



**BUILDING
MORE
VALUE**



ELITE TURN-KEY INCLUSIONS 2023 BUILDING MORE VALUE

Pre-Construction

- Fixed Price Building Contract in accordance with Schedule 1B of QBCC Act 1991 ('QBCCA')
- Engineer Design Footings & Slab up to H2 class site
- QBCC Insurance, Q-leave Levy & All Risk Insurance
- Standard Building Application and Certification Fees

Site Works & Construction Features

- All work to be carried out in accordance with Approved Plans and Local Government Regulations
- Set Out by registered Surveyor
- Site levelling to 1000mm (500mm cut & 500mm fill)
- Up to N3 Wind Rating
- 2590mm high termite protected timber frame or steel frame subject to availability
- All Masonry work in accordance with AS3700
- Sewer and Storm Water connection to Council Mains by licensed Plumber up to 20lm each in accordance with AS3500
- Single Phase Electrical Underground connection to Mains Power supply by licensed Electrician up to 14lm
- LPG or Natural Gas line connected to house as applicable
- Phone & Data lead in by licensed Technician if applicable
- Termite Management System to AS3660
- Waterproofing to all Wet areas to AS3740
- All Fire Safety inclusions to AS3600 carried out in accordance with Approved Plans
- Builders Clean on completion and site rubbish removed

Energy Efficiency

- Solar Energy: 6.6kw Solar System with 5kw Inverter
- R1.0 Sisalation to External Walls
- R1.3 60mm Anticon Blanket to underside of Colorbond Roof
- R2.5 Bulk Insulation to Ceiling (excluding Garage)
- R2.0 Bulk Insulation to External Light Weight Walls
- Weather Seal to bottom of all External Hinged Doors
- All Plumbing Fixtures a minimum of 3-star WELS Rating
- One Whirly Bird Roof Ventilator

Standard External Features – Walls, Roof, Windows and Doors

- Brickwork with Light Coloured Mortar from Builders Range
- Light Weight External Linings as per plan
- Colorbond Metal Sheet Roof
- Colorbond Fascia & Colorbond Quad Gutters
- Powder Coated Aluminium Sliding Doors with Double Cylinder Locks from Builders Standard Colour Range
- Powder Coated Aluminium Sliding Windows with Keyed Locks from Builders Standard Colour Range
- 2400x820mm Front Entry Door from Builders Range
- Tri-Lock Lever Set to Front Entrance Door
- Entry Lever Set to remaining External Hinged Doors
- Automatic Sectional Overhead Door to Garage including Two Remote Controls and Wall Button
- External Paint to Exterior Walls in up to Two White Based Colours
- 500mm x 500mm Ceramic Tiles to Alfresco from Builders Range

Level 1 – The Groves Building, 3990 Pacific Highway, Loganholme Qld 4129

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QBCC Builders License N°1089281





ELITE TURN-KEY INCLUSIONS 2023 BUILDING MORE VALUE

Standard Internal Features

- 2040mm high Flush Panel Internal Doors
- 2100mm high 1/2 Vinyl & 1/2 Mirror Sliding Doors to Robes
- Internal Lever Door Handles from Builders Standard Range
- One Melamine Shelf with Hanging Rail to Bedroom Robes
- Four Melamine Shelves to Linen Cupboard & Pantry
- 42 x12mm Profiled Pine Architraves
- 66 x12mm Profiled Pine Skirting Boards
- 10mm Plasterboard to Walls and 10mm Uni Span to Ceilings and Villa Board in Wet areas
- 90mm Standard Cove Cornice
- Three Coat Paint System to Interior Walls in One Colour with Gloss Finish to Interior Woodwork
- Ceiling & Cornice painted in Standard Builders White
- 500 x 500mm Ceramic Tiles to Living areas
- Carpet to all Bedrooms and Media Rooms with 10mm Foam Underlay from Builders Range
- Roller Blinds to all opening Windows & Sliding Doors from Builders Range

Kitchen

- Custom Laminated Cupboards including One Bank of Four Cutlery Drawers from Builders Range
- 20mm Stone Bench Tops to Kitchen from builders standard Range
- Overhead Cupboards up to 2250mm high including over Fridge Space with Plasterboard Bulkhead to Ceiling
- Soft Close Doors & Drawers to Kitchen
- Microwave Provision
- Overmount Double Bowl Stainless Steel Sink with Drainer
- Chrome Pull Down Sink Mixer to Kitchen Bench Top
- 900mm Upright Cooker with Fan-Forced Electric Oven and Gas Cooktop
- 900mm Undermount Range Hood Ducted Externally
- 600mm Stainless Steel Freestanding Dishwasher
- Water Tap to Fridge Space

Bathrooms and WC

- Custom Laminated Cupboards including One Bank of Three Drawers in Builders Range
- 20mm Stone Bench Tops to Vanities from Builders Standard Range
- White Basins from Builders Range
- Polished Edge Mirrors Full Width of Vanities
- Soft Close Doors and Drawers to Vanities
- Chrome Mixers to Bathroom and Ensuite
- Chrome Shower on Rail including Soap Holder
- 1650mm White Bath Tub with Chrome Bath Spout
- Close Coupled Toilet Suites with Soft Close Seats
- Chrome Semi Framed Shower Screens with Pivot Door
- One Tiled Recessed Shower Wall Niche per Shower
- Chrome Double Towel Rails in Bathroom & Ensuite
- Chrome Toilet Roll Holders

Laundry

- Custom Laminated Cupboard with Overmount Single Bowl Stainless Steel Sink
- 20mm Stone Bench Top from Builders Standard Range
- Overhead Cupboard up to 2250mm high with Plasterboard Bulkhead to Ceiling
- One Chrome Mixer to Laundry Sink
- One Chrome Washing Machine Tap Set concealed in Cupboard



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HOMES**



ELITE TURN-KEY INCLUSIONS 2023 BUILDING MORE VALUE

Hot Water System

- Gas Instantaneous Hot Water System

Wet Area Tiles

- All Tile Selections from Builders Standard Range
- Ceramic Tiles in Wet Areas to approx. 2000mm high in Shower Area, 600mm above Bathtub & Skirting Tile in Toilet and Laundry
- Floor Tile to be used as a Feature to One Wall in each Shower
- Ceramic Tile Splash-back between Bench and Overhead Cupboard in Kitchen & Laundry
- Smart Tile Floor Drains

Electrical

- All Electrical Items from Builders Standard Range
- Circuit Breakers and Earth Leakage to Meter Box
- One White Ceiling Fan to Family/Dining room
- One White Ceiling Fan to Media room
- One White Ceiling Fan to each Bedroom
- One White Ceiling Fan to Alfresco
- Two White LED Down Lights to Kitchen
- Two White LED Down Lights to Kitchen Island Bench
- Four White LED Down Lights to Family/Dining room
- Two White LED Down Lights to Media room
- Two White LED Down Lights to all Bedrooms
- Two White LED Down Lights to Alfresco
- One White LED Down Lights to Other Separate rooms
- One 3 in 1 Heat / Fan / Light Combo to Ensuite & Bathroom
- White LED Down Light to each Hallway with Two-way Switch to Entry Hallway as required
- One White LED Down Light in Entry
- Two White LED Down Lights in Double Garage
- Two White LED Down Lights to Garage Eave
- One White LED Down Light to each External Door



- One Double Power Point with USB to Kitchen Bench
- Two Double Power Points with USB to Main Bedroom
- One Double Power Point with USB to Other Bedrooms
- One Double Power Point to Kitchen Bench
- One Double Power Point to Kitchen Island Bench
- Two Double Power Points to Family/Dining room
- Two Double Power Points to Media room
- One Double Power Point to each Vanity
- One Double Power Point to Laundry
- One Double Power Point to NBN Data Connection Point
- One Double Power Point to Garage
- One Single Power Point for Refrigerator, Range Hood, Dishwasher, Microwave & Garage Door
- One Data Connection Point to Media Room
- One TV Connection Point to Family/Dining and Media Rooms
- One TV connection Point to Main Bedroom with additional Double Power Point at 1800mm high on wall
- One Single Weather Proof Power Point for Gas Hot Water
- One Double Weather Proof Power Point to Alfresco
- One Pre-wired Telephone Point to Main Bedroom
- One TV Antenna with Booster if Required
- Interconnected Smoke Alarms to Comply with AS3786

• Ducted Air-Conditioning

- Ducted Air-Conditioning to suit Low-set Design Home

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ELITE TURN-KEY INCLUSIONS 2023 BUILDING MORE VALUE

External Finishing

- 7mm Diamond Grill Security Screens to All Windows & Doors
- One Rendered Letter Box With Stainless Steel Street Numbers
- One Wall or Fence Mounted Clothesline from Builders Range
- A-Grade Turf on Screened Top Soil to Front & Rear Yards including Footpath
- One Garden Bed to Front Yard with Paved Edging, Mulch and in Season Plants
- Treated Pine Fencing to All Side Boundaries with Two Side Returns including One Steel Framed Gate 900mm Wide as required
- 90mm Round PVC Painted Down Pipes as Required
- Two External Garden Taps
- Surface Drainage Provisions as Required
- Exposed Aggregate Concrete to Driveway and Front Porch

Warranty

- 12 Calendar Month Maintenance Period From Date of Handover
- 6 years & 6 Months QBCC Statutory Insurance Period From Date of Signed Build Contract

Notes

- Laundry Splash Back Tiles Match Kitchen Splash Back Tiles
- Main Bathroom & Ensuite Skirting Tiles Match Wall Tiles
- Toilet Skirting Tiles Match Floor Tiles
- External Alfresco Tiles Colour to Match Internal Floor Tiles



**Building the
Queensland
Lifestyle**

✓ Popular Upgrade Items

- Upgrade to 40mm Stone Bench Tops
- Upgrade to 2,740mm Ceiling Height
- Add Security Alarm System
- Upgrade Front Entry Door Width if possible
- Upgrade Security Screens & Doors to Invisi-Guard
- Upgrade to Double Gate for Side Entry if possible
- Upgrade to Vinyl Plank Flooring
- Upgrade from Roller Blinds to Panel Glide Blinds on Sliding Glass Doors



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HOMES**



ESSENCE TURN-KEY INCLUSIONS 2023

PRE-CONSTRUCTION

- Fixed Price Building Contract in accordance with Schedule 1B of QBCC Act 1991 ('QBCCA')
- Engineer Design Footings and Slab up to H2 class
- QBCC Insurance, Qleave Levy & All Risk Insurance
- Standard Building Application and Certification Fees

SITE & GENERAL CONSTRUCTION FEATURES

- All work to be carried out in accordance with Approved Plans and Local Government Regulations
- Set Out by registered Surveyor
- Site levelling to 1000mm (500mm cut & 500mm Fill)
- Up to N3 Wind Rating
- 2590mm Timber or Steel Frame & Trusses
- Provide 22.5-degree Roof Pitch
- All Masonry work in accordance with AS3700
- Sewer and Storm Water connection to Council Mains by licensed Plumber and Drainer up to 20m each in accordance with AS3500
- Single Phase Electrical Underground connection to Mains Power supply by licensed Electrician up to 14m
- Data lead in by licensed Technician if applicable
- Termite Management System to AS3660
- Waterproofing to all Wet areas to AS3740
- All Fire Safety inclusions in accordance with AS3600 in accordance with Approved Plans
- Builders Clean on completion and site rubbish removed

ENERGY EFFICIENCY

- R1.0 Sisalation to External Walls
- R1.3 60mm Anticon Blanket to underside of Colorbond Roof
- R2.5 Bulk Insulation to Ceiling (excluding Garage)
- R2.0 Bulk Insulation to External Light Weight Walls
- Weather Seal to all External Hinged Doors
- All Plumbing Fixtures a minimum of 3-star WELS Rating
- One Whirly Bird Roof Ventilator

STANDARD EXTERNAL FEATURES WALLS, ROOF, WINDOWS, AND DOORS

- Face Brickwork with Light Coloured Mortar from Builders Range
- Light Weight External Linings as per plan
- Colorbond Metal Sheet Roof
- Colorbond Fascia and Colorbond Quad Gutters
- Powder Coated Aluminium Sliding Doors with Double Cylinder Locks from Builders Standard Colour Range
- Powder Coated Aluminium Sliding Windows with Keyed Locks from Builders Standard Colour Range
- 2040x820mm Front Entry Door from Builders Standard Range
- Tri-Lock Lever Set to Front Entrance Door
- Entry Lever Set to remaining External Hinged Doors
- Automatic Sectional Overhead Door to Garage including Two Remote Controls and Wall Button
- External Paint to Exterior Walls in Up to Two White Based Colours
- 450x450mm Ceramic Tiles to Alfresco from Builders Range



ESSENCE TURN-KEY INCLUSIONS 2023

STANDARD INTERNAL FEATURES

- 2040mm high Flush Panel Internal Doors
- 2100mm high Vinyl Sliding Doors to Robes
- Internal Lever Door Handles from Builders Range
- One Custom Fit Melamine Shelf with Hanging Rail to Bedroom Robes
- Four Custom Fit Melamine Shelves to Linen Cupboard & Pantry
- 42x12mm Profiled Pine Architraves
- 66x12mm Profiled Pine Skirting Boards
- 10mm Plasterboard to Walls, 10mm Uni Span to Ceilings and Villa Board in Wet areas
- 90mm Standard Cove Cornice
- 3 Coat Paint System to Interior Walls in One Colour with Gloss Finish to Woodwork
- Standard Ceiling Colour is White
- 450x450mm Ceramic Tiles to Living areas from Builders Range
- Carpet to all Bedrooms and Media Rooms with 10mm Foam Underlay from Builders Range
- Vertical Blinds to all Aluminium Windows and Sliding Glass Doors

LAUNDRY

- 45L Stainless Steel Laundry Tub in White Poly Cabinet
- One Chrome Mixer to Laundry Tub
- One Chrome Washing Machine Tap Set



KITCHEN

- Custom Laminated Cupboards including One bank of Four Cutlery Drawers from Builders Range
- 20mm Stone Bench Tops to Kitchen from Builders Standard Range
- Overhead Cupboards up to 2250mm high including over Fridge Space with Plasterboard Bulkhead to Ceiling
- Water point to fridge space
- Soft Close Doors & Drawers to Kitchen
- Microwave Provisions
- Overmount Double Bowl Stainless Steel Sink with Drainer
- Chrome Mixer to Kitchen Sink
- Quality 600mm Appliances including Electric Oven & Electric Cooktop
- Undermount Range Hood Ducted Externally
- 600mm Free Standing Dishwasher

BATHROOMS AND TOILETS

- Custom Laminated Cupboards including One Bank of Three Drawers in Builders Range
- 20mm Stone Bench Tops to Vanities from Builders Standard Range
- White Basins from Builders Range
- Polished Edge Mirrors Full Width of Vanities
- Soft Close Doors and Drawers to Vanities
- Chrome Mixers to Bathroom and Ensuite
- Chrome Shower on Rail including Soap Holder
- 1500mm White Bathtub with Chrome Bath Spout
- Close Coupled Toilet Suites with Soft Close Seat
- Chrome Semi Framed Shower Screens with Pivot Door
- Chrome Double Towel Rails in Bathroom & Ensuite
- Chrome Toilet Roll Holders

Units 13 & 14, Level 1 The Groves - 3990 Pacific Highway, Loganholme QLD 4129 - QBCC License N^o: 1089281
All inclusion items from builders' range unless otherwise nominated. Images for illustration purposes only. (v3-0423)



ESSENCE TURN-KEY INCLUSIONS 2023

HOT WATER SYSTEM

- 250 Litre Electric Hot Water System

WET AREA TILES

- Ceramic Tiles in Wet Areas to approx. 2000mm high in Shower area, 600mm above Bathtub and Skirting Tile to remainder
- Skirting Tile in Toilet and Laundry
- Approx. 600mm high Ceramic Tile Splashback above Laundry Tub & Washing Machine space
- Ceramic Tile Splashback between Bench and Overhead Cupboard in Kitchen
- All Tile Selections from Builders Range
- Smart Tile Floor Drains

AIR-CONDITIONING

- One 7.1kw Split System Reverse Cycle Air-Conditioner to Family room
- One 2.5kw Split System Reverse Cycle Air-Conditioner to Master Bedroom



ELECTRICAL

- Circuit Breakers and Earth Leakage to Meter Box
- One White Ceiling Fan with Light to each Bedroom
- One White Ceiling Fan with Light to Alfresco
- One White Ceiling Fan only to Family/Dining area
- One White Ceiling Fan only to Media room
- Two White LED Down Lights to Kitchen
- Four White LED Down Lights to Family/Dining area
- Two White LED Down Lights to Media room
- One White LED Down Light to Entry
- One 3 in 1 Heat/Fan/Light Combo to Bathroom and Ensuite
- One White LED Down Light to each Hallway with Two-way Switch to Entry Hallway as required
- Two White LED Down Lights to Double Garage
- One White LED Down Light to Other separate Rooms
- One White LED Down Light to each External Door
- One Double Power Point to Kitchen Bench
- One Double Power Point to Kitchen Island Bench
- Two Double Power Points to Master Bedroom
- One Double Power Point to each other Bedroom
- Two Double Power Points to Family/Dining area
- Two Double Power Points to Media room
- One Double Power Point to each Vanity
- One Double Power Point to Laundry
- One Double Power Point to NBN Data Connection Point
- One Double Power Point to Garage
- One Single Power Point for Refrigerator, Range Hood, Dishwasher, Microwave Provision & Garage Door
- One Data Connection Point to Media Room
- One TV Connection Point to Family/Dining area
- One TV Connection Point to Media room
- One Digital Roof Antenna supplied (if required)
- Interconnected Smoke Alarms to Comply with AS3786



ESSENCE TURN-KEY INCLUSIONS 2023

EXTERNAL PLUMBING AND DRAINAGE

- 90mm PVC Round Painted Downpipes as required
- Two Garden Hose Taps from Town Water supply
- Surface Drainage Provisions as required

EXTERNAL FINISHING

- 7mm Diamond Grill Security Screens to All Windows and Doors
- Exposed Aggregate Concrete to Driveway and Front Porch
- Turf & Garden to Front Yard including Footpath
- Turf to Rear Yard
- Wall Mounted Clothesline
- Render & Painted Letter Box
- 1800mm High Treated Pine Butt Paling Fencing to Boundaries including Side Returns with one 900mm Steel Framed Gate

WARRANTY

- Twelve-month Maintenance Period (Starting from Date of Handover)
- Six years and Six months QBCC Statutory Insurance Period (Starting from the date of the Build Contract)

OPTIONAL EXTRAS THAT CAN BE PRICED AND ADDED TO THE HIA BUILD CONTRACT

- 6.6kw Solar System with 5kw Inverter
- Ducted Air-Conditioning to suit the House Size and Design in lieu of 2 Split Systems
- Upgrade Electric Cooktop & Oven to 900mm Appliances
- 450mm x 450mm Tiles in lieu of carpet in Bedrooms and Second Living Area
- Upgrade to Vinyl Plank Flooring throughout in lieu of Carpet and Tiles
- Epoxy Flooring Finish to Garage Floor
- Additional Electrical Items list to be supplied

ALL OPTIONAL EXTRA ITEMS TO BE CONFIRMED PRIOR TO HIA BUILD CONTRACT BEING ISSUED

NOTES:





BUILD WITH CONFIDENCE



AT INVISION HOMES WE ARE VERY PROUD OF OUR REPUTATION AND THE FINANCIAL STRENGTH OF OUR BUSINESS.

This reputation and financial strength is why you can have confidence building your new investment home with **INVISION HOMES**.

The foundation to becoming so **FINANCIALLY SECURE** is due to the unwavering attitude of our Managing Director to never over-extend the company's building capacity, ensuring your investment home is built on time every time thus ensuring our financial security is never challenged.

It takes a multitude of factors for our programme to have been continually achieved over several decades, in good times and challenging times like those being experienced currently.

Here are just some of the factors that contribute to this success:

- Invision Homes is an extremely well managed **DEBT FREE BUILDING COMPANY** with every dollar invested back into the Company which continues to strengthen the strong asset and cash base.
- A 26 weeks build time guarantee is in place for all standard designs*
- A \$500 per week build time guarantee penalty is in place*
- The build time guarantee and the potential penalty are part of your HIA build contract
- Land for our investment clients is secured by **Invision Homes** across many developers throughout SE Queensland. **Invision Homes'** focus is to pursue land that is close to or already registered.
- Supplier loyalty continues to ensure constant supply even during challenging times
- Many Suppliers have a relationship with **Invision Homes** extending more than 10 years
- A strong and loyal Trades base ensures availability of high quality labour as required
- Some Trades have a relationship with **Invision Homes** that stretches more than 20 years
- Suppliers and Trades get paid on time every time when they partner with **Invision Homes**
- As required homes are ready-built for sale to ensure continuity of work for our Trades and Suppliers
- **Invision Homes** has a positive work dynamic that has returned very minimal staff turnover within our team over 30 years of operation
- Our team works for the financial success of our valued clientele and business partners
- **Invision Homes** never over-extends build capacity for the sake of an extra dollar to ensure superior reliability and quality of product is never compromised



You're invited to contact Invision Homes to discuss our unwavering management approach to successful and stress free results for our valued investment clients.

Regards, Your Invision Homes Team