

# PERSONALISE YOUR HOME

## GOLD TURNKEY SPECIFICATIONS 2023



creationhomes

# GIVING YOU THE CHOICE

## BUILT FOR LIVING. BUILT FOR YOU.

Creation Homes in-house design team, every home has been carefully thought-out, using only the best materials and colours to deliver distinctive, architecturally designed homes that are built to the highest standards.

With years of industry experience, we know that a 'one size fits all', fits only a few, which is why we are giving our clients the option to further customise their new home.

We have developed a range of product options in one booklet for you to consider when building your Creation home.

### FIXED PRICE FULL TURNKEY

Creation Homes offers buyers the highest value through our house and land packages by setting competitive fixed prices and selecting land in highly desirable locations, close to prime lifestyle amenities like schools, shopping and public transport.

These desirable locations, combined with the highest calibre of finishes and architectural design, make these homes popular with tenants, achieving a strong yield for investors.

Creation Homes delivers full turnkey inclusions, so you don't need to micromanage and organise anything!

Inclusions cover standard site costs, carpets, concrete driveway, a pathway to your door and much more - everything is ready so that you, or a tenant, can move in immediately.

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



OUR STANDARD INCLUSIONS

# FULL TURNKEY PACKAGE



## INCLUSIONS GOLD TURNKEY

### PRELIMINARY & SITE COSTS (PENDING PROJECT AND/OR LOT SPECIFIC INCLUSIONS AND CONDITIONS)

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International Organization of Standardization (ISO) certification for Quality, Environmental and OH & S Management.

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Full time supervision by industry leading building professionals.

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Drafting of standard customer construction drawings.

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Homeowners warranty (HOW) insurance.

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Building permit, service authority and associated local council fees.

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

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Sewer connection to existing sewer junction within property boundary up to 1.5Lm deep.

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Water service from existing meter to main dwelling up to 10Lm

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Electrical underground consumer and telecommunications mains up to 15Lm and connection to main power supply.

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All site establishment requirements including temporary fencing.

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All required sediment control measures

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Scaffold and safety rail where required.

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Exclusions apply.

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### BASIX

Standard BASIX (Building Sustainability Index) Inclusions:

- R1.5 External Wall Insulation including wall between Garage/ Living Area
  - R2.0 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
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BASIX compliance is subject to assessment on individual house designs such as location, building size, orientation and construction type, landscaping and fixtures.

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# INCLUSIONS

## GOLD TURNKEY

### 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: <ul style="list-style-type: none"><li>- Bricks as determined by home design and facade type.</li><li>- Rendered masonry and/or lightweight masonry.</li><li>- Painted selected lightweight cladding.</li><li>- Natural and/or reconstituted stone</li><li>- Timber</li></ul>
Letterbox	Moderna rendered look letterbox with paint finish to match external colour scheme
Front Door	Painted finish 920 wide 2040 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 selected from standard or 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	Powder coated aluminum windows and/or sliding doors with keyed alike locks to each opening. 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)
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)
A/C	Actron dual zone ducted reverse cycle heating/cooling system

### LANDSCAPING

### HEATING & COOLING

# INCLUSIONS

## GOLD TURNKEY

### INTERNAL DETAILING

Floor coverings	First Quality Hybrid timber look flooring from selected Creation Homes standard range to ground floor living, dining, kitchen and hallways.  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. Splash back to laundry & powder room (subject to design) Skirting tiles to laundry, powder room & WC where applicable
Ceiling	Plasterboard with coat paint finish
Ceiling height	Up to 2600mm ceiling heights to ground floor and up to 2400mm to first floor (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
Clothesline	Wall or ground mounted folding clothesline (dependent on house design)
Doorbell	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 Bathroom, Ensuite, Powder Room	Chrome finish lever privacy set
Main Bedroom	Walk in robe (subject to design) Melamine shelf with hanging rail
Wardrobe	Mirrored sliding robe doors Melamine shelf with hanging rail

### GENERAL

### BEDROOMS

# INCLUSIONS

## GOLD TURNKEY

### ELECTRICAL

Smoke alarm	Hard wired smoke detectors
Connectivity	1 x Data, 1 x Telephone and 1 x TV point
Power points	Double power points throughout

Electrical switch plates	Clipsal Classic in white finish or similar
Lighting	LED downlights (white surround) to kitchen & bathroom areas (over basins), oyster lights to remaining areas. Fluorescent light fitting to Garage

Exhaust fans	Where applicable
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Appliances	Stainless steel Technika appliances <ul style="list-style-type: none"> <li>• 900mm gas wok cooktop with cast-iron trivets</li> <li>• 900mm ducted rangehood</li> <li>• 600mm electric oven</li> </ul>
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Benchtops	20mm reconstituted stone with square edging
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Joinery	Laminated kitchen soft close cabinet doors, end panels and drawer fronts with melamine base and overhead cabinets
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Splash back	Ceramic tile splash back in accordance with selected colour scheme
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Sink	Stainless steel double bowl under-mount sink
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Power point	Single power point provision for kitchen appliance
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Tapware	Chrome finish sink mixer
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Dishwasher & Microwave	650mm wide space provided for dishwasher. Open space integrated into cabinets for microwave.
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Shower screen	Up to 2000mm high semi-frameless with clear glass
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Shower	Shower with handheld and adjustable shower head on rail. Shower base tiled with chrome floor waste
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Basin	Vitreous China inset basin *House Specific*
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Joinery	Laminated finish with soft close drawers in accordance with selected colour scheme. Fully lined melamine carcass vanity with 20mm Reconstituted stone with square edge benchtop.
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Toilet	Limni Wall Faced Toilet Suite with soft close seat
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Floor/wall finish	First quality ceramic tiles to floor. All walls tiled to 1200mm with 2100mm in showers
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Mirror	Polished edges
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Tapware	Chrome finish mixer to basin
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Bath	White Acrylic (where applicable)
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Exhaust fan	Ducted and Ceiling Mounted
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Accessories	Double towel rail in chrome finish, toilet roll holder in chrome finish
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Joinery	Vitreous China wall hung hand basin OR Inset basin on cabinet with fully lined melamine carcass, laminated door and reconstituted stone 20mm thick to match kitchen.
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Toilet	Limni Wall Faced Toilet Suite with soft close seat
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Floor/wall finish	Tiled floor with tiled skirting
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Mirror	Polished edges
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Tapware	Chrome finish mixer to basin
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Exhaust fan	Ducted and Ceiling Mounted
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Accessories	Hand towel ring and toilet roll holder in chrome finish
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### KITCHEN

### BATHROOM & ENSUITE

### POWDER ROOM

# INCLUSIONS

## GOLD TURNKEY

### LAUNDRY

Laundry Tub *House Specific*	Freestanding - 45L stainless steel trough in metal cabinet OR Built-in Joinery - Stainless steel 45L inset trough on cabinet with fully lined melamine carcass, laminated doors and reconstituted stone 20mm thick to match the splash back.
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Floor/wall finish	Tiled floor with skirting tiles and tiled splash back.
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Tapware	Chrome finish sink mixer Chrome finish washing machine stops
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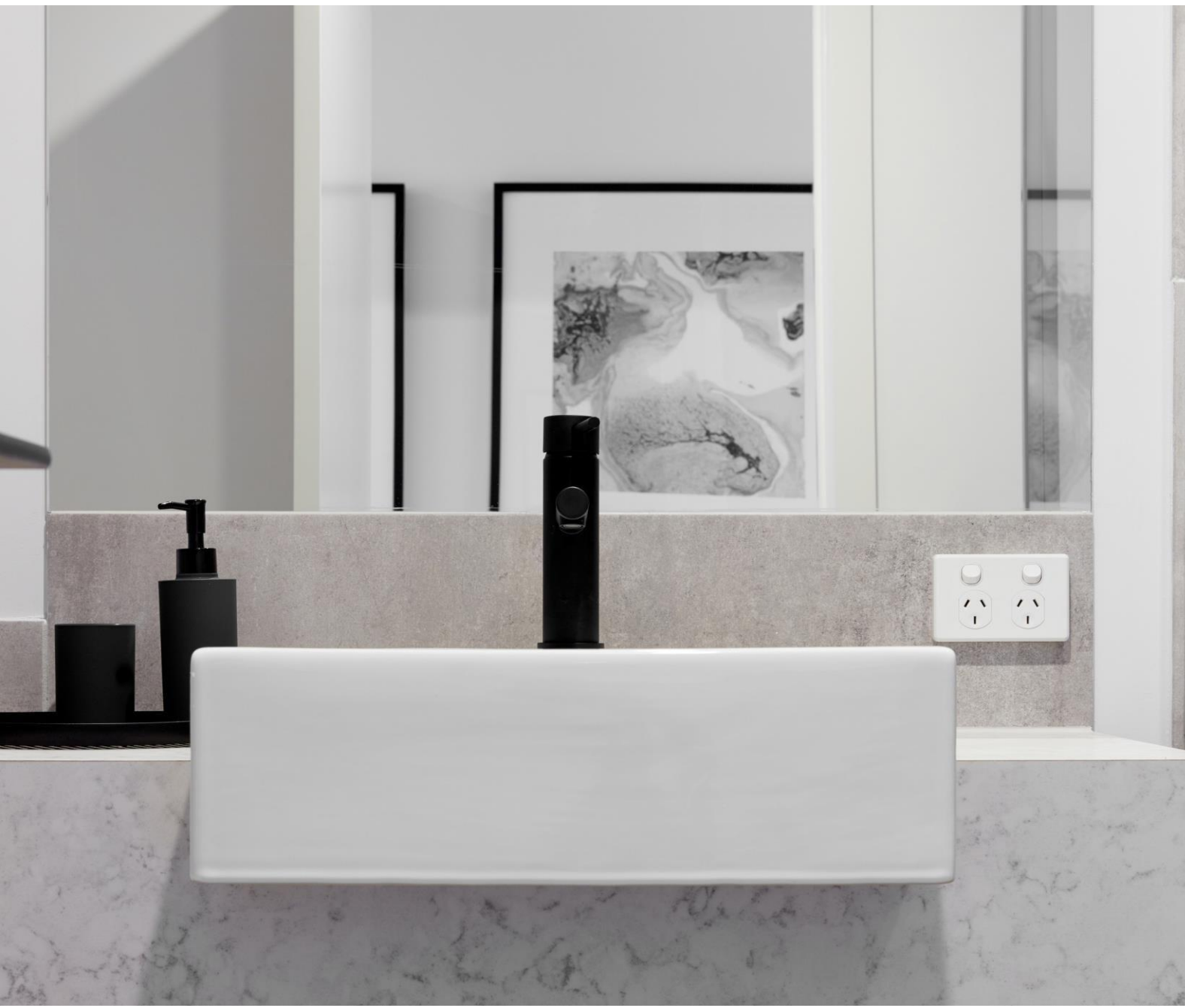
Exhaust fan	Ducted and Ceiling Mounted
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# FIXTURES & FITTINGS

## KITCHEN

OUR STANDARD INCLUSIONS










# FIXTURES & FITTINGS








Item	Description	
Oven	Technika 60cm 5 Function Built-in Oven   Stainless Steel and Black Glass	
Rangehood	Technika 90cm ducted canopy rangehood   Stainless steel (subject to design allowance)	
Cooktop	Technika 90cm Gas Cooktop with Wok   Stainless Steel - H950SLTXFPRO (subject to design allowance)	
Sink Mixer	Chrome finish sink mixer (5*)	
Sink	Posh Solus Mk3 DB bowl Stainless steel double bowl under-mount sink	

# FIXTURES & FITTINGS



## BATHROOM, ENSUITE & POWDER ROOM






Item	Description	
Basin Bathroom/Ensuite	The Gap Semi Inset Basin 450x410 1th WH	
Basin Powder	Posh Solus Mini W/B W/Fix 485 1th Right	
Bottle trap	Mizu Drift Bottle Trap 40mm CP	
Toilet	Limni Clean Flush WF Toilet 4.5/3l	
Bath	Posh Domaine Back to Wall Freestanding Bath 1500x720 WH	
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*)	
Shower	Base Rail Shower Chrome (3*)	
Wall Mixer Bathroom/Ensuite	Mizu Drift Mk2 Shower Mixer Chrome	

Item	Description	
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

Item	Description	
Laundry Mixer* *Dependent on Laundry Tub	Base Mk2 Sink Mixer Chrome (4*)	
Laundry Tub	Base Laundry Trough & Cabinet 45 Litres Stainless Steel / White	

Item	Description	
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	

BUILDER OF CHOICE FOR AUSTRALIA'S LEADING DEVELOPERS



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