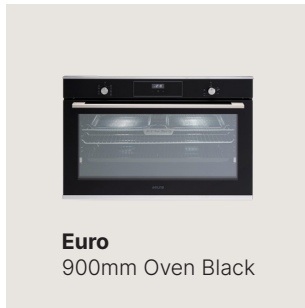


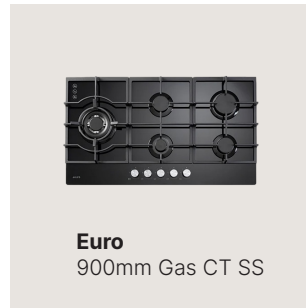


Expression
Inclusions

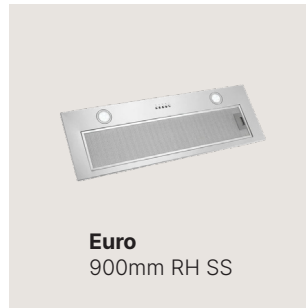




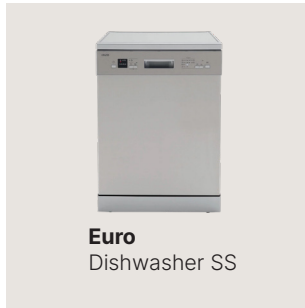
Euro
900mm Oven Black



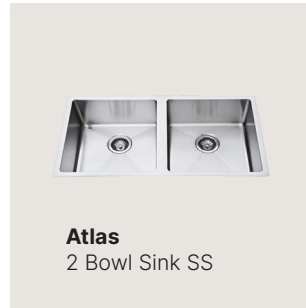
Euro
900mm Gas CT SS



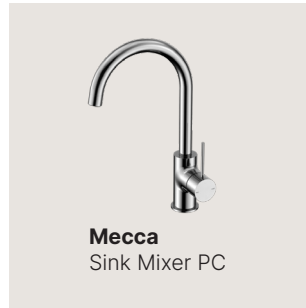
Euro
900mm RH SS



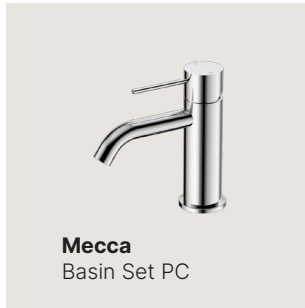
Euro
Dishwasher SS



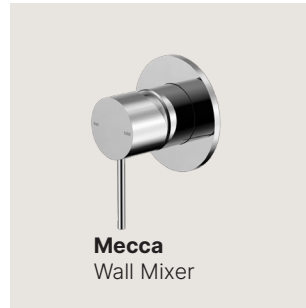
Atlas
2 Bowl Sink SS



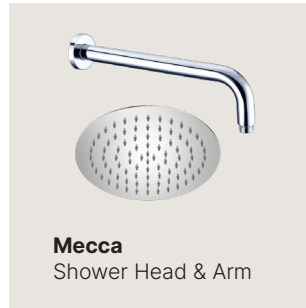
Mecca
Sink Mixer PC



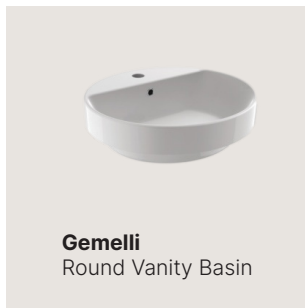
Mecca
Basin Set PC



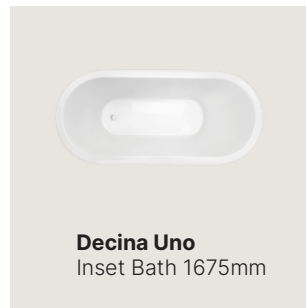
Mecca
Wall Mixer



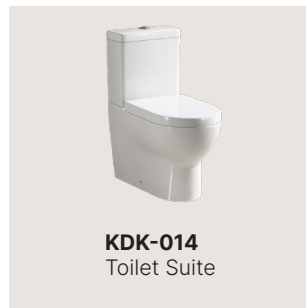
Mecca
Shower Head & Arm



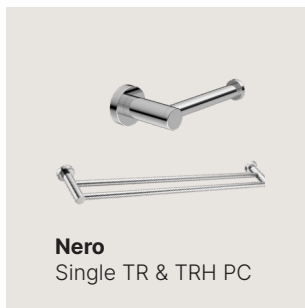
Gemelli
Round Vanity Basin



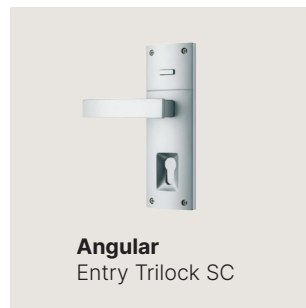
Decina Uno
Inset Bath 1675mm



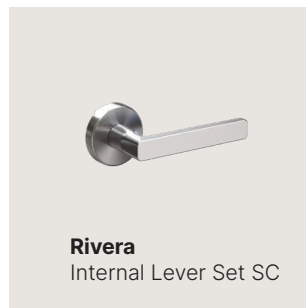
KDK-014
Toilet Suite



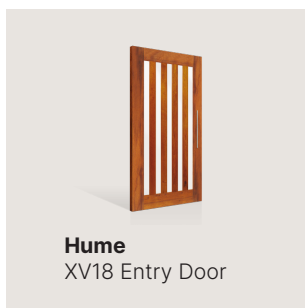
Nero
Single TR & TRH PC



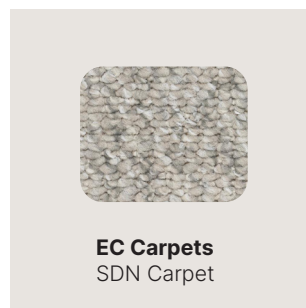
Angular
Entry Trilock SC



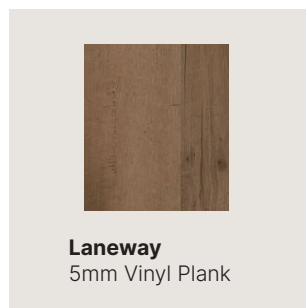
Rivera
Internal Lever Set SC



Hume
XV18 Entry Door



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: INF5VG WS
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
Cabinetry: Laminate with 2mm ABS edging, overhead concealed rangehood and base cupboards. 2 banks of pot drawers & 1 bin drawer
Laundry Trough: Nuggleam SS & white, Arlo l'dry tap set

Appliances:

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

Bathroom & Toilet

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
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 650m² 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

Telephone (03) 5333 3881
10 Eastwood St Ballarat VIC

More Information

mcmasterhomes.com.au
info@mcmasterhomes.com.au



MCMASTER