

Royston

— HOMES —

HOUSE & LAND PACKAGE

LOT 44 TOPOR CLOSE, BENALLA
SAMARIA ROAD ESTATE



Sage 206 – Contemporary Facade



FIXED PRICE CONTRACT

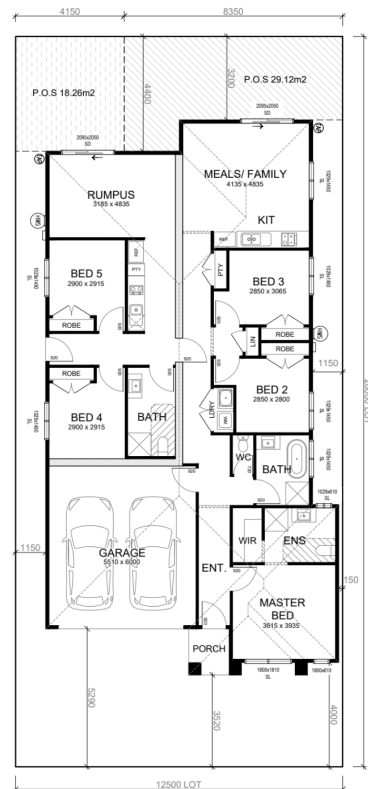
\$733,472

Land size: 630.00 sqm

House size: 206.10 sqm

TURNKEY INCLUSIONS

- 20MM COMPOSITE STONE BENCHTOP
- 2590MM CEILING HEIGHT
- 900MM KITCHEN APPLIANCES
- DISHWASHER - STAINLESS STEEL
- SPLIT SYSTEM AIR CONDITIONER
- COLOUR SEALED CONCRETE DRIVEWAY
- FLOORING THROUGHOUT
- DOWNLIGHTS
- FLYSCREENS
- FENCING AND LETTERBOX
- FRONT AND REAR LANDSCAPING
- ALARM SYSTEM



Land Contract: \$230,000

Build Contract: \$503,472

The builder reserves the right to amend specification and price without notice. All plans and facades are indicative concepts and are not intended to be an actual depiction of the building. Fencing, paths, driveway or landscaping are for illustration purposes only. All dimensions are approximate, refer to contract documentation for details. The First Home Owners Grant is a government incentive and is subject to change. VIC Builder's Licence CDB-U 50038

TURNKEY OPTIONS

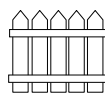


PRIMARY DWELLING



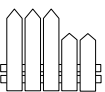
Colour-through Concrete Paving

Colour through concrete paving driveway, path, porch (up to 35m²) and 12m² of colour-through concrete paving to rear (9m² for main dwelling). Plan Specific.



Fencing

Full share fencing to sides and rear boundaries, between main and second dwelling (note fence finishes in line with front facade on one side and butts up to the rear of the garage on the other side). 1800mm high, all Colorbond® or timber paling with timber capped 125 x 75mm exposed posts (estate compliant).



Wing Fence

1800mm high and 900mm wide gate/fence to side of house (if required). Fencing type allowed Colorbond® / timber paling capped with 125 x 75mm exposed posts.



Front Landscaping

Includes mixture of instant turf, mulch, pebbles, rocks, garden bed with 150mm plants, dripper system, battery operated timer, 1 of 1200mm high trees to front of dwelling and concrete letterbox to suit style of home. Nature strip will be levelled, topsoiled and lawn seed applied.



Rear Landscaping

Includes mulched garden bed with trees to rear boundary, instant turf up to 50m², topping to remainder of land to rear and side boundaries, dripper system connected to tap, 1x fold away clothes line with 3m² of coloured through concrete pad each.



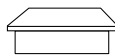
TV Antennae

1 x TV Antennae: connection to roof including connection to internal TV points.



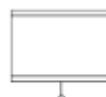
Alarm System

1 x Alarm Systems: comes with 3 sensors including panel to walk in robe and key pad to entrance including single power point.



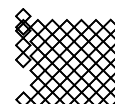
Engineered Stone Surface

Stone benchtops to kitchen, and kitchenette in lieu of standard laminate – including 20mm square edge, installation to cupboards.



Holland Blinds

Comes with anchored metal chain and vibe block out (Design Specific).



Flyscreens

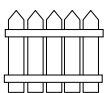
Aluminium framed to all openable windows and aluminium framed flydoors to sliding doors (design specific) – colour to match window colour.

SECONDARY DWELLING



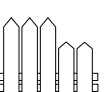
Colour-through Concrete Paving

Colour-through concrete paving to rear (3m² for second dwelling). Plan Specific.



Fencing

Full share fencing to sides and rear boundaries, between main and second dwelling (note fence finishes in line with front facade on one side and butts up to the rear of the garage on the other side). 1800mm high, all Colorbond® or timber paling with timber capped 125 x 75mm exposed posts (estate compliant).



Wing Fence

1800mm high and 900mm wide gate/fence to side of house (if required). Fencing type allowed Colorbond® / timber paling capped with 125 x 75mm exposed posts.



Landscaping

Includes mulched garden bed with trees to rear boundary, instant turf, topping to remainder of land to rear and side boundaries, dripper system connected to tap, 1x fold away clothes line. Letter box to front.



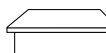
TV Antennae

1 x TV Antennae: connection to roof including connection to internal TV points.



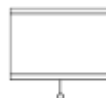
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Engineered Stone Surface

Stone benchtops to kitchen, and kitchenette in lieu of standard laminate – including 20mm square edge, installation to cupboards.



Holland Blinds

Comes with anchored metal chain and vibe block out (Design Specific).



Flyscreens

Aluminium framed to all openable windows and aluminium framed flydoors to sliding doors (design specific) – colour to match window colour.

ROYSTON HOMES

SPECIFICATIONS

Kitchen Appliances

Oven

2no. Stainless steel 600mm fan forced oven.

Hot Plate

1 no. Stainless steel 600mm induction cooktop
1 no. Stainless steel 300mm Induction cooktop (Design Specific).

Rangehood

2no. Stainless steel 600mm wide canopy range hood.

Dishwasher

1 no. Stainless steel dishwasher.

Sink

1 no. Double bowl stainless steel sink.
1 no. Single bowl stainless steel sink (Design Specific).

Tap

Flickmaster tap, chrome finish.

Cabinetry

Cupboards

Fully lined melamine modular cabinets including overhead cupboards and cupboards above refrigerator space as per working drawings. Laminate finish doors from builder's range Category 1. (Design Specific).

Doors/Drawers

Standard laminate from builder's predetermined colour boards.

Microwave Provision

Standard laminate including single power point.

Kitchen Bench top

Laminate square edge from builder's predetermined colour boards with dedicated food preparation area.

Vanity Bench tops

850mm high laminate square edge benchtop from builder's predetermined colour boards.

Handles

Selected from builder's predetermined colour boards.

Bathroom & ensuite

Basins

Vitreous china vanity basin (white).

Mirrors

1150mm high polished edge mirror to full width of vanity.

Bath

Vega 1500mm freestanding bath (white) or 1525mm bath in hob with shower over (Design Specific).

Shower Bases

Tiled shower bases with waterproof system throughout.

Shower Screens

2000mm high semi-framed with Pivot door.

Taps

Chrome mixer tapware.

Shower Outlet

Handheld shower, rail and slider with 3-Star water efficiency rating in chrome finish to ensuite and bathroom.

Toilet Suite

Vitreous china, close coupled toilet suite in white with soft close top.

Accessories

600mm single towel rail or 2 no. hooks and toilet roll holders in chrome finish.

Exhaust Fans

Exhaust fans vented to outside air via a duct.

Ceramic tiling

Wall Tiles

Wall tiles to kitchen, bathroom, ensuite and laundry where shown on plans. Tile selection as per builder's predetermined colour boards.

Floor Tiles

Floor tiles to ensuite, bathroom, laundry and WC. Selection as per builder's predetermined colour boards.

Floor Coverings

Laminate Flooring

Builder's range laminated flooring as shown on plan. Selection as per builder's predetermined colour boards.

Carpet

Carpet to areas not tiled or with laminate flooring. Selections as per builder's predetermined colour boards and as shown on plan.

Paint - 2 Coat Application

Timberwork

Satin paint to internal doors, jambs & mouldings.

Ceilings

Flat acrylic to ceilings.

Internal Walls

Washable low sheen acrylic to internal walls.

Entry Door

Gloss enamel to front entry door.

Colours

Colours selected as per builder's predetermined colour boards.

External Features

External Wall Finishes

Prefabricated Rendered Wall System from builder's predetermined colourboards to single storey homes. (Product Specific).

Front Elevations

As per Working Drawings. Acrylic render to selected areas as per plan (Product Specific).

Windows and Doors:

Single Storey Homes

Feature aluminium single glazed windows with latches to front elevation (Product Specific). Sliding aluminium single glazed windows with latches to side and rear elevations. Double glazed standard awning windows and lockable sliding door to Family/Meals area as required to meet 7-Star energy rating.

Entry Frame

2 no. Aluminium, powder coat finish (Product Specific). Clear glazed sidelight(s) to double storey homes (Design Specific).

Front Entry Door

2no. 2040mm high feature front door as per facade.

Door Furniture

Front Door: 2no. Entrance locks in polished stainless steel with deadbolt. (Product Specific).

Ext. Hinged Door

Entrance locks in polished stainless steel to external door.

Door Seal

Door seal and weather seal to all external hinged doors.

Insulation

Ceiling

Ceiling insulation as required to meet 7-Star energy rating (excludes garage ceiling).

Walls

Wall insulation to external prefabricated rendered wall system as required to meet 7-Star energy rating.

Garage

General

Garage with tiled roof including Colorbond® sectional overhead door with remote control, rendered lightweight foam over garage door, plaster ceiling and concrete floor.

External Walls

Prefabricated rendered wall system.

Pedestrian Door

Weatherproof flush panel door, low sheen acrylic paint finish. (Product Specific).

Door Frame

Aluminium powder coat finish.

Door Furniture

Entrance lockset.

Internal Features

Doors

2040mm high flush panel hinged or sliding doors (House Design Specific).

Door furniture

Lever door furniture in polished chrome finish to all rooms.

Mouldings

67 x 18mm Bevelled MDF skirting & 67 x 18mm MDF Bevelled architraves.

Doorstops

Plastic white door stops to hinged doors (where applicable).

Door seals

Door seal to nominated internal doors.

Note: This will be in accordance with energy rating assessor's report.

Hot Water System (Estate Specific)

Hot Water

2no. Air-water heat pump system with a minimum 200 litre storage tank to service all bathrooms, kitchen and laundry.

Laundry

Trough

Stainless steel tub and melamine cupboard with bypass.

Tap

Flickmaster tap, chrome finish.

Washing Machine

Exhaust Fan

Exhaust fan vented to outside air, applicable to Euro style laundry (Product Specific).

Plaster

Plasterwork

10mm plasterboard to ceiling and wall, water resistant plaster where required to ensuite, bathroom, above laundry trough including 75mm cove cornice throughout.

Plumbing

Taps

3 No. external taps.

(1 to front water meter, 1 next to laundry door, and 1 to rear second dwelling). Product Specific.

Water Sub

Water Sub meter for 2nd dwelling to monitor usage

Roofing

Pitch

Roof pitch to be 22.5 degrees.

Material

Dark colour on roof tiles from builder's predetermined colour boards to meet 7-Star energy rating.

Fascia & Guttering

Colorbond® fascia, guttering and downpipes.

Heating/Cooling

Heating/Cooling

Multi head split system air conditioners in all bedrooms and living areas (excludes wet areas).

Framing

Framing

Engineered pine wall frame and roof trusses.

External Walls

steel frame to prefabricated wall system

Internal Walls & Trusses

Engineered pine wall frame and roof trusses.

Fire Rated Partition Walls

Steel frame to prefabricated wall system incl. fire rated door

Storage

Shelving

Walk In Robe: One white melamine shelf with single hanging rail.

Robe

One white melamine shelf with single hanging rail.

Pantry/Linen

Four white melamine shelves.

Doors

Robes: 2040mm high readicote flush panel hinged or sliding doors as per plan.

Pantry/Linen

2040mm high readicote flush panel, hinged door(s).

Handles

Handles in polished chrome finish.

Ceilings

Height

2440mm (nominal) height throughout.

Electrical

Solar PV

Solar PV (Photovoltaic) System 3.5kW (minimum).

Internal Light Points

100mm diameter 240V downlights fittings (colour – white) throughout including to hallways as per standard electrical layout (supply/install light globes to all light fittings in the home).

External Lights

100mm diameter fixed 240V white recessed downlight to front entry and alfresco where applicable. Weather proof Para flood light to rear as per drawings.

Power Points

Double power points throughout excluding dishwasher, microwave and refrigerator provision (refer working electrical plan).

TV Points

Two points to Primary Dwelling, including 5 metres of coaxial cable to roof space (one to main bedroom, main living). One point to Secondary Dwelling (rumpus).

Telephone Point

Two pre-wired telephone points with wall plate as per working drawings including connection availability to the National Broadband Network (NBN) - *basic pack only*.

Switch Plates

White wall mounted switches.

Smoke Detector(s)

Hardwired with battery backup.

Safety Switches

RCD safety switch and circuit breakers to meter box to meet the minimum electrical standards including sub board.

Sub Board

Electrical sub board to secondary dwelling to monitor usage

Site Conditions / Foundations

Foundation Class

Up to Class H2 concrete slab with fall of land up to 500mm across the length and/or width of the allotment. Excludes concrete bored piers due to existing uncontrolled fill being placed on the allotment. If fill is shown on allotment, a lot specific level 1 compaction report is required or additional charges may apply.

Temporary Fencing

Supply and hire of temporary fencing to site where required to council requirements.

Silt Fence

Supply and hire of environmental silt fence to front of property as required by council.

Rock Allowance

Allowance of rock excavation and removal (If explosives or core drilling required, extra charge will apply).

Termite Treatment

Termite spray system where required by relevant authority.

Angle of Repose

Home to be sited a minimum of three metres from easement. (If sited closer then additional charges may apply).

Structural

Warranty

10 year structural warranty and 3 month maintenance warranty apply, confirming the property is structurally sound and weather-tight.

Service Connections

Connections are based on an allotment of up to 650 square metres with a maximum six metre setback to house (connection to stormwater and sewer points are provided within the building lot, three phase underground power (up to 10 metres from pit where available and same side dry water tapping). Does not include electricity and telephone consumer account opening fees.

NBN basic, cable, telephone points / 1 of data point, NBN conduit and connection point. BAL 12.5 - will be included FREE if required. Recycled Water – will be included FREE if required.

7-star energy

Minimum 7-Star energy rating for standard house plans including all facades on any orientation. Based on Ballarat climate zone and like for like dwellings either side.

INCLUSIONS RANGE

Bathroom



Phoenix Sonata hand shower & rail in chrome



Executive shower screen tiled base



Towel rail & toilet roll holder



White acrylic bath



Shower Mixer in chrome



Ceramic basin - white



Toilet suite with soft close seat in white



Basin Mixer in chrome

Laundry & Hot Water Service



Laminated white cabinet with 45 litre stainless steel trough



Air-water heat pump hot water system with 170 litre storage tank, and continuous mains pressure gas booster (estate specific)



OR



Gas continuous flow water heater system (estate specific. Will be used in estates where recycled water is available.)

INCLUSIONS RANGE

Kitchen & Flooring



Double bowl sink



600mm dishwasher
12 settings, 7 programs



600mm electric fan
forced inbuilt oven with
manual timer



600mm canopy
range hood



Benchtop (Laminate)



600mm cooktop 4
burner w/wok cast iron
trivets



Sink Mixer - Chrome



Bolero timber look
laminate flooring

Garage & Roofing



Remote controlled Colorbond®
Sectional overhead garage door
with 2 remotes



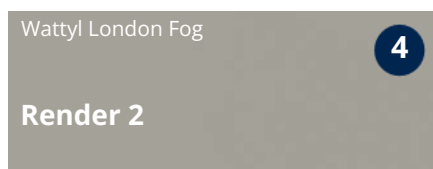
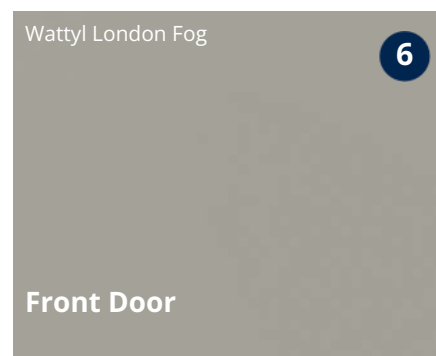
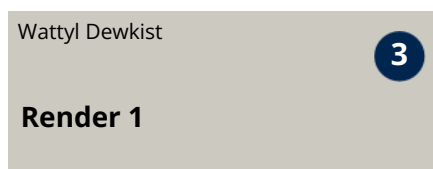
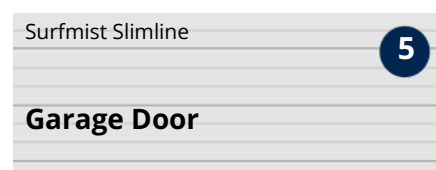
Monier Atura roof tile

The builder reserves the right to substitute the make, model or type of any of the above products to maintain the quality and product development of its homes. Changes may be made subject to Res Code requirements. Imagery for illustrative purposes only.



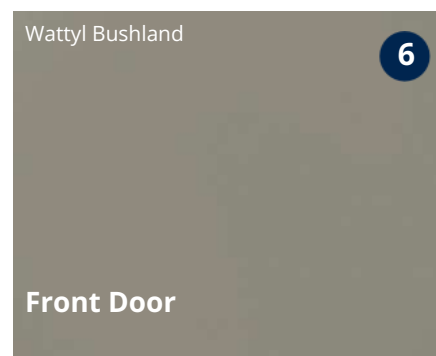
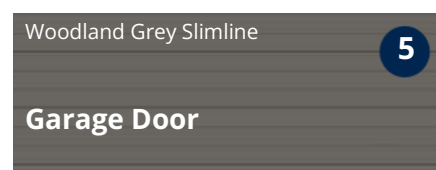
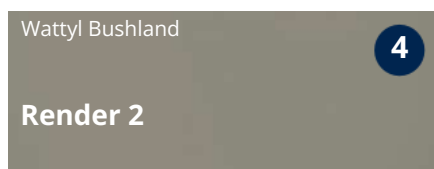
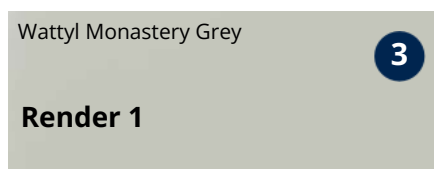
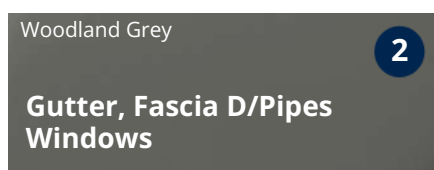
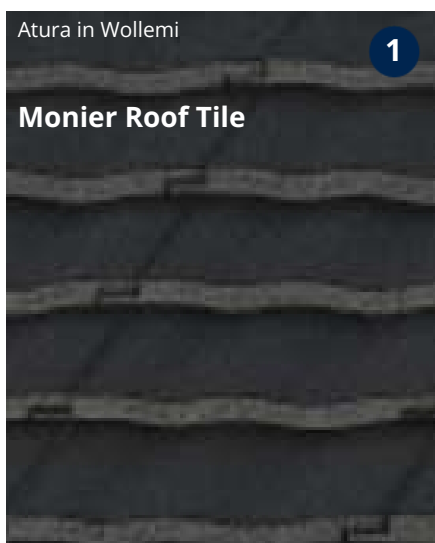
EXTERNAL COLOURS

Berlin A



EXTERNAL COLOURS

Berlin B



EXTERNAL COLOURS

Florence A



Atura in Salt Spray

Monier roof tile

Wattyl Surfmist

Gutter, Fascia D/Pipes

Wattyl Floral White

Render 1

Wattyl Dune

Render 2

Dover White

Garage Door

Wattyl Dover White

Front Door & Windows

EXTERNAL COLOURS

Florence B

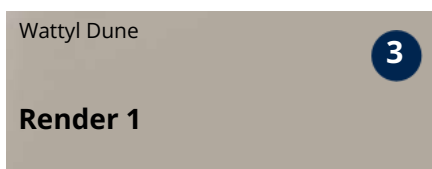


Atura in Salt Silver Perch
Monier Roof Tile



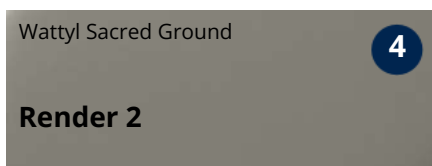
Wattyl Dune

Gutter, Fascia D/Pipes



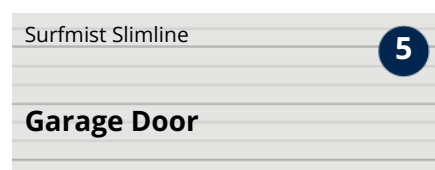
Wattyl Dune

Render 1



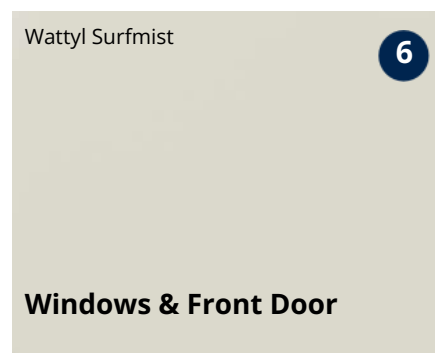
Wattyl Sacred Ground

Render 2



Surfmist Slimline

Garage Door

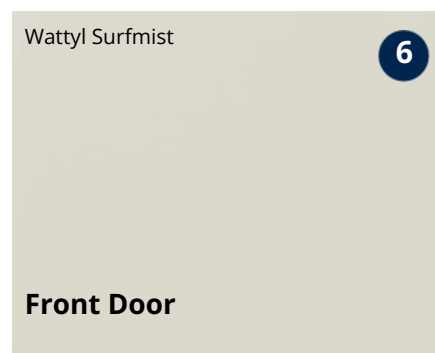
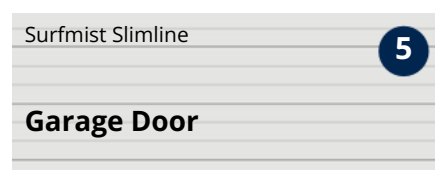
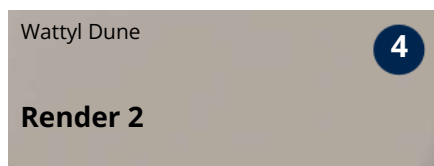
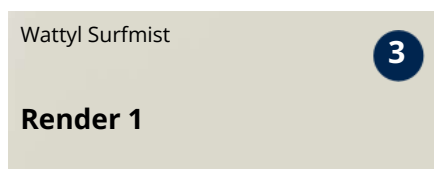
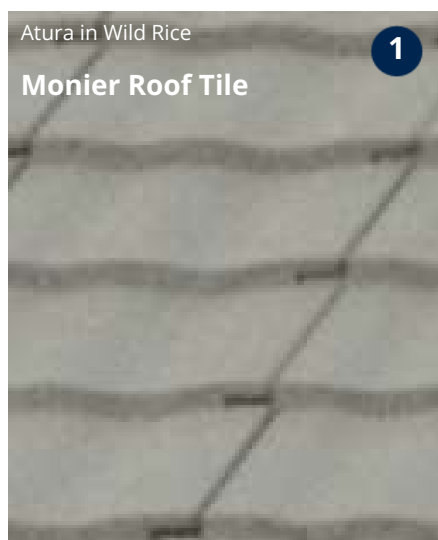


Wattyl Surfmist

Windows & Front Door

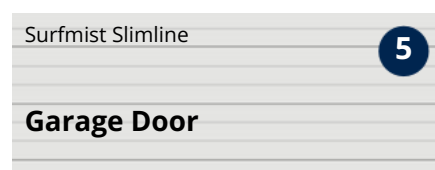
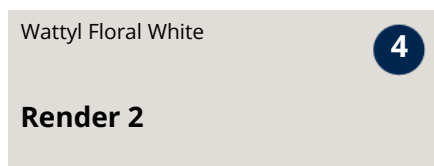
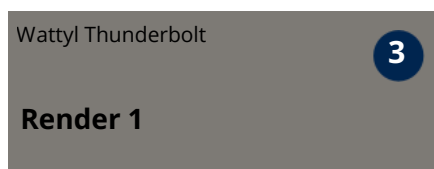
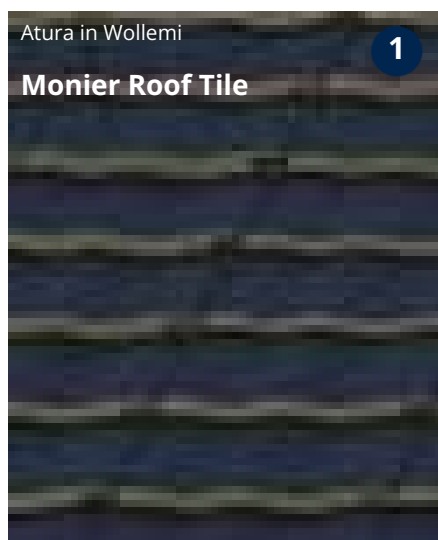
EXTERNAL COLOURS

Madrid A



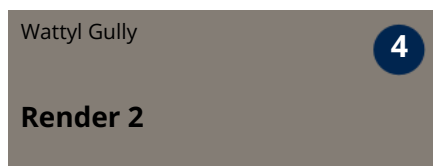
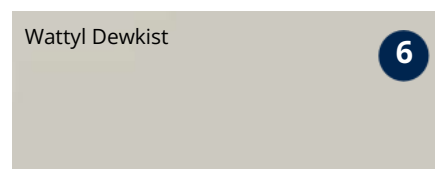
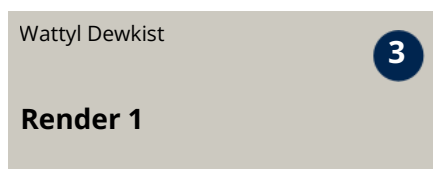
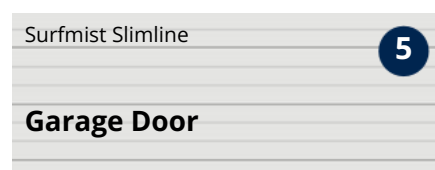
EXTERNAL COLOURS

Madrid B



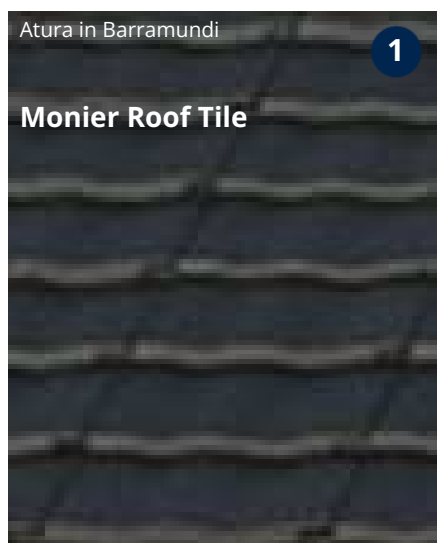
EXTERNAL COLOURS

Vienna A

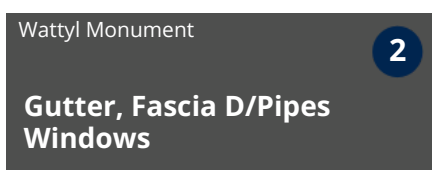


EXTERNAL COLOURS

Vienna B



Monier Roof Tile



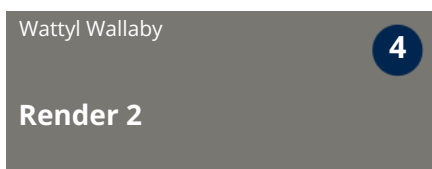
Wattyl Monument

**Gutter, Fascia D/Pipes
Windows**



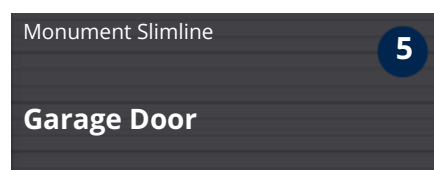
Wattyl Shale Grey

Render 1



Wattyl Wallaby

Render 2



Monument Slimline

Garage Door

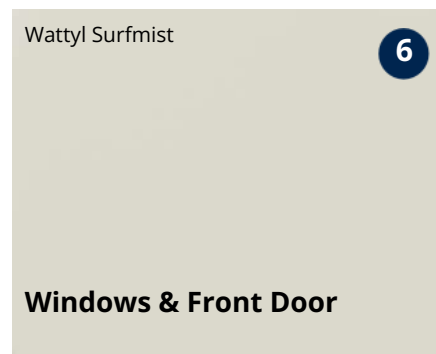
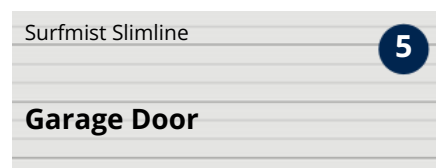
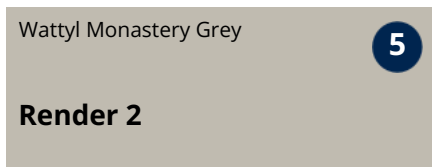
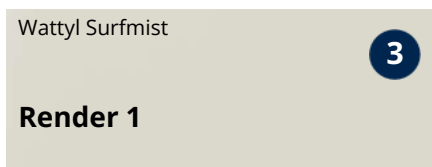


Wattyl Shale Grey

Front Door

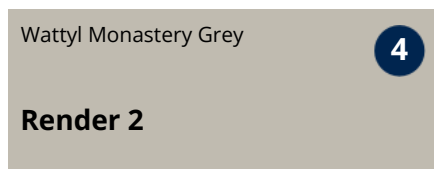
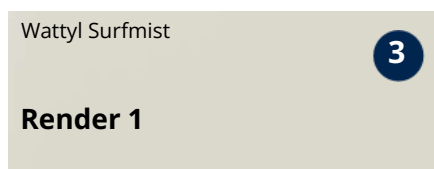
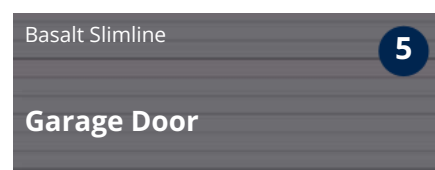
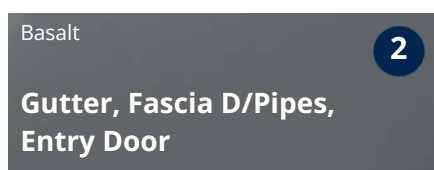
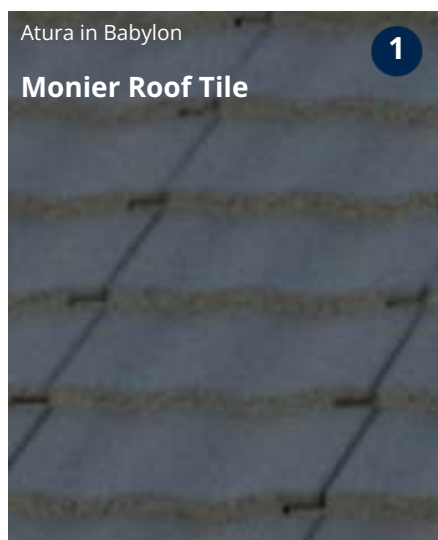
EXTERNAL COLOURS

Zurich A



EXTERNAL COLOURS

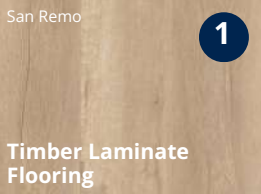
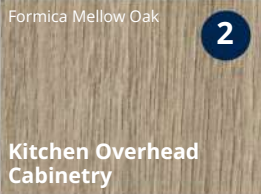
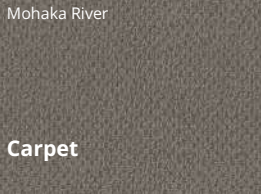
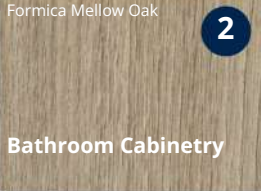
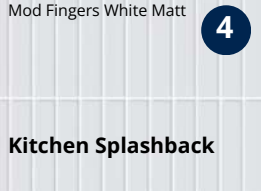
Zurich B



INTERNAL COLOURS

Prague



 1 San Remo Timber Laminate Flooring	 2 Formica Mellow Oak Kitchen Overhead Cabinetry	 5 Travertine Ash Floor & Wall Tiles (wet areas)
 2 Mohaka River Carpet	 3 Formica Birch Kitchen Base Cabinetry	 6 Slightly Wattle Paint
 2 Formica Mellow Oak Bathroom Cabinetry	 4 Mod Fingers White Matt Kitchen Splashback	 7 Organic White Stone Bench (Upgrade)

INTERNAL COLOURS

Rome



San Remo 1 Timber Laminate Flooring	Formica Soft Oak 2 Kitchen Overhead Cabinetry	Dwell Silver 5 Floor & Wall Tiles (wet areas)
Kawekwa Carpet	Formica Seal Grey 3 Kitchen Base Cabinetry	Slightly 6 Wattyl Paint
Formica Soft Oak 2 Bathroom Cabinetry	Mod Fingers White Matt 4 Kitchen Splashback	Misty River 7 Stone Bench (Upgrade)

INTERNAL COLOURS

Samara



 San Remo 1 Timber Laminate Flooring	 Formica Provincial Walnut 2 Kitchen Overhead Cabinetry	 Spark Beige 5 Floor & Wall Tiles (wet areas)
 North Island Carpet	 Formica Streetlight 3 Kitchen Base Cabinetry	 Slightly 6 Wattle Paint
 Formica Provincial Walnut 2 Bathroom Cabinetry	 Mod Fingers White Matt 4 Kitchen Splashback	 Organic White 7 Stone Bench (Upgrade)





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