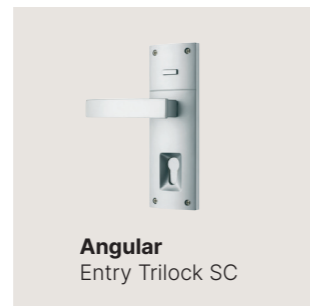
**Decina Uno**  
Inset Bath 1675mm



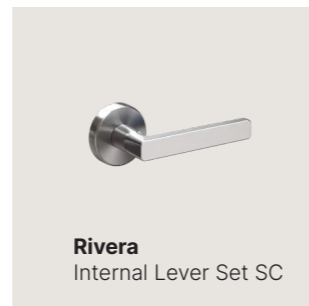
**KDK-014**  
Toilet Suite



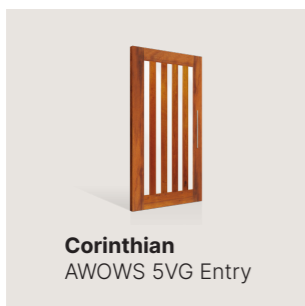
**Nero**  
Double TR & TRH PC



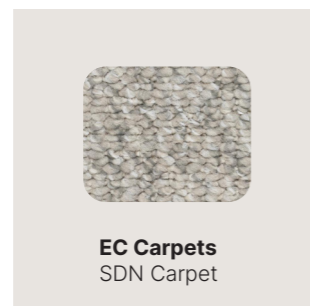
**Angular**  
Entry Trilock SC



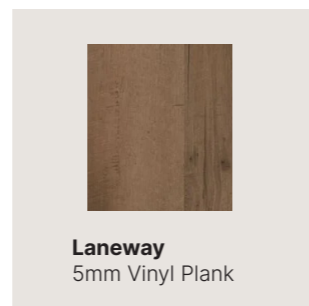
**Rivera**  
Internal Lever Set SC



**Corinthian**  
AWOWS 5VG Entry



**EC Carpets**  
SDN Carpet



**Laneway**  
5mm Vinyl Plank

**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: AWOWS 5VG  
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, double bank of shelves to master WIR, single to secondary bedrooms.

**Kitchen & Laundry**

Kitchen Benchtop: Zenith VSC (D) 20mm 40mm to island  
Tapware: Nero Mecca  
Sink: Atlas 2 bowl undermount  
Cabinetry: Laminate with 2mm ABS edging, overhead concealed rangehood and base cupboards. 2 banks of pot drawers & 1 bin drawer  
Laundry Trough: Astra SS & white, Arlo l'dry tap set, plan specific

**Appliances:**

900mm Euro Oven Elec (EO9060EMX)  
900mm Euro Gas Cooktop (ECT900GBK)  
900mm Euro Rangehood (EP900UMS)  
Euro Dishwasher (ED614SX)

**Bathroom & Toilet**

Benchtop: Zenith VSC (D) 20mm  
Vanities: Laminate cabinet with mirror  
Basins: Gemelli oval 450mm, white finish  
Bath: Decina Uno Inset Bath (1675mm, white finish)  
Showers: Tiled or Poly Marble base with pivot screens, plan specific  
Tapware: Nero Mecca basin, bath & shower set  
Toilet: KDK-014

**Accessories**

Locksets: Gainsborough Angular trilock  
Door Handles: Rivera & T-bar robe pulls  
Door Stops: Chrome stops  
Nero towel rail & toilet roll holder  
Cabinetry Handles: Tekform nickel or chrome pulls

**Electrical**

Lights: LED downlights  
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: EC Autumn Mist, Frontier, Genesis & underlay to living areas & bedrooms  
Tiling/Vinyl Plank: Polyflor Laneway 5mm vinyl plank or ceramic tiles  
Wet Areas: Ceramic floor tiles & tiled skirts

**Heating & Cooling**

Braemar central gas heating  
7KW split system

**Connections & Energy Efficiency**

Windows: Double Glazed  
Thermal Insulation: 7-star energy rating  
Connections: Suitable for 650m<sup>2</sup> allotment with a 6m setback  
Hot Water: Rheem instantaneous system



Stunning  
Predetermined Schemes

**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.



Predetermined colour schemes to streamline the process



Electronically sign building contracts





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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**More Information**

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