Milan 20

Home Design



HOME AND LAND PACKAGE

NEW BUILD CO.



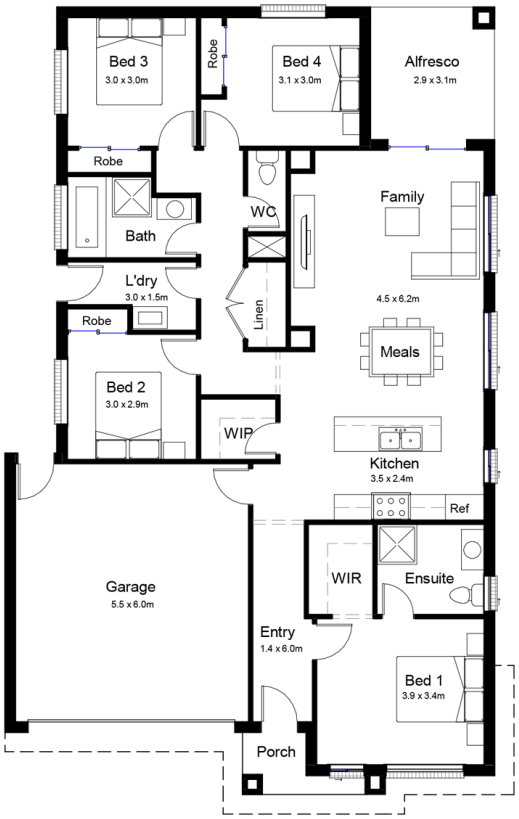
ASPIRE ESTATE

Milan 20 – PROVINCIAL FACADE

LOT DETAILS: 2450 Anna Rd
LOT SIZE: 350m2
HOME SIZE: 20sq

$561,980*

- Fixed Site Cost
- Coloured concrete driveway, porch & path.
- Complete landscaping, front, sides & rear.
- Ducted heating & split system cooling
- Flooring to the whole home
- 20mm stone bench to the entire home
- LED down lights throughout the whole home
- 2590 high ceilings
- Stainless steel appliances including dishwasher
- Block-out blinds to entire home
- Letterbox & clothesline
- Flyscreen’s to openable windows
- Brick infill's above all windows
- Developer guidelines & council requirements



100% TURN-KEY

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^ Price correct as of 1/11/2019. New Build Co reserve the right to alter any price without notice. All drawings and plans are subject to developers and/or council approval and may vary depending on the outcome of their decision. The price is based on developer supplied engineering plans and plans of subdivision and final price may vary if actual site conditions differ to those shown in developer supplied documents. If amendments are required to the drawings/plans, the price can vary accordingly. The Purchaser acknowledges that this advertised price may vary due to the factors listed above which will be outside of the builders control. Please contact your sales specialist for site cost exclusions. All photos and images are for illustrative purposes and may incur additional costs which can be selected at the customers colour appointment. The package price excludes telephone service, customer account opening fees, stamp duty on land, legal fees and conveyancing costs including titles and property report. First Home Buyers Grant already deducted, if not eligible price will change accordingly. Please contact your New Build Co specialist for a full list of inclusions and to organize a detailed agreement. All designs are the property of New Build Co and must not be used, reproduced, copied or varied, wholly or in part without written permission from an authorised New Build Co representative.

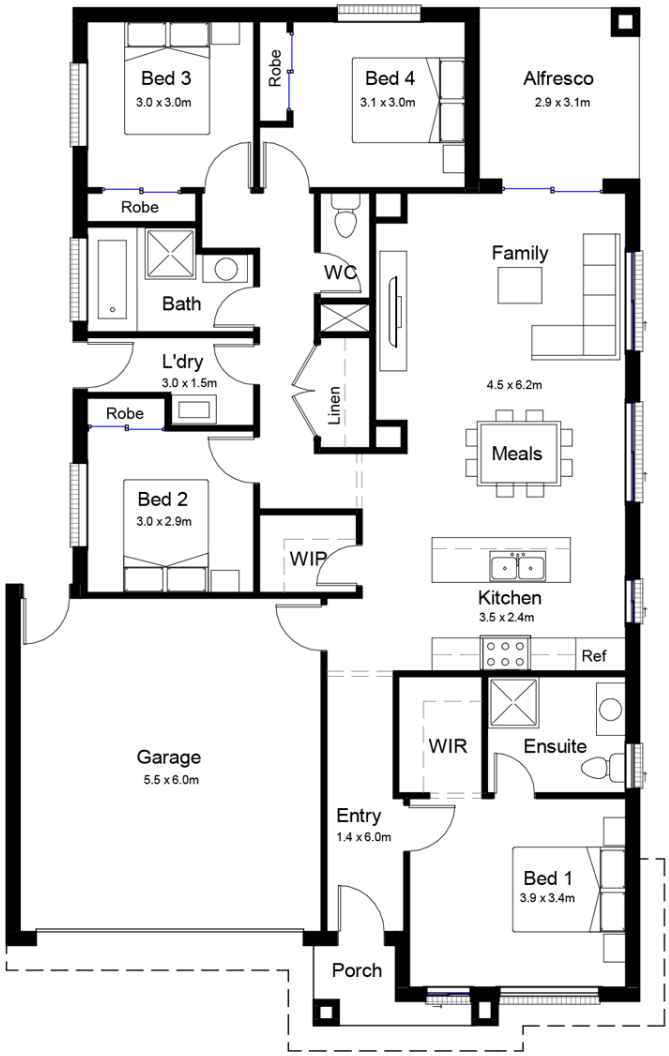
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Squares	20.0 sqs
Lot Width	12.5m
Lot Length	25m

Ground Floor	126.58m2
Garage	36.5m2
Porch	2.93m2

Alfresco	8.90m2
Length	17.83m
Width	11.35m
Total Area	185.91sqm



INITIALS: INITIALS:

Plans not to scale. All measurements shown are in meters. Floorplan dimensions subject to façade selection. ©New Build Co 2020.

OUR PRE-SITE PROCESS

Our pre-site process outlining everything required before we can start the build.

INITIAL DEPOSIT
Initial deposit of $2,000 is paid to lock in your home pricing and cover the drafting of your house plans. We will also use this to create your HIA building contract.

DRAFTING
Drafting of your plans including your façade selection will be scheduled and completed by our Architectural draftsman.

COLOUR SELECTION
To make our process streamline, our interior designer has curated interior and exterior colour themes which you can select from. If you would like to select individual colour themes and fixtures we can organize our colour consultant to contact you directly to schedule your colour selection appointment. The colour selection will take up to 3 hours . We recommend you bring some inspiration shots on the day of your appointment.

HIA BUILDING CONTRACT
Once your building contract is complete you will be provided with two full copies for signing along with your drafted plans and supporting documents. Once signed, you will need to provide your lender with a fully signed copy in order for them to apply for unconditional approval of your loan.

UNCONDITIONAL FINANCE APPROVAL
Once unconditional finance approval is received from your lender in writing, you will need to provide us with a copy for our records.

BALANCE OF 5%
At this stage the balance of 5% deposit is payable, minus the initial $2,000 paid at step 1.

FULL WORKING DRAWINGS
After the 5% deposit is paid, full working drawings will be completed including all elevations and electrical plans. These plans will be the final version which will be used to construct your home so its very important that you check them carefully before final approval.
Note: Design changes after this stage will incur an additional administration fee of $1000.

SOIL TEST
Once your land is Titled, the soil test and site survey will be completed which will give us all of the information that's required for the foundation design. The BAL (Bushfire Attack Level) rating will also be assessed at this point and will be confirmed in the survey report.

DEVELOPER APPROVAL
Most Developers set their own regulations for home design, siting and colour palates to be used through their estate. This is so they can maintain quality control over their development which will protect your investment. All house plans along with full colour details must be submitted to the developer for approval before we can proceed any further towards obtaining the building permit. Timeframes for this step will fluctuate depending on the developer and the volume of current applications.

ENGINEERING, ENERGY RATING AND WIND RATING
Now that we have the developer approval we can move forward with foundation engineering and obtain the energy rating which will be a minimum of 6 star.

PLUMBING INFORMATION COMPLIANCE
The final step before being able to apply for the building permit is to apply to the relevant water authority to get the conditions of connecting to all the plumbing services for your block (ie: water, sewer & drainage). The standard timeframe for this is 21 days, however, turnaround times can fluctuate depending on the number of applications.

BUILDING PERMIT
Once all of the above steps are completed – all plans and relevant information will be sent to the registered building surveyor to assess and issue the building permit. Once the building permit has been issued, the builder will email you the building permit along with the following documents:

- Stamped approved plans
- Certificate of currency
- Home owner warranty insurance
- Commencement notification letter
- OH&S construction information

Your lender will require all of this information so please forward the entire email to them with attachments.

SITE START
Prior to the building works commencing the builder will complete the production estimating and order materials and supplies. Site files will then be prepared for all relevant trades and handed over to the construction supervisor to begin construction of your new home.

OUR STANDARD INCLUSIONS

EXTERNAL FEATURES

Brickwork - Clay bricks from builder's pre determined colour boards.

Mortar Joints - Natural colour rolled joints.

Front Elevations - As per working drawings. Acrylic render to selected areas as per plan (Product specific).

Windows - Feature aluminium windows to front elevation (Product specific). Sliding aluminium windows to sides and rear. Brickwork to front facade window.

Entry Frame - Aluminium, powder coat finish, clear glazed sidelight(s) (Product Specific)

Front Entry Door - Feature front door as per facade with translucent glass.

Door Furniture - Front Door: Entrance lockset in polished stainless steel with deadbolt. External: Hinged door entrance lockset in polished stainless steel to external door.

Door Seal - Door seal and weather seal to all external hinged doors.

Infill Over Windows - Brick to front facade windows. Painted cement sheet infill above side and rear elevation windows and doors.

Letterbox - Concrete style letterbox to suit facade

Fencing - Fencing included in standard is half share only. Please note: If your neighbour does not contribute their half share then it is the owners responsibility to pay the other half.

Landscaping - Front, Side and Rear:
Water tolerant landscaping with a mixture of mulch, pebbles, rocks and garden beds with assorted drought tolerant plants (assumes 448m2 maximum block size).

Clothesline - Folding clothesline to be installed at rear of property. Includes coloured concrete paving underneath to builders specifications.

Driveway - Concrete driveway and path to front door. Colour to be determined by colour boards.

GARAGE

General - Garage with tiled hip roof including colourbond sectional overhead door with remote control, brickwork over garage door, plaster ceiling and concrete floor.

External Walls - Brick veneer (on boundary wall or product specific if required).

Pedestrian Door - Door: Weatherproof flush panel, low sheen acrylic paint finish. (Product specific).

Door Frame - Aluminium powder coat finish.

Door Furniture - Entrance lockset.

Garage Door - Remote control with 2 handsets included.

ALFRESCO

Alfresco - Plain concrete base with plaster ceiling and brick pillar. (Plan specific). Provide concrete paving to outside sliding door (Only where no alfresco exists in plan).

SOLAR HOT WATER SYSTEM

Solar Hot Water - Solar hot water system with gas boost back up and the necessary electrical and plumbing connections. Note: Panel and storage tank positioned at the builders discretion.

ROOFING

Pitch - 22.5 degrees roof pitch.

Material - Concrete colour roof tiles from builder's pre determined colour boards.

Fascia & Guttering - Colourbond fascia, guttering and downpipes.

CEILINGS

Height - 2590mm (nominal) height throughout the entire home.

HEATING

Heating - Gas ducted heating to bedrooms and living areas, (excludes wet areas). Total number of points and unit size are product specific.

COOLING

Cooling - Split system air con to be installed in location specified by the builder (generally in family/dining area)

FRAMING

Framing - MPG10 wall framing and roof trusses.

SITE CONDITIONS/ FOUNDATIONS

Foundation - Up to Class 'H' concrete slab with a maximum of 300mm fall over building envelope. Allotment up to 600m2 with a maximum setback of 5m to the house.

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 Removal - 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 to a minimum of three metres off easement. (If sited closer then additional charges may apply).

STRUCTURAL

Warranty - 10 year structural warranty and 3 month maintenance warranty.

CONNECTION COSTS

Connection of services - Connection of services (water, gas, electricity, sewer, stormwater and telephone conduit). Does not include electricity and telephone consumer account opening fees.

NBN Connection - NBN basic, including enclosure, cable, telephone points / 1 of data point, NBN conduit and connection point

PLUMBING

Taps - 2 No. external taps - 1 to front water meter and 1 next to laundry exit.

PAINT – 2 COAT APPLICATION

Timberwork - Gloss enamel to internal doors, jambs & molding's.

Entry Door - Low sheen to front entry door.

Internal Walls - Washable low sheen acrylic to internal walls.

Ceilings - Flat acrylic to ceilings.

Colours - Colours selected as per builder's pre determined colour boards.

PLASTER

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

OUR STANDARD INCLUSIONS

INSULATION

Ceiling - Glasswool batts to ceiling of roof space (excludes garage ceiling).

External Brickwork - Glasswool wall batts including sisalation to external brick veneer walls (excluding garage) and wall between garage and house. Note: Wall wrap will be sealed around openings in accordance with energy rating assessor's report. 6 Star standard compliant (excluding double glazing and low E).

INTERNAL FEATURES

Doors - Flush panel. 2040mm high. Either hinged or sliding as per plan.

Door Furniture - Lever door furniture in polished chrome finish to all rooms.

Mouldings - 67 x 15mm Bevelled MDF skirting & 67 x 15mm MDF bevelled architraves.

Door Stops - Plastic white door stops to hinged doors

Door Seals - Door seal to nominated internal doors. Note: This will be in accordance with energy rating assessor's report.

CERAMIC TILING

Wall Tiles - Wall tiles to kitchen, bathroom, ensuite and laundry where shown on plans.

Tile Selection - As per builder's pre determined colour boards.

Floor Tiles - Floor tiles to ensuite, bathroom, laundry and WC. Selections as per builder's pre determined colour boards.

Floor Boards - Builders range laminated flooring as shown on plan. Selection as per builder's pre determined colour boards

CARPET

Carpet - Carpet to area's not tiled or with laminate flooring. Selections as per builders pre determined colour boards and as shown on plan.

WINDOW FURNISHINGS

Blinds - Holland Blinds to be installed to all windows and sliding doors (white with silver bar).

Flyscreen's - Flyscreen's installed to all openable windows.

STORAGE

Shelving - Walk in robe and bedroom robes.
1 No. white melamine shelf with hanging rail.

Pantry/Linen - 4 No. 450mm white melamine shelves.

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

Pantry/Linen doors - 2040mm high readicote flush panel, hinged door(s).

Handles - Handle in polished chrome finish.

KITCHEN APPLIANCES

Freestanding Oven - Stainless steel 600mm appliances from builders range.

Rangehood - Stainless steel 600mm canopy range hood.

Dishwasher - Stainless steel dishwasher.

Sink - Double bowl stainless steel sink.

Tap - Flickmixer tap, chrome finish.

LAUNDRY

Trough - Laminated base cabinet with 45 litre stainless steel insert sink.

Tap - Chrome finish flickmixer tap.

Washing Machine Taps - Chrome washing machine stops/taps.

CABINETRY

Cupboards - Fully lined melamine modular cabinets.

Doors/Drawers - Laminate doors from builder's pre determined colour boards.

Kitchen Bench Top - 20mm Reconstituted stone from builder's pre determined colour boards.

Vanity Bench Tops - Laminate square edge from builders predetermined colour boards.

Handles - Selected from builder's pre determined colour boards

BATHROOM & ENSUITE

Basins - Vitreous china vanity basin (white).

Mirrors - Polished edge mirrors full length of vanity.

Bath - 1625mm acrylic bath (white) in tiled podium.

Shower Bases - Tiled or Poly marble shower bases at builders discretion.

Shower Screens - Semi framed shower screens with powder coated aluminum frame (polished silver finish) and clear glazed pivot door.

Taps - Chrome mixer tapware.

Shower Outlet - Hand held shower, rail and slider in chrome finish to ensuite and bathroom.

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

Accessories - 600mm double towel rail and toilet roll holder in chrome finish.

Exhaust Fans - 250mm exhaust fans including self sealing air flow draft stoppers to ensuite and bathroom.

ELECTRICAL

Internal Lights Points - 240V LED downlight fittings (colour – white) throughout as per builders standard electrical layout. Supply/ install light globes to all light fittings.

External Lights - 100mm diameter fixed 240V white recessed downlight to front entry and alfresco. Weather proof para flood light to rear as per drawings.

Power Points - Double power points throughout excluding dishwasher and fridge space or as per master plan.

TV Points - 2 No. points including 5 metres of coaxial cable to roof space (one to main bedroom and one to living area).

Telephone Point - One telephone point. Location to be determined by the builder on the working drawings. Includes underground draw wire with ability to connect to supply pit.

Switch Plates - White wall mounted switches.

Smoke Detector(s) - Hardwired with battery backup.

Safety Switches - RCD safety switch and circuit breakers to meter box.







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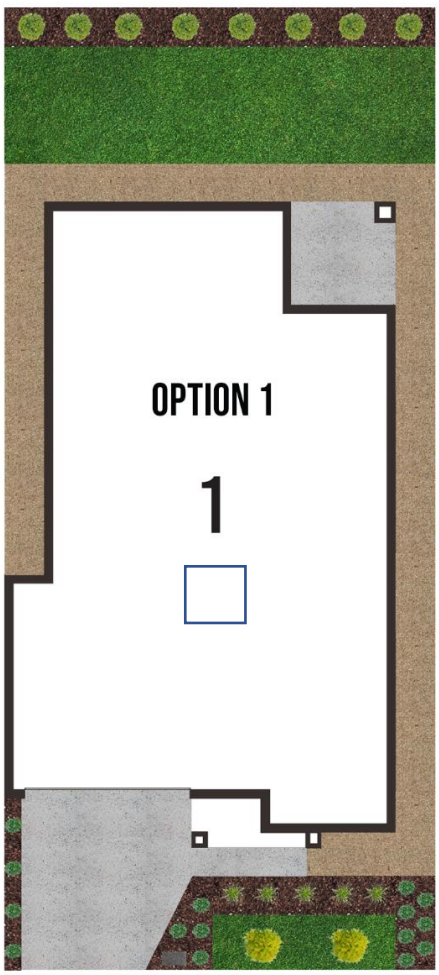


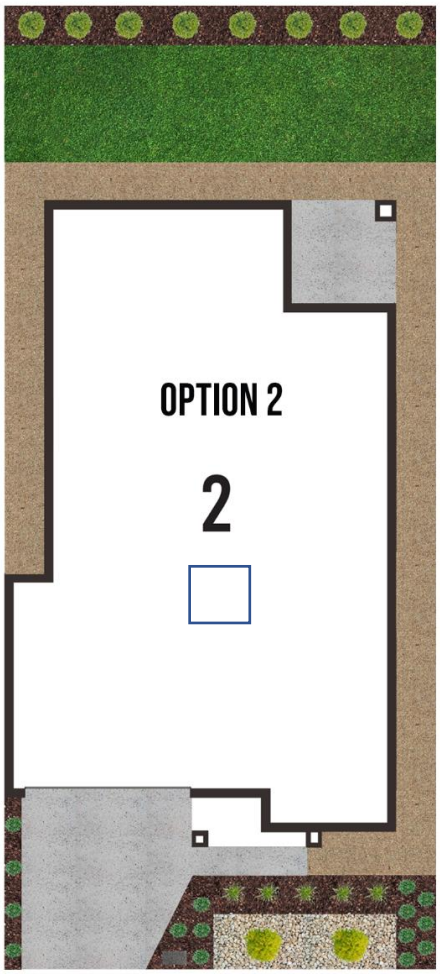
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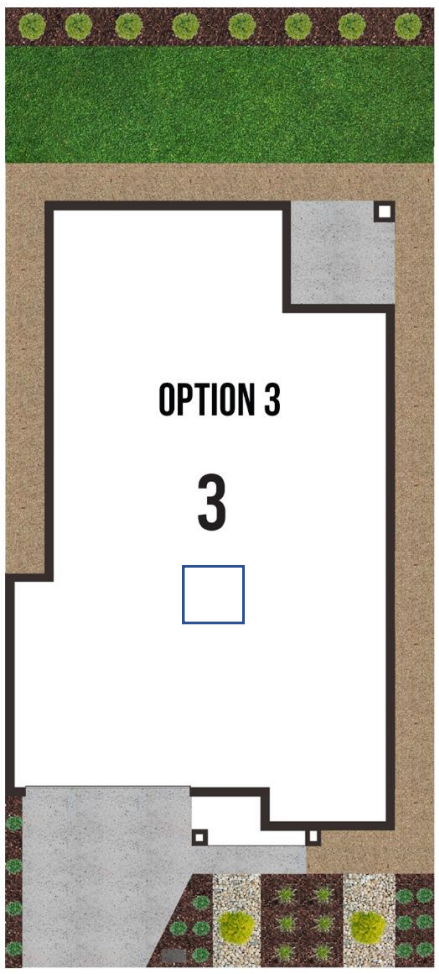
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OUR LANDSCAPE OPTIONS

Our 100% TURN-KEY landscape options which includes fencing.



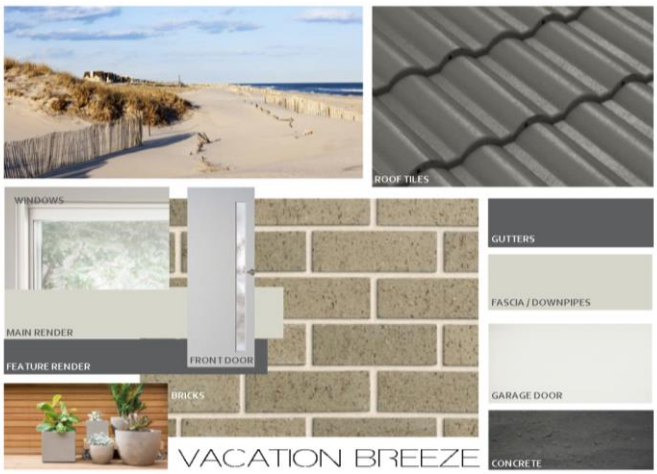




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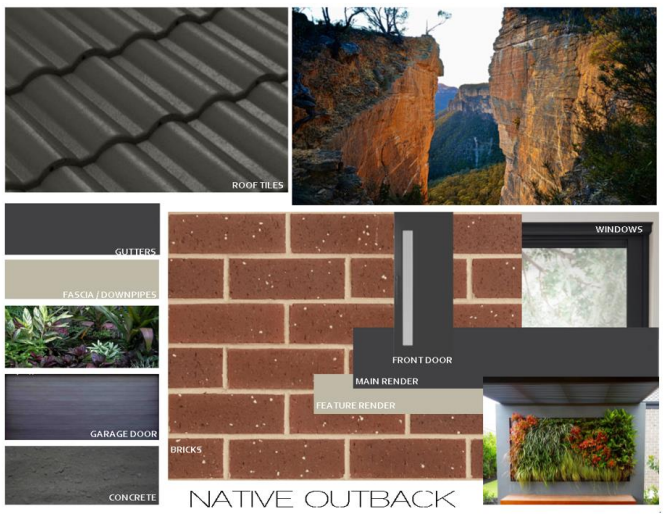
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OUR EXTERNAL COLOUR SELECTION



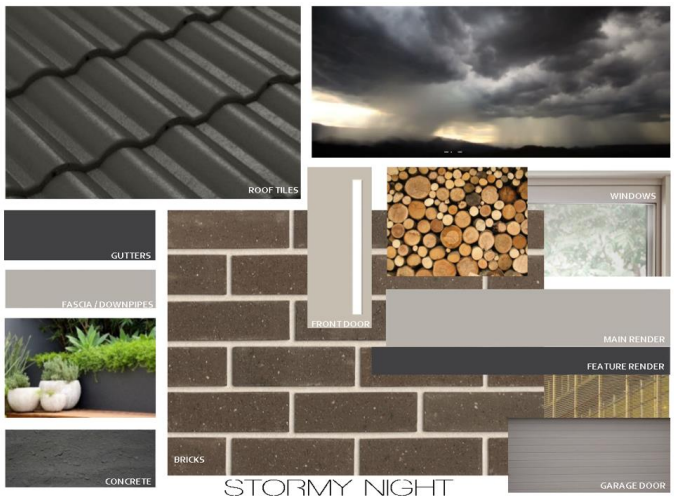
SELECTION

PLEASE TICK



SELECTION

PLEASE TICK



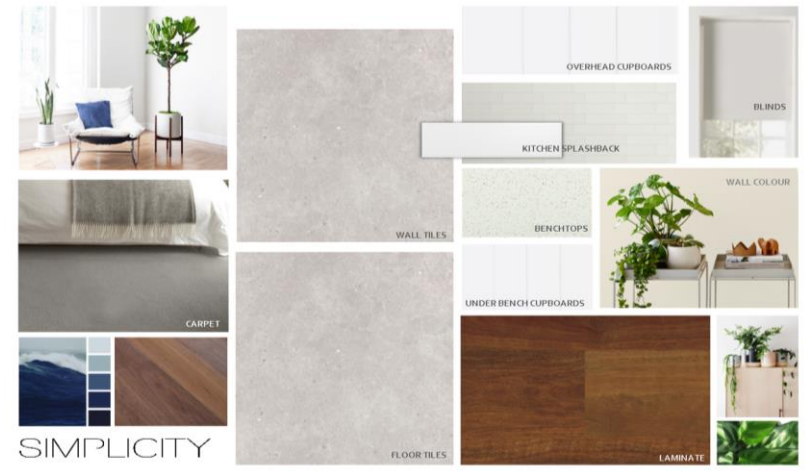
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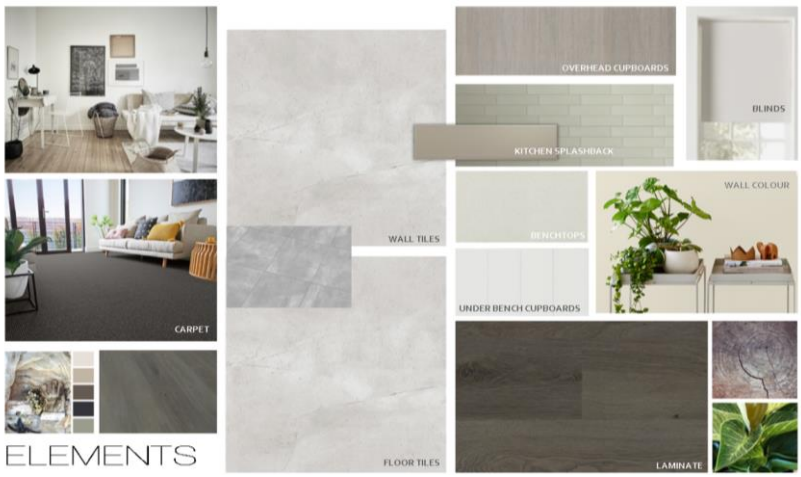
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OUR INTERNAL COLOUR SELECTION



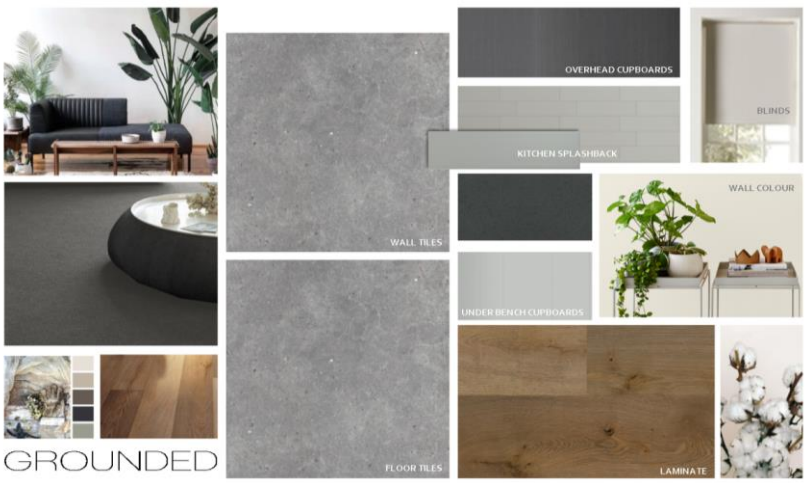
SELECTION

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escape homes





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