



RIDGE

TOWNHOME
COLLECTION

Hattan

Hattan

THE HATTAN DIFFERENCE

Choosing Hattan means investing in a space that seamlessly melds physical and emotional connections through innovative design.

Our developments represent a smart investment, where the distinctive character of each homeowner forms a vibrant and inclusive community.

The contemporary, refined aesthetics infuse your lifestyle with a touch of elegance. Hattan nurtures communities that cherish exploration, self-expression, and collaboration.

Investing with Hattan signifies an optimistic future. Our developments aspire to craft enduring, sophisticated neighbourhoods, epitomizing versatility. We excel in being innovative, dynamic, and consistently pushing boundaries.

Hattan is quality. Quality is what makes Hattan a home.

RIDGE

TOWNHOME COLLECTION

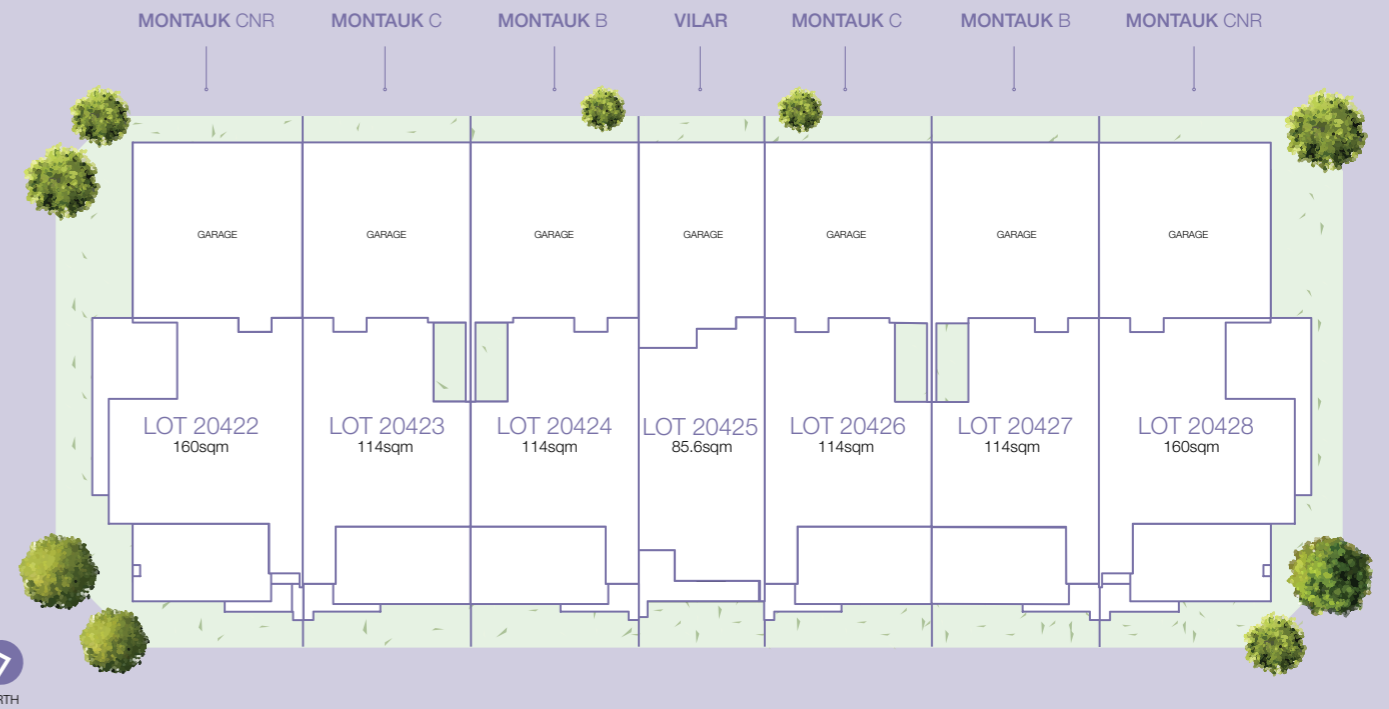
WELCOME TO KATALIA

Located in Melbourne's north, less than 40kms from the CBD, Katalia will become home to over 1500 families and offers a range of living options.

It's connected, with easy access to the Hume Freeway and only minutes from Donnybrook Train Station.

With 11 hectares of future open space and walking distance to schools and parks, Katalia has been designed with a tight-knit community feel in mind.

Katalia is a place where quality home designs are within your reach, a place that celebrates modern living, activated spaces and connectedness. It's the smarter choice.



Artist Impression. Images, measurements and other information are for general illustration purposes only and not to scale. Lot size dimensions, easements, landscape treatments, final road layout, public utility and service infrastructure locations and zoning are subject to change and are conditional on authority approval. CDB-U 50036



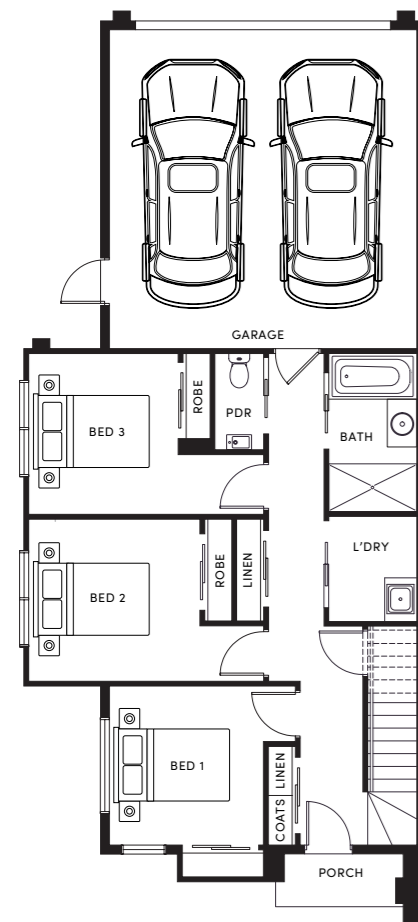
MONTAUK CNR

LOT 20422 & 20428* 21.5 SQ

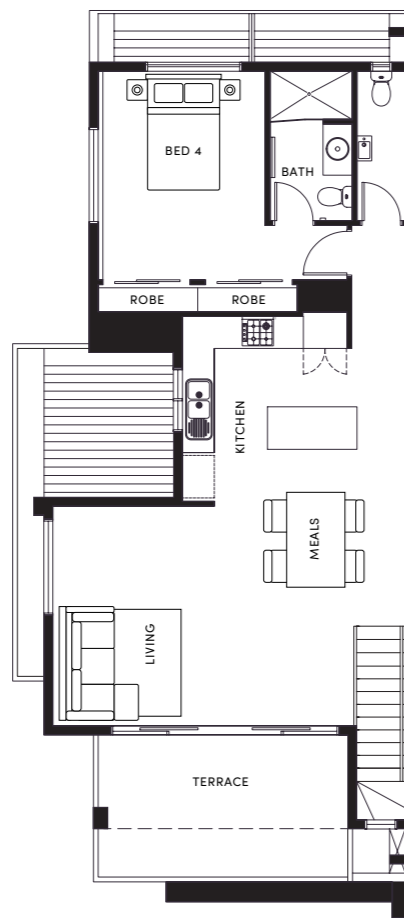
4 2.5 2



Artist Impression



Ground Floor



First Floor

These plans and information are indicative only and may vary without notice. Furniture or vehicles are not included in the sale of these lots. The images depicted here are indicative only. Facade finishes and colours may vary. 20428 - Reversed

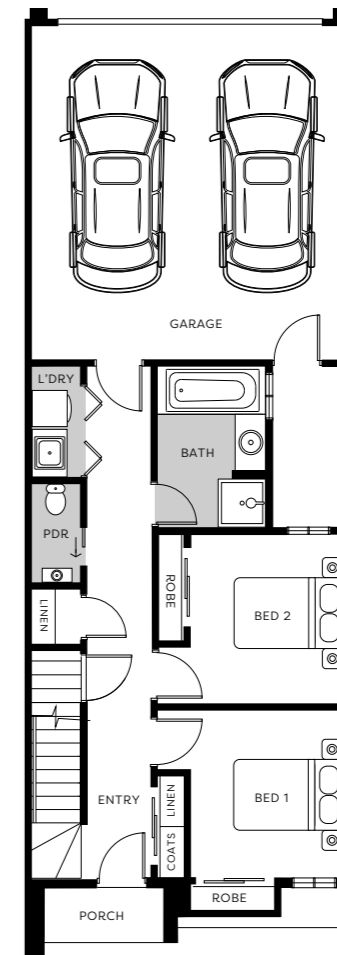


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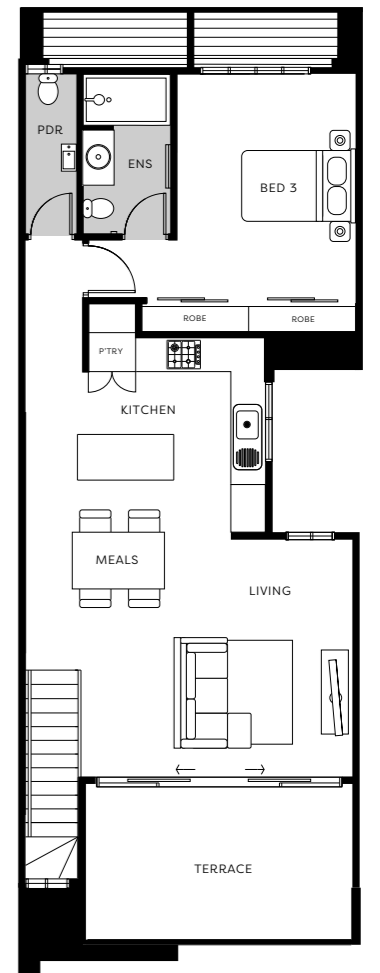
MONTAUK C

LOT 20423 & 20426 20 SQ

3 2.5 2



Ground Floor



First Floor

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MONTAUK B

LOT 20424 & 20427 20 SQ

3 2.5 2



Artist Impression

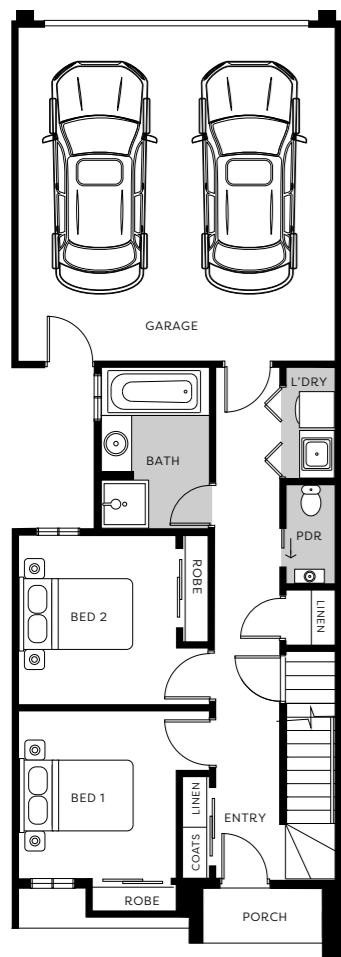
VILAR

LOT 20425 15 SQ

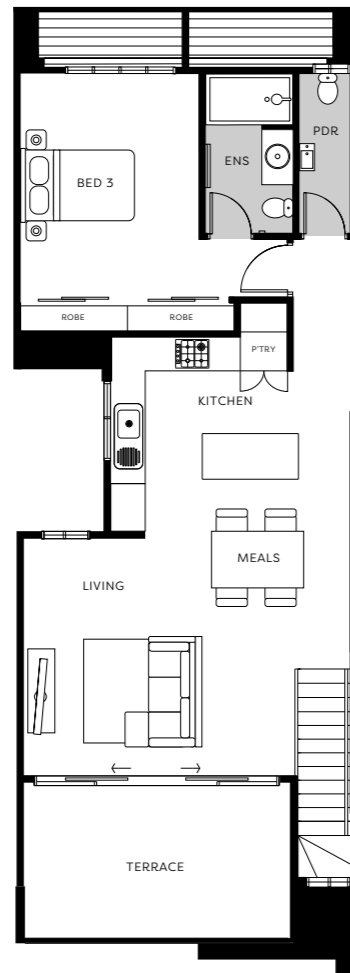
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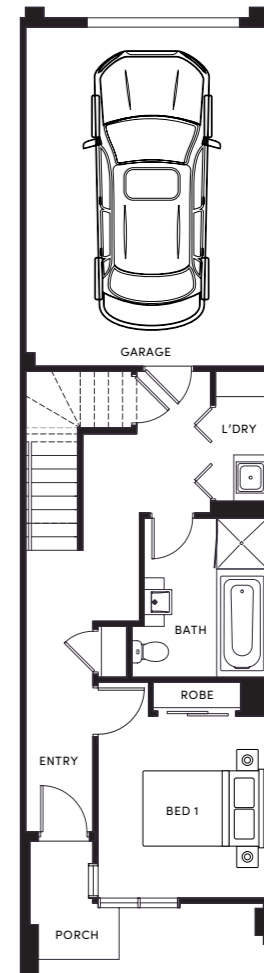
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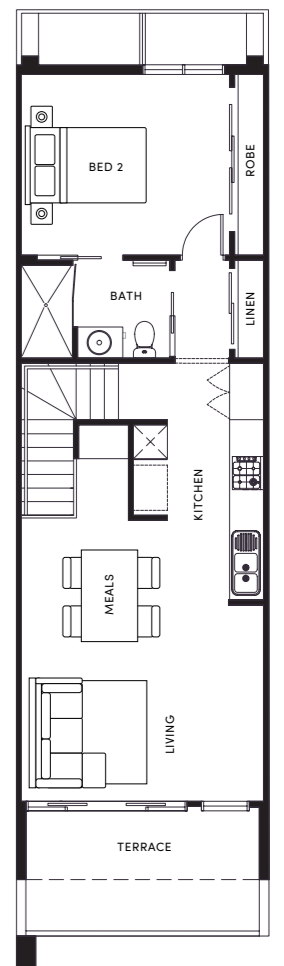
Ground Floor



First Floor



Ground Floor



First Floor

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HATTAN TOWNHOME TURNKEY INCLUSIONS



Site works

Concrete waffle pod slab, engineer designed “m” up to “p” class*, maximum 300mm site fall over the building platform, no existing fill.

Slab costs will be adjusted if founding conditions differ.

*Compaction report “site specific” is required or else other cost incurred.

Based on land size up to 600m², and a maximum building setback of 6m (subject to planning authority).

Engineer design surface drainage, including silt pits with grated covers, connected to stormwater, (2 no) flexible couplings to sewer, engineer design and certification.

Rock removal is included, however any rock requiring explosives or core drilling will be an additional charge.

Connections

Underground electricity, gas, sewer and storm water included.

Telephone conduit and draw cable from the supply pit.

Telephone and electricity fees by owner.

Nbn ready.

External features

External: light weight cladding.

Render: acrylic texture coating render. Colour to be selected from hattan colour scheme.

Infills over windows: cement sheet infill over windows and doors.

Roof cover: colorbond/concrete roof tiles(design specific)

Roof plumbing: metal gutter, fascia and flashings to be colorbond finish.

Roof pitch: 22.5 Degree. (Design specific)

Front entry door: stain colour to be selected from hattan colour scheme.

Windows: powder coated aluminum awning windows or timber to front façade only (façade design dependent). Powder coated aluminum windows to side and rear elevations only.

Sliding doors: aluminum powder coated sliding door. Colour to be selected from hattan colour scheme.

Locks to all openable windows & sliding doors keyed alike.

Framing

Walls: stabilised timber frame throughout at 450mm centres to ground floor of double storey homes, 600mm centres to single storey homes and first floor of double storey homes. Timber sizes to be in accordance with as1684 timber framing code.

Roof: engineer designed stabilised timber roof trusses at 600mm centres.

Insulation

Insulation batts to home to comply with 6 star energy rating.

Internal features

Ceiling height: 2590mm ceiling height (nominal) to single storey with 75mm cove cornice. 2590mm ceiling height (nominal) to ground floor of double storey homes, 2440mm ceiling height (nominal) to first floor, 75mm cove cornice throughout.

Room doors: flush panel honeycomb core 2040mm high to single storey, 2040mm high to ground floor and first floor of double storey.

Room door furniture: passage set. Chrome levers throughout.

Mouldings: skirtings – 67x18mm square edge primed mdf.

Architraves – 67x18mm square edge primed mdf.

Plaster: ceiling plaster. 10mm plasterboard finish.

Wall plaster: plasterboard 10mm thick. Water resistant plasterboard to ensuite, bathroom and above laundry trough.

Blinds: holland blinds to bedrooms and living areas.

Fly wire: fly wire screens to all openable windows.

Paint

Internal and external: two coats.

Woodwork and skirting: two coats.

Heating & cooling

Panel heating unit installed to living areas and bedrooms (excludes wet areas and areas with split systems) as per manufacturers/suppliers’ recommendations for home size.

Reverse cycle split system (heating and cooling) to living.

Hot water system

Hot water unit in accordance with estate design guidelines.

Kitchen

Haier oven 600mm.

Haier cooktop 600mm 4 burner stainless steel gas cooktop. Haier rangehood 600mm stainless steel canopy.

Haier dishwasher 600mm.

Sink: stainless steel double bowl sink.

Tap: mixer gooseneck in chrome finish.

Bench top: engineered stone benchtop 20mm.

Selected as per hattan colour scheme.

Splashback: white subway tile.

Bathroom, ensuite, powder room & wc

Mirror: polished edges to full width of vanities sitting on tiled splashback.

Basin: ceramic abovement round basin, no tap hole low profile inset basin (white), chrome waste 1 tap hole/overflow.

Vanity unit: vanity unit on tiled pedestal.

Bench top: engineered stone benchtop 20mm. Selected as per hattan colour scheme.

Bath: 1525/1675mm acrylic bath (white) in tiled podium.(Design specific)

Shower bases: ceramic tiled shower base. Selected from hattan colour scheme range with stainless steel centre waste.

Shower screens: 1950mm high semi frameless with pivot door and clear laminated glass.

Taps and outlets: ensuite shower hand shower on rail. Bathroom shower – shower hand shower on rail.

Bath (wall mounted) – straight wall bath outlet and wall mixer.

Basin (wall mounted) – wall mixer.

Accessories: toilet roll holders chrome, double towel rails and soap dish holders to showers.

Toilet suite: china toilet suite in white with soft close seat.

Laundry

Trough: stainless steel 42l tub and cabinet

Tapware: sink mixer in chrome finish.

Electrical

Internal light points: recessed led downlight in white non-metallic polyamide housing with diffuser to living, hallways and open areas. Batten lights to bedrooms and wet areas.

External light points: (2 no) flood light wall mounted light fitting.

Power points: white surround, double power points throughout excluding dishwasher, microwave and refrigerator provision, where single power point is provided.

Smoke detector: hardwired with battery backup.

Exhaust fans: above all showers not opening to outside air, 250mm with self-sealing air flow draft stoppers.

Tv points: to family and master bedroom. Telephone point: to kitchen and master bedroom.

Safety switch: residual current devices safety switch and circuit breakers to meter box.

Plumbing

(2 No) garden taps, one located to the front water meter and one adjacent to the external laundry door or at the rear (design specific).

Tiling

Ceramic floor tiles: selected from hattan colour scheme 450x450mm to laundry, ensuite, bathroom, wc and powder room.

Ceramic wall tiles: selected from hattan colour scheme 450x450mm to laundry, ensuite, bathroom, wc, powder room, shower recesses and above bath.

Floor covering

Carpet: selected from hattan colour scheme to bedrooms, wip, activity and staircase in line with manufacturers guidelines.

Timber laminate: selected from hattan colour scheme timber look laminate flooring to entry, kitchen, wip, meals, family, living, rear hallway, lounge and study in line with manufacturers guidelines.

Storage

Shelving: robes – one white melamine shelf and hanging rail.

Walk in robe – one white melamine shelf and hanging rail. Pantry/ linen – four white melamine shelves.

Broom – one white melamine shelf (design specific).

Stairs (double storey homes)

Plaster dwarf walls to stairs and void areas with painted timber handrail (refer to staircase layout).

Car accommodation

Garage door: up to 2100mm high x 4800mm wide colorbond sectional door in flat line profile (design specific)

Refer to working drawings.

Remote control: remote control unit to front garage door with 2 handsets.

Outdoor

Landscaping: garden and plants to the front and rear. Instant turf to rear yard. Or as per landscape design on drawings.

Fencing: timber paling/colorbond including wing fence and gate to suit estate design covenants.

Paving: coloured concrete to driveway and front path.

Letterbox: pre cast concrete letterbox with colour to match house.

Clothesline: fold out clothesline in rear yard.

About us

Member of master builders association & housing industry of australia.

10-Year structural guarantee.

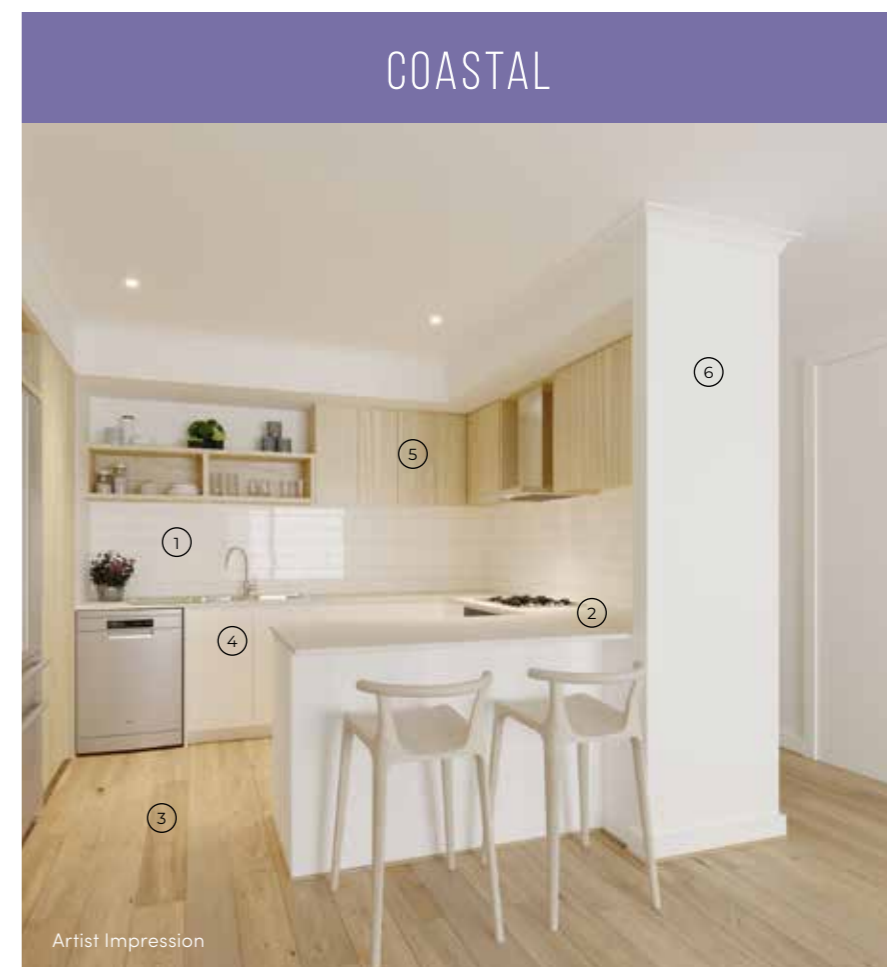
Hattan reserves the right to amend specification without prior notice. Products may vary depending on availability.

Imagery for illustrative purposes.

HATTAN COLOUR SCHEMES



- ① Splashback - White Subway Tile
- ② Kitchen Caesarstone Bench Top 'Snow'
- ③ Laminate Floor 'Rustic Oatmeal'
- ④ Kitchen Base Cabinets 'Calm White'
- ⑤ Kitchen Upper Cabinets 'Bleached Elm'
- ⑥ Paint 'Wattyl White'



Artist Impression

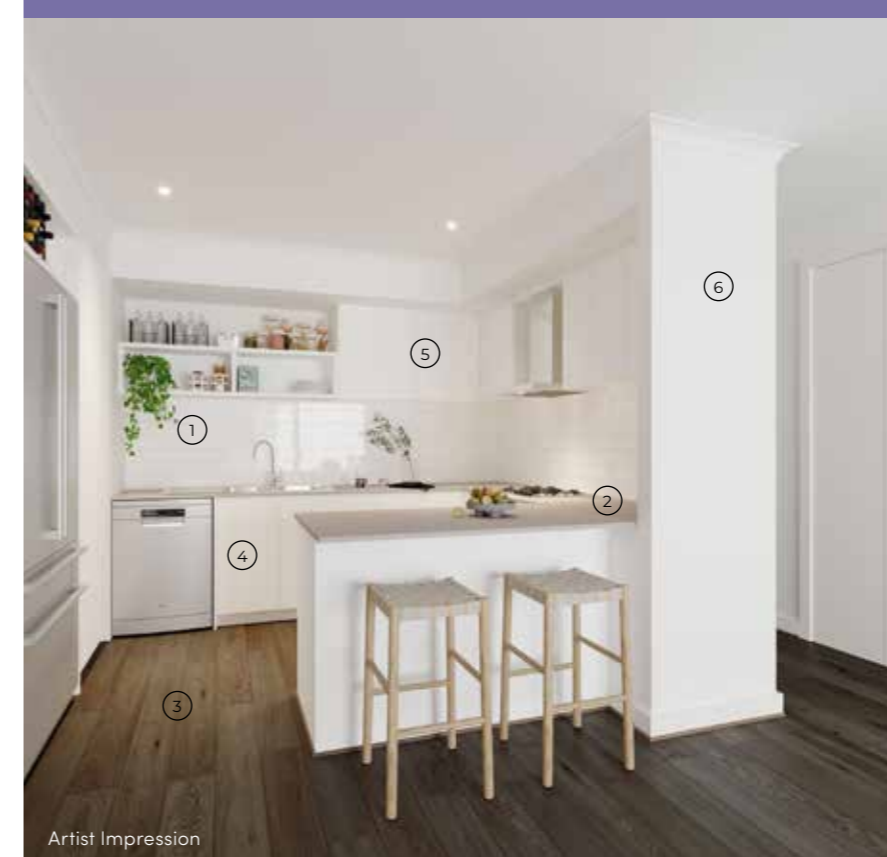
URBAN



Artist Impression

- ① Splashback - White Subway Tile
- ② Kitchen Caesarstone Bench Top 'Oyster'
- ③ Laminate Floor 'Rustic Maize'
- ④ Kitchen Base Cabinets 'Stormcloud'
- ⑤ Kitchen Upper & Bathroom Cabinets 'Rural Oak'
- ⑥ Paint 'Winter Mushroom'

ECHO



Artist Impression

- ① Splashback - White Subway Tile
- ② Kitchen Caesarstone Bench Top 'Sleek Concrete'
- ③ Laminate Floor 'Rye Matt'
- ④ Kitchen Base Cabinets 'Calm White'
- ⑤ Kitchen Upper & Bathroom Cabinets 'Calm White'
- ⑥ Paint 'Designer White'



MEET THE DEVELOPER

STOCKLAND - INSPIRED BY POSSIBILITY

For over 70 years, Stockland has been creating and curating communities with people at the heart of the places they create. As one of Australia's largest diversified property groups, they are building on their legacy, helping more Australians achieve the dream of home ownership, and

creating places and spaces full of energy, soul, and life – from residential and land lease communities to retail town centers, workplaces, and logistics assets. Their purpose – a better way to live – is central to everything they do.



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Stockland Katalia Sales Centre

975 Donnybrook Rd, Donnybrook VIC 3064
13 52 63

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