

OUR STANDARD MEDIUM DENSITY INCLUSIONS

COLOUR SELECTION





We deliver over 6,900 homes every year

Creation Homes is Australia's largest semi-detached builder, having delivered over 6,900 homes nationally. Our core capabilities range from traditional detached homes to large scale medium density projects and complex multi storey high-end class 2 dwellings.

Our construction methodologies are designed to ensure quality, innovation, safety and on-time delivery. We are focused on integrity and customer delivery; our holistic, open and transparent approach to doing business with our clients, results in cost savings for them and an enjoyable build experience.

Active for over a decade, with a strong presence across four states, Creation Homes has solidified its reputation as one of Australia's leading players in the medium density space.



WE'RE ONE OF AUSTRALIA'S LARGEST HOME BUILDERS, 2022

HIA COLOURBOND STEEL HOUSING 100



WE'RE THE LARGEST SEMI-DETACHED DWELLING BUILDER IN AUSTRALIA, 2022

HIA COLOURBOND STEEL HOUSING 100



What is Fixed Price Full Turnkey?

Creation Homes delivers full turnkey inclusions so you don't need to micromanage and organise anything! We offer some of the state's most competitive inclusions which cover carpets, concreted driveway, a pathway to your door and much more - basically everything is ready so that you, or a tenant, can move in immediately.

We commit to a 100% guaranteed fixed price, taking the stress out of investing by avoiding hidden costs. Here are just a few of Premium inclusions.



Fixed Site Works



7 year Structural Guarantee



Fisher & Paykel stainless steel appliances



6 Star Energy rating (Soon to be 7)



LED downlights



Split system to main living area



Front and Rear Landscaping



Carpet to all bedrooms



Timber Laminate flooring to main living area, meals, kitchen and entry



Fencing



Letter Box



Driveway

Our Guarantees

Designed with you in mind

QUALITY YOU CAN TRUST

We promise to build your home at the highest quality, to ensure we uphold this standard we conduct quality inspections at all five stages throughout your build process.

INDUSTRY EX-

At Creation, we pride ourselves on providing a five-star service, and that begins with our standard inclusions. We only partner with trusted, quality brands to ensure every one of our homes is delivered with premium finishes.

CONFIDENCE

Our commitment to our new homeowners don't just end with the build of the home. We stand by the quality of our homes supporting you through all seasons and providing a Seven year structural guarantee



TURNKEY INCLUSIONS

Medium Density House & Land Inclusions

Preliminary and Site Works	Survey, soil test and site inspections	
	Building permit application fees (Excludes Community Infrastructure Levy)	
	Earthworks including levelling of building platform, rock excavation and bored piers where required	
	Stormwater and sewer drainage to legal point of discharge and sewer connection point respectively	
	Connection to mains power supply including conduit & cabling for underground connection of single phase electricity to meter box and electricity supply charge during construction	
	Connection of underground gas and water supply including metering	
	6-star energy rating	
	Concrete waffle slab as per engineer's design	
	Bushfire compliance upgrade (up to BAL 12.5 and where applicable)	
	External Features	Garage door
Hot water		Hot water unit in accordance with estate design guidelines
Antenna		TV antenna with quad shield coaxial cable
Exterior Detailing	Roofing	Zincalume® and/or Colorbond® roof
	Windows	Powdercoated aluminium windows with keyed alike window locks and keyed locks to all external sliding doors
	Flyscreen	Flyscreens to all opening windows and sliding doors
	Front door	Featured front door and timber entry door frame
Landscaping and Fencing	Landscape	Landscaping to front yard including a combination of turf and mulched garden beds with plants & trees (season dependant). Rear landscaping including turf, shaped & mulched garden beds & Lilydale (or equivalent) toppings to sides of house with irrigation and auto timers front and back
	Driveway	Concrete driveway, front entry porch & path to suit covenants and/or guidelines
	Fencing	1800mm high timber paling/Colorbond including wing fence and gate to suit estate design covenants
	Letterbox	Rendered letterbox with colour to match house
	Clothesline	Fold out clothesline in rear yard
	Water taps	2 x garden taps one located to the front water meter and one adjacent the external Laundry door
	Heating and Cooling	Heating
	Cooling	1 x Split System (Reverse Cycle) air conditioning unit to living area only
Peace of Mind	Maintenance	Three months maintenance warranty
	Warranty period	Seven year structural guarantee
Interior Detailing	Carpet	First quality carpet with underlay to non tiled and non timber laminate areas including aluminium edge strip to carpet/tiled junctions
	Flooring	Timber laminate flooring to ground floor entry, hallway, living areas and kitchen
	Ceiling height	2740mm (nominal) ceiling heights to ground and 2440mm first floors
	Cornices	75mm cove cornice throughout
	Paint	Quality acrylic paint to all walls and ceilings (3 coats in Living, Hallway and Entry. 2 coats in the remaining of the house as per industry standard). Haymes paints (Australian owned)
	Door handles	Chrome lever internal door handle
	Wardrobes	Laminate melamine shelf with hanging rail Vinyl robe sliding doors with chrome trims
	Blinds	Blockout blinds to all bedrooms and living areas

Electrical and Safety	Smoke alarm	Hard wired smoke detectors with battery back-up
	Cable points	2 x free to air TV points
	Powerpoints	Double powerpoints throughout and external waterproof powerpoint(s) where applicable
	Downlights	Recessed LED downlight in white non-metallic polyamide housing with diffuser
	Garage light	Single batten fluorescent tube
	Exhaust fans	Where applicable
Kitchen	Appliances	Stainless steel appliances <ul style="list-style-type: none"> • 600mm gas cooktop • 600mm fan forced electric oven • 600mm Undermount rangehood • 600mm dishwasher
	Benchtops	20mm engineered stone benchtop
	Joinery	Fully laminated kitchen cabinetry and melamine base with finger-pull doors and drawers, and push to open to pantry cupboard
	Splashback	Brick pattern subway tile splashback 75mm x 300mm
	Sink	Stainless steel undermount double bowl sink
	Tapware	Pin lever gooseneck sink mixer in chrome
Ensuite and Bathroom	Shower screen	Semi frameless, clear safety glass 'pivot' shower screens
	Joinery	20mm engineered stone benchtop to bathroom and ensuite
	Basin	Above counter basin (or semi recessed basin where required)
	Toilet	Rimless toilet suite in white with soft close seat
	Floor/wall finish	400mm x 400mm ceramic tiles to floor and 150mm skirting
	Mirror	Polished edge & frameless mirror over vanity units
	Tapware	Pin lever basin mixer in chrome
	Shower	Hand shower on rail with tiled base and stainless steel grate
	Bath	Inset acrylic bath in white with tiled bath hob
	Glazing	Obscure glazing windows (where applicable)
Accessories	Single towel rail, hand towel ring and toilet roll holder in chrome	
Powder Room (House specific)	Joinery	Wall hung basin with mirror
	Toilet	Rimless toilet suite in white with soft close seat
	Floor/wall finish	400mm x 400mm ceramic tiles to floor and 150mm skirting
	Mirror	Polished edge & frameless mirror over vanity units
	Tapware	Pin lever basin mixer in chrome
	Glazing	Obscure glazing windows (where applicable)
Accessories	Hand towel ring and toilet roll holder in chrome	
Laundry	Laundry Tub	Stainless steel trough in metal cabinet with tiled splashback
	Floor	400mm x 400mm ceramic tiles to floor and 150mm skirting
	Tapware	Tap on wall if trough & cabinet
	Splashback	Brick pattern subway tile splashback 75mm x 300mm

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SELECT YOUR UPGRADES

MINTA STAGE 9A GENERAL

Item Description	Price (Inc. GST)	<input type="checkbox"/>
Provide 40mm stone to kitchen bench in lieu 20mm	\$1,850	
Provide 900mm Fisher & Paykel appliances in lieu of standard Above-counter gas cooktop, below-counter electric oven and undermount rangehood	\$1,920	
Provide matte black pack throughout the entire home Note: Includes tapware, door handles and framed showerscreens	\$2,200	
Provide soap niche 400mm x 400mm to bathroom ensuite	\$750 each \$_____	
Provide floor to ceiling tiles to shower walls in bathroom ensuite	\$2,700 each \$_____	
Provide framed mirrored sliding robe doors to bedroom robes specify _____	\$400 each \$_____	
Provide Alarm System with 3 detectors	\$1,820	
Provide ceiling fans to living kitchen dining bedroom specify _____	\$600 each \$_____	
Provide Zoned Heating and Cooling for single storey in lieu of wall mounted heating Multi Head Split System to all bedrooms and living areas	\$5,300 up to 3 beds \$6,600 4 beds	
Provide capped water point to kitchen fridge space	\$300	
Subtotal		\$

Signature/s: _____

Date: _____

*All upgrades selected are an additional cost to the build price.



CONFIRM YOUR COLOUR SELECTION

OUR SCHEMES

- Internal
- Internal Light
- Internal Dark

Signature/s: _____ Date: _____

INTERNAL COLOUR SELECTION



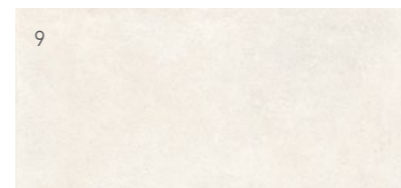
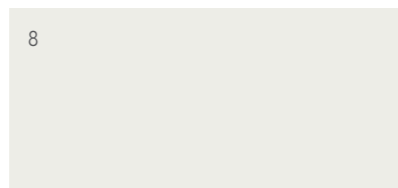
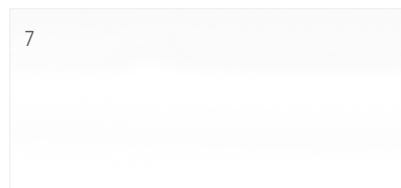
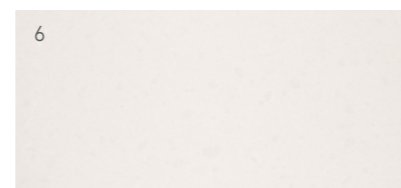
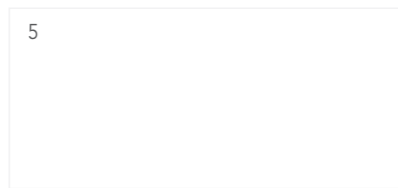
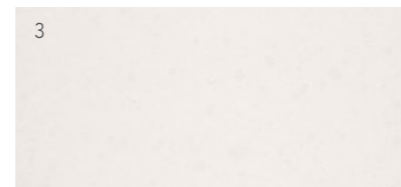
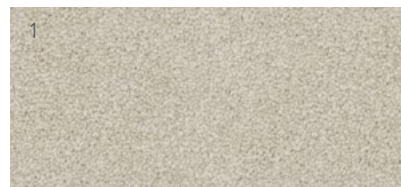
INTERNAL LIGHT



Artistic impression

Light

1. Carpet
2. Laminated Floorboard
3. Bathroom Benchtop
4. Bathroom Doors & Drawers
5. Kitchen Overhead, Doors & Drawers
6. Kitchen Stone Benchtop
7. Kitchen Tiled Splashback
8. Wall, Ceiling & Cornice Paint
9. Floor & Wall Tiles



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INTERNAL LIGHT

CLIENT NAME/S:

JOB ADDRESS:

	SUPPLIER	CODE/RANGE	COLOUR/TYPE
Kitchen			
Stone Benchtop	Caesarstone	Deluxe	Organic White
Doors & Drawers	Polytec	Melamine	Classic White Sheen
Overhead Cabinet	Polytec	Melamine	Classic White Sheen
Handles (Pantry Cupboard)		BX29	Satin Chrome
Handles Cabinetry			Fingerpull
Tiled Splashback - Subway	Beaumont Tiles	Agrestic	White Satin Matt 75x300
Ensuite/Bathroom			
Benchtop	Caesarstone	Deluxe	Organic White
Doors & Drawers (if applicable)	Polytec	Melamine	Maison Oak Matt
Handles			Fingerpull
Wall & Floor Tiling / Floorboards			
Floor Tile & Wall Tiles	Beaumont Tiles	Belgium	Ivory Matt 400x400
Laminate Floorboard (if applicable)	Perfect Timber Floors	Rustic	Buck Wheat
Carpet			
Carpet - Single & Double Story Homes	Godfrey Hirst	Sixth Avenue	514 Light Stone
Internal Paint			
Walls	Haymes	Matte	New Homes White
Doors, Architraves, & Skirting Boards	Haymes	Gloss Enamel	New Homes White
Ceiling & Cornice	Haymes	Matte	New Homes White
Blinds			
Blinds	Lovelight	Blockout	Zen Bounty
Robe Doors			
Vinyl Doors		Panoramic	Swan Lake

SIGNATURE/S:

DATE:

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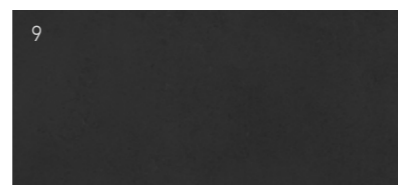
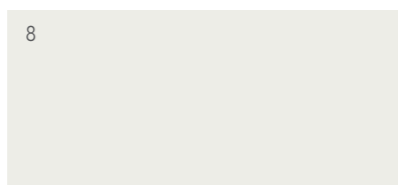
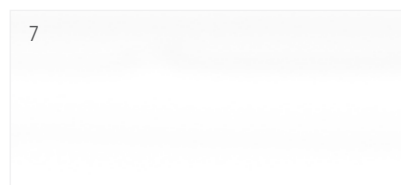
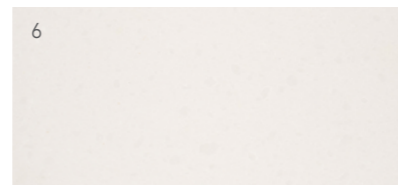
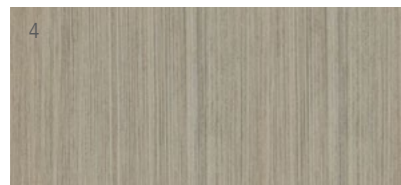
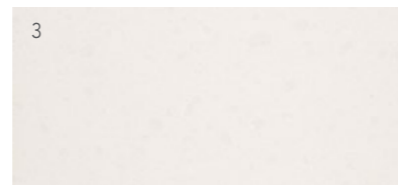
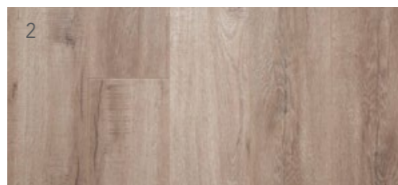
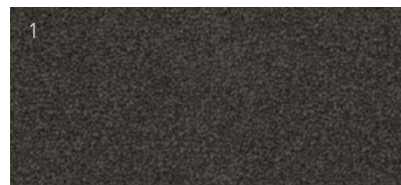
INTERNAL DARK



Artistic impression

Dark

1. Carpet
2. Laminated Floorboard
3. Bathroom Benchtop
4. Bathroom Doors & Drawers
5. Kitchen Overhead, Doors & Drawers
6. Kitchen Stone Benchtop
7. Kitchen Tiled Splashback
8. Wall, Ceiling & Cornice Paint
9. Floor & Wall Tiles



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INTERNAL DARK

CLIENT NAME/S:

JOB ADDRESS:

	SUPPLIER	CODE/RANGE	COLOUR/TYPE
Kitchen			
Stone Benchtop	Caesarstone	Deluxe	Organic White
Doors & Drawers	Polytec	Melamine	Strata Grey Matt
Overhead Cabinet	Polytec	Melamine	Strata Grey Matt
Handles (Pantry Cupboard)		BX29	Satin Chrome
Handles Cabinetry			Fingerpull
Tiled Splashback - Subway	Beaumont Tiles	Agrestic	White Satin Matt 75x300
Ensuite/Bathroom			
Benchtop	Caesarstone	Deluxe	Organic White
Doors & Drawers (if applicable)	Polytec	Melamine	Tesuto Milan
Handles			Fingerpull
Wall & Floor Tiling / Floorboards			
Floor Tile & Wall Tiles	Beaumont Tiles	Belgium	Charcoal Matt 400x400
Laminate Floorboard (if applicable)	Perfect Timber Floors	Rustic	Maize
Carpet			
Carpet - Single & Double Story Homes	Godfrey Hirst	Sixth Avenue	760 Asphalt
Internal Paint			
Walls	Haymes	Matte	New Homes White
Doors, Architraves, & Skirting Boards	Haymes	Gloss Enamel	New Homes White
Ceiling & Cornice	Haymes	Matte	New Homes White
Blinds			
Blinds	Lovelight	Blockout	Zen Bounty
Robe Doors			
Vinyl Doors		Panoramic	Swan Lake

SIGNATURE/S:

DATE:

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Minta Stage 9a
Artist impression, for illustrative purposes only.

Your Journey

Investing in your home is one of life's most important decisions. We make our process simple to digest and easy to follow so that you feel confident in your decisions at every stage of the building process.





Steps to secure your home

SELECTIONS TO SUIT YOUR LIFESTYLE

1

Guided by one of our sales and home advisors, you can design and shape the look and feel of your home from colour-scheme to appliances to refined finishes. Our packages are fixed with detail and are available in safe and popular suburbs across Melbourne to suit all lifestyles. All selections have been thoughtfully curated by our design team, aligned with relevant property trends to suit your intrinsic style.

CONTRACT SIGNING AND DEPOSITS

2

Creation Homes will draft up your building contract to include all schematic selections and upgrade options. The land developer will also prepare a separate contract and within 7-10 days of initial deposit we will ask you to sign both, and pay a full land and home deposit. Your individual sales professional will be there to guide you through this journey, there to answer any questions.

THE REAL JOURNEY BEGINS

3

After signing your build contract and paying your deposit you'll be warmly welcomed into the Creation Homes family and introduced to your support network of building experts.

BUILDING YOUR VISION

4

Time to bring your schematic designs to life. Once settlement of your land is approved, Creation Homes begin construction with fortnightly updates relayed to the home-owner, communicating progress and quality assurance at every checkpoint. Your progress payments will commence with construction, as per your building contract.

FULL TURNKEY HANDOVER

5

Enter your new home with ease and assurance, following our final in-depth inspection. Creation Homes welcome new homeowners with a Handover Pack that provides keys, three month maintenance warranty and seven year structural guarantee.



BUILDER OF CHOICE FOR AUSTRALIA'S LEADING DEVELOPERS



MELBOURNE

SYDNEY

BRISBANE

ADELAIDE

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