

**MILAN 20**

**HOME DESIGN**



HOUSE AND LAND PACKAGE

# HOME AND LAND PACKAGE



## ROSEWOOD ESTATE, DEANSIDE

**LOT DETAILS:** Lot 525 GRIMES WAY  
**LOT SIZE:** 386m<sup>2</sup> 14 x 27.5 Crn  
**HOME SIZE:** 20sq

- 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
- Flyscreens to openable windows
- Brick infills above all windows
- Developer guidelines & council requirements



## Milan 20 – PROVINCIAL FACADE

**\*\$634,580**

**\*\$10,000 less with GOVERNMENT GRANT**



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# MILAN 20



Spacious and light filled, the Milan delivers a modern open plan living family home. This clever four bedroom layout with dedicated sleep zone, expansive kitchen dining living area, generous master suite and ample storage throughout makes the Milan an easy choice.

## TOTAL AREAS

GROUND FLOOR	106.58m <sup>2</sup>	MINIMUM LOT WIDTH	12.5m
GARAGE	30.5m <sup>2</sup>	MINIMUM LOT DEPTH	25m
PORCH	2.93m <sup>2</sup>	EXTERIOR LENGTH	13.3m
ALFRESCO	8.90m <sup>2</sup>	EXTERIOR WIDTH	11.35m
TOTAL		150.91sqm   20.00sq	

# OUR PRE-SITE PROCESS

## 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.

## COLOR 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 & 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**  
Timber door frame, 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 448m<sup>2</sup> 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.

## 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 600m<sup>2</sup> 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.

## EXTERNAL FEATURES

- ▶ **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**  
Brushed satin 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.

## CEILINGS

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

## 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 pre-determined colour boards.

- » **Handles**  
Selected from builder's pre-determined colour boards

## BATHROOM & EN-SUITE

- » **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.

## 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.

## 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.

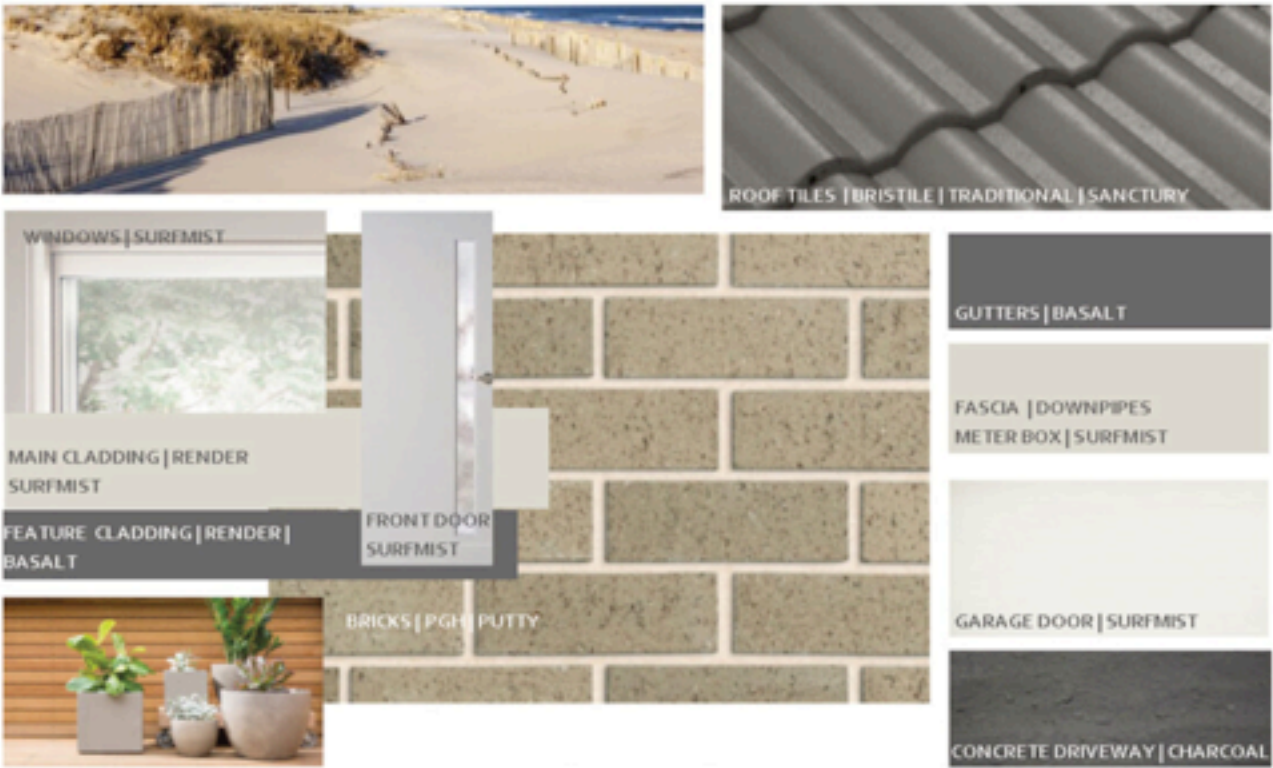
- » **Safety Switches**  
RCD safety switch and circuit breakers to meter box.



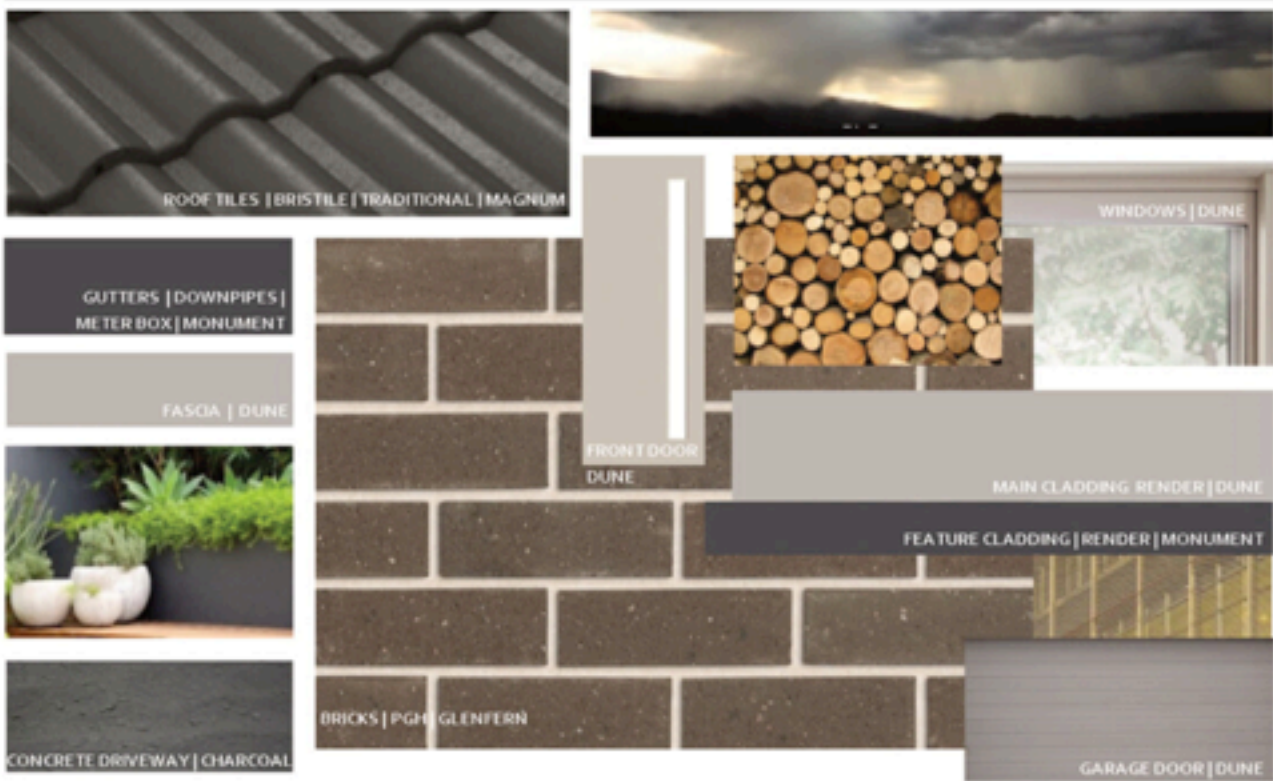
DISCLAIMER: This inclusions list states our current standard specifications. These inclusions are subject to change without notice and New Build Co reserves the right to substitute products to a similar product should it not be available at the time of supply.

# OUR COLOUR SCHEMES

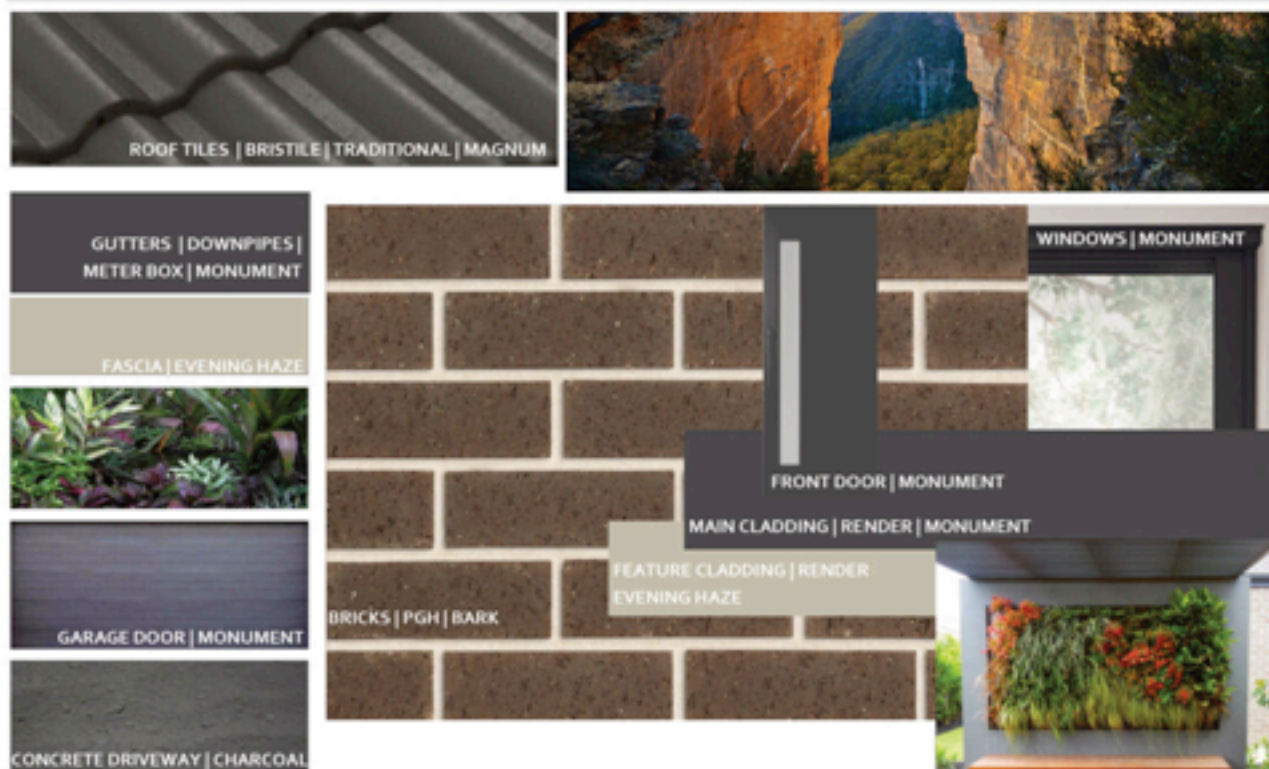
## EXTERIOR SCHEME VACATION



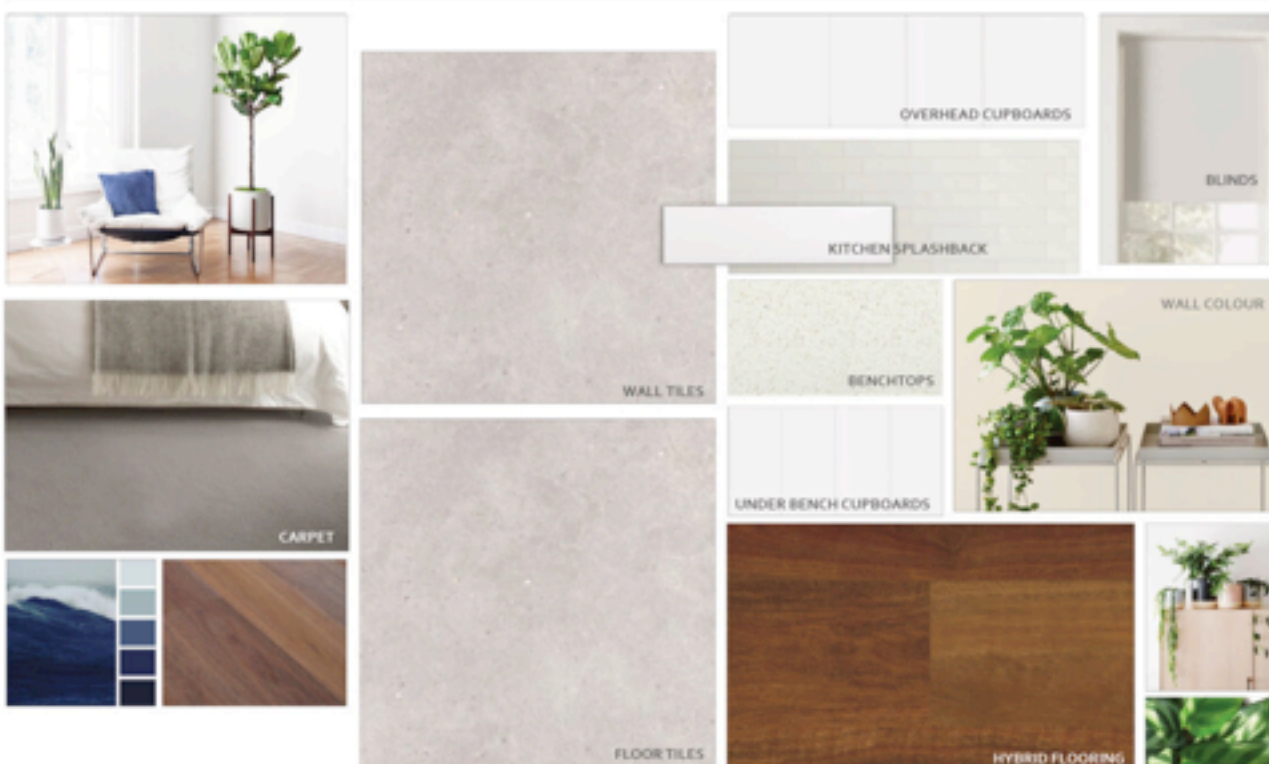
## EXTERIOR SCHEME STORMY NIGHT



## EXTERIOR SCHEME NATIVE OUTBACK

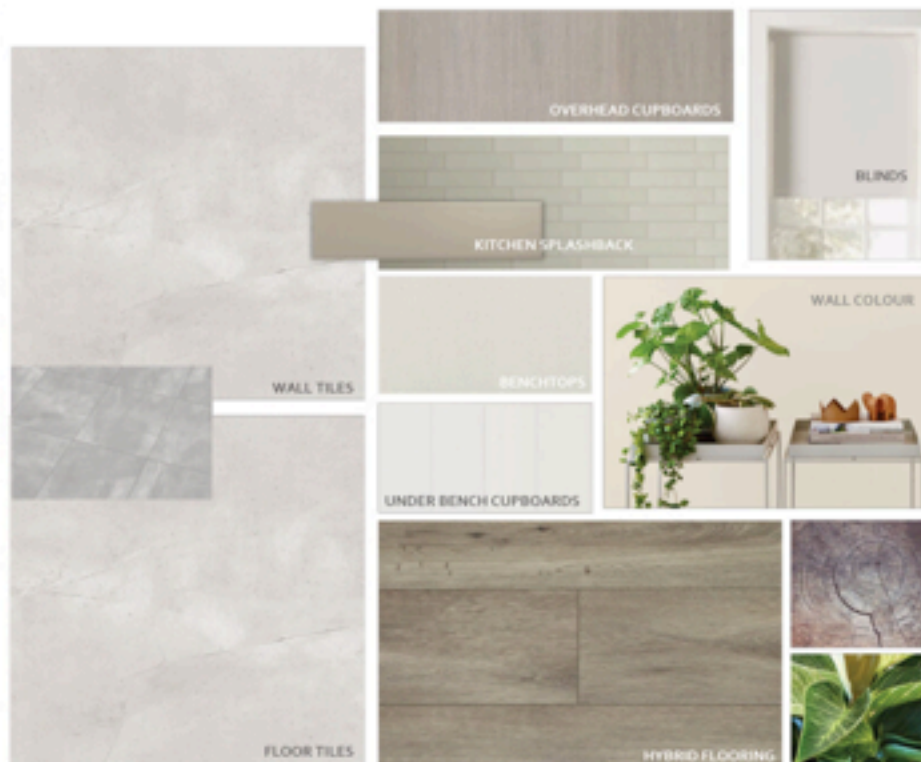
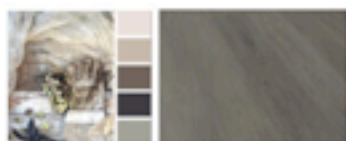


## INTERIOR SIMPLICITY

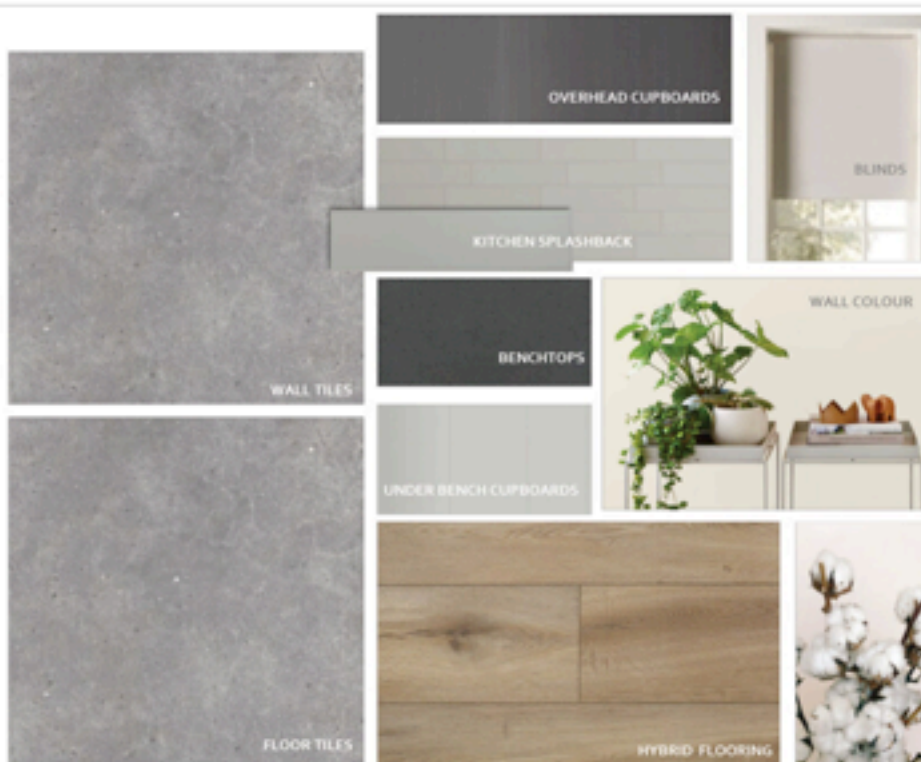


# OUR COLOUR SCHEMES

## INTERIOR ELEMENTS



## INTERIOR SIMPLICITY



# OUR LANDSCAPE OPTIONS



## FRONT LANDSCAPING

### SHRUBS/GROUND COVERINGS

Up to 20 mixed variety plants in 150mm pots.

### FEATURE TREE

Up to 2 feature trees as indicated.

### TOPPINGS

Compacted topping or rock configuration as per plan.

### TURF

Rolled Turf as per plan.

### DRIVEWAY

Up to 35m<sup>2</sup> of coloured concrete driveway.

### WATERING

Manual Dripline including timer.

### GARDEN BEDS

Mulch or Rock to garden beds as per selected plan.

## REAR LANDSCAPING

### TREES

8 Lily Pillies (or similar) placed around the fence.

### PATHS/TOPPINGS

Compacted topping to side of home, and path around rear of home.

### EDGING

Timber Edging to garden beds.

### REAR CONCRETE

Coloured concrete to Alfresco or Up to 12m<sup>2</sup> concrete pad to nominated location.

### TURF

Rolled Turf as per plan.

### FENCING

Timber paling fence (half share) up to 448m<sup>2</sup> Lot.

### WATERING

Manual Dripline including timer.

### GARDEN BEDS

Mulch or Rock to garden beds as per selected plan.

# OUR FACADES

## THE MODERN FACADE



## THE URBAN FACADE



## THE PROVINCIAL FACADE



## THE LUXE FACADE



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# OUR PARTNERS

