



creationhomes

TURNKEY SPECIFICATIONS

2024

BUILT FOR LIVING. BUILT FOR YOU.

Every Creation Homes home has been thoughtfully designed by our in-house design team for comfortable family living. Using only the best materials and colour selections our team delivers distinctive, architecturally designed homes that are built to the highest quality standards.

With over 13 years of industry experience designing and delivering homes across Australia, we have developed our standard inclusions – the Sapphire Selection, to offer turnkey solutions across our housing products, using quality inclusions and finishes.

TURNKEY HOUSING SOLUTIONS

Our completely turnkey house and land packages offer the best value to our customers by setting competitive package prices, offering ready-to-move-in builds with quality inclusions, and selecting land on sought-after locations, close to lifestyle amenities, schools, shops, and transport links.

These desirable locations paired with the highest calibre of finishes and architectural design, make these homes popular with owner occupants and investors.

Creation Homes delivers completely turnkey housing solutions, so you don't have to organise anything!

Inclusions cover all known site costs plus landscaping, fencing, concrete driveway, letterbox, clothesline and much more! Everything is ready at hand-over so that you or a tenant can move in immediately.

Enjoy the peace of mind of building with Australia's largest house and land package specialist.



TURNKEY SPECIFICATIONS 2024



INCLUSIONS

Preliminary & Site
Costs (Pending
Project And/Or Lot
Specific Inclusions
And Conditions)

International Organisation of Standardisation (ISO) certification for Quality, Environmental and OH & S Management

Full time supervision by industry leading building professionals

Drafting of standard customer construction drawings

Homeowners warranty (HOW) insurance

Building permit, service authority and associated local council

Standard site costs including balance cut and fill up to 500mm, piling up to 40Lm & M Class Waffle Pod Slab

All site establishment requirements including temporary fencing

All required sediment control measures

Scaffold and safety rail where required

BASIX*

Standard BASIX (Building Sustainability Index) Inclusions:

- R2.0 External Wall Insulation including wall between (Garage/Living Area)
- R3.0 Ceiling Insulation excluding Garage
- Aluminium – framed single glazed windows
- 2000L Rainwater Tank
- 5-Star WELS rated basin taps
- 4- Star WELS rated WC
- 6-Star HWS

BASIX compliance is subject to assessment on individual house designs such as location, building size, orientation and construction type, landscaping and fixtures.

*Creation Homes (NSW) reserves the right to alter or change the house design to assist in 7 Star BASIX compliance.

INCLUSIONS

External Features

Garage	Sectional overhead Colorbond® door with auto opener, two hand-held and one wall mounted transmitter
Walls	Combination of any of the following, as nominated: - Bricks as determined by home design and facade type. - Rendered masonry and/or lightweight masonry - Painted selected lightweight cladding - Timber
Letterbox	Moderna rendered look letterbox with paint finish to match external colour scheme
Front Door	Painted finish 920mm wide by 2040mm high hinged door with clear glazing *(subject to design allowance)
Front Door Frame	Timber entry door frame to suit hinged door
Front Porch Ceiling	Selected sheeting
Entry Porch	External First Quality ceramic tiles
Rear Terrace/ Alfresco	Ceramic tiling to all alfresco slabs
Roofing	Concrete roof tiles from selected Creation Homes standard range Pre-finished Colorbond metal roofing for low-pitched roofs (as per plans)
Fascia & Gutter	Colorbond fascia, gutters and box gutters Colorbond rain heads and PVC downpipes
Windows	Powdercoated aluminium windows and/or sliding doors Decor satin (obscure glaze) to ensuite, bathroom & WC windows and clear glazing to the balance unless specified otherwise
Hot water	Instantaneous gas hot water system (subject to natural gas availability)

Landscaping

Landscape	Landscaping to front and rear yards, including a combination of turf and mulched garden beds, pebbles and steppingstones (according to development landscape requirements)
Driveway	Cove finish concrete with colour seal
Fencing	Colorbond or Timber lapped and capped fence (subject to Authority Requirements & Estate Guidelines)

Heating & Cooling

Air Conditioning	Actron dual zone ducted reverse cycle heating/cooling system
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INCLUSIONS

Internal Detailing

Floor coverings	First Quality Hybrid timber look flooring from selected Creation Homes standard range First Quality ceramic tiles to all wet areas First Grade quality carpet on superior grade foam underlay to all remaining areas
Walls	Plasterboard with low sheen 3 coat paint finish
Wall Tiling	Bath & Ensuite - All walls tiled to 1200mm with 2100mm in showers Splashback to laundry & powder room (subject to design) Skirting tiles to laundry, powder room & WC where applicable
Ceiling	Plasterboard with 2 coat paint finish
Ceiling height	Up to 2600mm ceiling heights to ground floor (nominal height) Up to 2400mm to first floor (nominal height) (subject to statutory requirements)
Cornices	90mm cove cornices
Doors & Fixing	Gloss paint finish to flush panel internal doors, skirtings, and architraves Internal doors 2040mm high with cushion door stops, as required 68 x 19 DAR Pine architraves and 92 x 19 DAR Pine skirting, both in gloss painted finish
Stairs	MDF Treads & risers (carpet finish), stainless steel balusters and painted timber rail and stringer (subject to design)
Linen Cupboard	4 x Melamine shelving (subject to design)
Built-In Pantry	Subject to design

General

Clothes Line	Wall or ground mounted folding clothesline (dependent on house design)
Door Bell	Hard wired doorbell
Entry Door Handle	Chrome finish entrance lever set
Rainwater Tank	2000L rainwater tank as standard, where required (subject to BASIX assessment)
Internal Door Furniture	Chrome finish lever passage set
Main Bedroom, Main Bathroom, Ensuite, Powder Room	Chrome finish lever privacy set

INCLUSIONS

Bedrooms

Main Bedroom	Walk in robe (subject to design) Melamine shelf with hanging rail
Wardrobe	Mirrored sliding robe doors Melamine shelf with hanging rail

Electrical

Smoke alarm	Hard wired smoke detectors
Connectivity	1 x Data, 1 x Telephone & 1 x TV point
Powerpoints	Double power points throughout
Electrical switch plates	Clipsal Iconic in white finish or similar
Lighting	LED downlights (white surround) to kitchen & over vanity basin (where applicable), oyster lights to remaining areas Fluorescent light fitting to Garage

Kitchen

Appliances	Stainless steel Technika appliances: 900mm gas wok cooktop with cast-iron trivets 900mm ducted rangehood (subject to design allowance) 600mm electric oven
Benchtops	20mm zero silica stone with square edging
Joinery	Laminated kitchen soft close cabinet doors, end panels and drawer fronts with melamine base and overhead cabinets
Splashback	Ceramic tile splashback in accordance with selected colour scheme
Sink	Stainless steel double bowl under-mount sink
Powerpoint	Single power point provision for kitchen appliances
Tapware	Chrome finish sink mixer (5*)
Dishwasher & Microwave Space	610mm (nominal) wide space provided for dishwasher Open space integrated into cabinets for microwave

INCLUSIONS

Ensuite And Bathroom

Shower screen	Up to 2000mm high semi-frameless with clear glass
Shower	Shower with hand held and adjustable shower head on rail. Shower base tiled with chrome floor waste
Basin	Vitreous China inset basin *House Specific*
Joinery	Wall hung vanity in laminated finish with soft close doors & drawers (where applicable), in accordance with selected colour scheme. Fully lined melamine carcass vanity with 20mm thick zero silica stone benchtop with square edging (house specific)
Toilet	Limni Wall Faced Toilet Suite with soft close seat
Floor/wall finish	First quality ceramic tiles to floor. All walls tiled to 1200mm with 2100mm in showers
Mirror	Polished edges
Tapware	Chrome finish mixer to basin
Bath	Freestanding back to wall bath or inset bath (house specific)
Exhaust fan	Ducted and Ceiling Mounted
Accessories	Double towel rail in chrome finish and toilet roll holder in chrome finish

Powder Room

Joinery	Vitreous China wall hung hand basin OR Wall hung vanity in laminated finish with soft close doors & drawers (where applicable), in accordance with selected colour scheme. Fully lined melamine carcass vanity with 20mm thick zero silica stone benchtop with square edging (house specific)
Toilet	Limni Wall Faced Toilet Suite with soft close seat
Floor/wall finish	Tiled floor with tiled skirting
Mirror	Polished edges
Tapware	Chrome finish mixer to basin
Exhaust fan	Ducted and Ceiling Mounted
Accessories	Hand towel ring and toilet roll holder in chrome finish

Laundry

Laundry Tub	Freestanding 45L stainless steel unit with overflow
Floor/wall finish	Tiled floor with skirting tiles and tiled splashback
Tapware	Chrome finish sink mixer Chrome finish washing machine stops
Exhaust fan	Ducted and Ceiling Mounted

FIXTURES & FITTINGS



FIXTURES & FITTINGS

Kitchen

Oven

Technika 600mm
5 Function Built-in Oven
Stainless Steel and Black Glass



Rangehood

Technika 900mm ducted
canopy rangehood

Stainless steel
(subject to design allowance)



Cooktop

Technika 900mm Gas Cooktop
with Wok

Stainless Steel (H950sltxfpro) OR
Black Glass (Tgc9gllbk) (subject to
design availability).



Sink Mixer

Chrome finish sink mixer
Mizu Drift GN PO Sink MIX
CV 2F CP 5* (2265801)



Sink

Posh Solus Mk3 DB bowl.
Stainless steel double bowl
under-mount sink



FIXTURES & FITTINGS

Bathroom, Ensuite & Powder Room

Basin Bathroom/Ensuite

The Gap Semi Inset Basin 450 x 410
1th WH. Includes wall-hung vanity
(not pictured).



Basin Powder Room

Posh Solus Mini W/B
W/Fix 485 1th Right



Bottle Trap

Mizu Drift Bottle Trap
40mm CP



Toilet

Limni Clean Flush WF toilet suite
4.5/3L - white



Bath

Posh Domaine Back to Wall
Freestanding Bath (included
Overflow as required).



Wall Spout & Mixer Bath (Basin if Applicable)

Mizu Drift Mk2 W/Bath
Mixer Set 200 CP



Basin Mixer Powder

Mizu Drift Mk2 Basin
Mixer Chrome (5*)



FIXTURES & FITTINGS

Bathroom, Ensuite & Powder Room

Shower

Base Rail Shower Chrome (3*)



Wall Mixer Bathroom/Ensuite

Mizu Drift Mk2 Shower
Mixer Chrome



Waste

Mizu Drift Uni Dn40 Pop UP
P&W Chrome



Toilet Roll Holder

Radii Toilet Roll Holder Round CP



Towel Rail

Radii Guest Towel Holder Round CP



Towel Rail

Radii Double Towel Rail
Round 600mm CP



Exhaust Fan

Ceiling Mounted



FIXTURES & FITTINGS

Laundry, Accessories & Lighting

Laundry Mixer Laundry Tub Dependant

Base Mk2 Sink Mixer Chrome (4*)



Laundry Tub

Classic 45 Litre Stainless Steel
Laundry Unit with Overflow.



Door Hardware Entrance Set

Chrome Oxford Touch
Plus Entrance Set



Door Hardware Passage set

Oxford Chrome Passage Lever Set



Door Hardware Privacy Set

Oxford Chrome Privacy Lever Set



Downlights

LED downlights



Light Fittings

LED Oyster Lights



Lighting to Garage

LED tube lighting



STEP TWO

CONFIRM YOUR COLOUR SELECTION



CREATION HOMES

Colour Selection

Item Description



Apollo Colour Scheme

Cove Colour Scheme

Marina Colour Scheme

Truffle Colour Scheme

Mono Colour Scheme

Client name:

Site address:

Signature/s:

Date:

Apollo



Cove



Marina



Truffle



Mono



*The products & colours nominated in this colour schedule may be replaced without notice. Items may be replaced with an equivalent product and colour consistent with the applicable colour scheme.

WHAT HAPPENS NEXT

YOUR JOURNEY



CUSTOMER JOURNEY

What Happens Next

Five Simple Steps

01. Select your design

Our Turnkey Specifications have been thoughtfully curated by our in-house design team to align with current property trends and to suit your intrinsic style.

Shape the look and feel of your new home. The Creation Homes Sales Team will guide you in selecting the best house and land package for your needs, taking into consideration layout, façade options and the level of inclusion for your new home.

02. Secure your home

To secure your house and land package a \$2,000 non-refundable reservation fee is required. Your Creation Homes Sales Consultant will ask you to provide your photo ID, along with the reservation fee receipt to submit the Sales Advice for your selected package. Creation Homes will then provide a draft building contract that will include all schematic selections and any upgrade options. The developer will prepare a separate contract for the land. Within 7-10 days of initial deposit, we will ask you to sign both contracts and pay deposit of 5% or 10% (depending on the estate) to exchange the contracts and complete the sale. to sign both contracts and pay deposit of 5% or 10% (depending on the estate) to exchange the contracts and complete the sale.

03. Welcome to the family

After signing your build contract and paying your deposit you'll be warmly welcomed into the Creation Homes family and introduced to your support network of building experts. Have peace of mind knowing your investment is secure and protected under our insurance policy. Our Customer Care team will also arrange a colour consultation with you and our design team in our Colour Studio for you to further refine your interior inclusions, appliance upgrades and colour scheme selection.

04. Building your vision

It's time to bring your new home to life! Once settlement of your land is approved, Creation Homes will commence construction. We will provide regular updates to keep you up to speed on progress and confirm quality at every checkpoint. Progress payments will commence with construction, as per your building contract.

05. Handing over the keys

Following our final in-depth settlement inspection you will be ready to move in. Creation Homes welcomes new homeowners with a Handover Pack comprising keys, a 90-day maintenance warranty and a 7-year structural guarantee.



creationhomes

BUILDER OF CHOICE FOR
AUSTRALIA'S LEADING
DEVELOPERS

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ADELAIDE

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