

# PERSONALISE YOUR HOME

## TOWNHOMES



creationhomes

# GIVING YOU THE CHOICE

BUILT FOR LIVING. BUILT FOR YOU.

Every home has been carefully thoughtout, using only the best materials and colours to deliver distinctive, architectually designed homes that are built to the highest standards.

With years of industry experience, we know that a 'one size fits all', fits only a few, which is why we are giving our clients the option to further customise their new home.

We have gathered together a range of product options in one booklet for you to consider when building your Creation home. We make customisation easy, convenient and exciting.

## FIXED PRICE FULL TURNKEY

Creation Homes offers buyers the highest value through our house and land packages by setting competitive fixed prices and selecting land in highly desirable locations, close to prime lifestyle amenities like schools, shopping and public transport.

These desirable locations, combined with the highest calibre of finishes and architectural design, make these homes popular with tenants, achieving a strong yield for investors.

Creation Homes delivers full turnkey inclusions so you don't need to micromanage and organise anything! Inclusions cover carpets, concreted driveway, a pathway to your door and much more - 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.



OUR STANDARD INCLUSIONS

# FULL TURNKEY PACKAGE



# INCLUSIONS

## TOWNHOMES

### PRELIMINARY AND SITE WORKS

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6-star energy rating
Survey, soil test and site inspections
Building permit application fees
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
Concrete waffle slab as per engineer's design

### EXTERNAL FEATURES

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Garage door	Colourbond® sectional garage door with auto opener & three hand held transmitters
Hot water	200 litre solar hot water unit with 1 solar panel & gas booster (if no recycled water is available)
Letterbox	Feature letterbox with street number
Clothesline	Wall or ground mounted folding clothesline
External light	2 x up/down external lights to facade
Antenna	TV antenna with quad shield coaxial cable

### EXTERIOR DETAILING

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Roofing	Zincalume® and/or Colourbond® 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 door
Front door	Featured front door and timber entry doorframe

### LANDSCAPING AND FENCING

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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	Fencing to rear & side boundaries with return panels to side of home and one hinged single gate as per estate covenants and/or guidelines
Water taps	2 x external garden taps

### HEATING AND COOLING

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Heating	Wall mounted heating to all bedrooms and living areas (wet areas excluded and design specific)
Cooling	1 x Split System (Reverse Cycle) air conditioning unit to living area only

# INCLUSIONS

## TOWNHOMES

### PEACE OF MIND

Maintenance	Three months maintenance warranty
Warranty period	Seven year structural guarantee

### 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
Exhaust fans	Where applicable
Downlights	LED downlights throughout
Garage light	Single batten fluorescent tube

### 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	2590mm (nominal) ceiling heights to ground floor and 2440mm (nominal) to first floor
Cornices	75mm cove cornice throughout
Paint	Quality acrylic paint to all walls and ceilings (3 x coats in living, hallway and entry, 2 x 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

### KITCHEN

Appliances	Stainless steel Fisher & Paykel appliances: <ul style="list-style-type: none"><li>• 600mm gas cooktop</li><li>• fan forced electric oven</li><li>• 600mm slideout rangehood</li><li>• 600mm dishwasher</li></ul>
Benchtops	20mm reconstituted caesarstone Square edge benchtops
Joinery	Fully laminated kitchen cabinetry and melamine base with finger-pull doors and drawers
Splashback	Brick pattern subway tile splashback 75mm x 300mm
Sink	Stainless steel 1.5 bowl sink
Tapware	Pin lever gooseneck sink mixer in chrome

# INCLUSIONS

## TOWNHOMES

### ENSUITE AND BATHROOM

Shower screen	Semi frameless, clear safety glass 'pivot' shower screens
Joinery	Fully laminated cabinetry and melamine base with finger-pull doors
Toilet	WELS 4 star rated dual back to wall flush rimless toilet suites in white ceramic
Floor/wall finish	450mm x 450mm ceramic tiles to floor and 150mm skirting
Mirror	Polished edge & frameless mirror over vanity units
Tapware	Pin level basin mixer in chrome
Shower	Chrome twin shower with tiled base and stainless steel grate
Bath	Inset acrylic bath in white with tiled bath hob (if applicable)
Glazing	Obscure glazing windows (where applicable)
Accessories	Towel rail, hand towel ring and toilet roll holder in chrome

### POWDER ROOM

(House specific)

Joinery	Wall hung basin with mirror
Toilet	WELS 4 star rated dual back to wall flush rimless toilet suites in white ceramic
Floor/wall finish	450mm x 450mm ceramic tiles to floor and 150mm skirting
Mirror	Polished edge & frameless mirror over vanity units
Tapware	Pin level basin mixer in chrome
Glazing	Obscure glazing to windows (where applicable)
Accessories	Hand towel ring and toilet roll holder in chrome

### LAUNDRY

Laundry Tub	30L stainless steel trough in metal cabinet with tiled splashback
Floor	450mm x 450mm ceramic tiles to floor and 150mm skirting
Tapware	Tap on wall if trough & cabinet
Splashback	450mm x 450mm ceramic tiles (same as floor)

\*These inclusions may be amended without notice due to unavailability of nominated items. Items may be replaced with similar available items of similar quality. Last modified 12 July 2021.

OUR STANDARD INCLUSIONS







# FIXTURES & FITTINGS





# FIXTURES & FITTINGS

## KITCHEN

Item	Description	
Oven	Fisher & Paykel 600mm Electric Built-In Oven	
Rangehood	Fisher & Paykel 600mm Undermount Rangehood	
Cooktop	Fisher & Paykel 600mm Gas Wok Cooktop	
Dishwasher	Fisher & Paykel 600mm Freestanding Dishwasher	
Sink Mixer	Castano Milan Pin Lever Gooseneck Sink Mixer Chrome	
Sink	Castano Turin 1180 Double Bowl Sink Stainless Steel	








# FIXTURES & FITTINGS

## BATHROOM, ENSUITE & POWDER ROOM

Item	Description	
Basin Bathroom/Ensuite	Castano Caprice Square Semi Recessed Basin White Acrylic	
Basin Powder	Mondella Rococo Square Flair Wall Hung Basin White Acrylic	
Basin Bathroom/Ensuite	Mondella Rococo Basin White	
Toilet	Mondella Concerto Rimless Toilet Back to Wall	
Bath (Design specific)	Estilo Inset Bath White Acrylic	
Wall Spout & Mixer Bath (Basin if Applicable)	Castano Milan Wall Spout and Mixer Chrome	
Basin Mixer Powder	Castano Milan Pin Lever Basin Mixer Chrome	
Shower	Castano Milan Round Twin SHower on Rail Chrome	
Wall Mixer Bathroom/Ensuite	Castano Milan Pin Lever Wall Mixer Chrome	

# FIXTURES & FITTINGS

## BATHROOM, ENSUITE & POWDER ROOM

Item	Description	
Toilet Roll Holder	Castano Capri Straight Toilet Roll Holder Chrome	
Waste	Mondella Concert Satinless Steel Square Grate Chrome	
Robe Hook	Mondella Resonance Robe Hook Chrome	
Towel Ring	Mondella Resonance Towel Ring Chrome	
Bottle Trap	Castano Milan Bottle Trap Chrome	
Towel Rail	Mondella Resonance Single Towel Bar Chrome	
Towel Rail	Mondella Resonance Double towel Rail Chrome	





# FIXTURES & FITTINGS

## LAUNDRY

Item	Description	
Laundry Mixer Laundry Tub Dependant	Castano Milan Pin Lever Gooseneck Sink Mixer Chrome	
Laundry Tub	Castano Lagos 45lt Inset Bowl Stainless Steel	
Laundry Set Laundry Cabinet Dependant	Castano Capri Laundry Set Chrome	
Laundry Tub	Castano Vasca Laundry Cabinet 40lt Stainless Steel Top	
Washing Machine Stop	Kinetic Washing Machine Stop Chrome	

# FIXTURES & FITTINGS

## GENERAL/OTHER

Item	Description	
Door Hardware Entrance Set	Orba Satin Chrome	
Door Hardware Passage set	Orba Satin Chrome	
Door Hardware Privacy Set	Orba Satin Chrome	
Door Hardware Dummy Set	Orba satin Chrome	

STEP ONE

# SELECT YOUR UPGRADES



# UPGRADE OPTIONS

## GENERAL

Item Description	Price (Inc. GST)	<input checked="" type="checkbox"/>
Provide ceiling height of 2590mm to 13 - 18sq home	\$4,890	
Provide ceiling height of 2590mm to 19 - 25sq home	\$6,290	
Provide ceiling height of 2740mm to 13 - 18sq home	\$9,600	
Provide ceiling height of 2740mm to 19 - 25sq home	\$13,500	
Provide 40mm stone to kitchen bench in lieu 20mm	\$1,560	
Provide 20mm stone to bathroom and ensuite in lieu of laminate	\$720	
Provide 20mm waterfall end panels to kitchen island	\$1,200 per side \$ _____	
Provide 40mm waterfall end panels to kitchen island	\$1,420 per side \$ _____	
Provide glass splashback to kitchen	\$1,940	
Provide 900mm Fisher & Paykel appliances in lieu of standard	\$1,920	
Provide black pack tapware throughout the entire home	\$1,980	
Provide privacy snib to powder/bathroom/ensuite door handles	\$240	
Provide soap niche 400mm x 400mm to bathroom    ensuite	\$600 each \$ _____	
Provide floor to ceiling tiles to shower walls in bathroom    ensuite	\$2,700 each \$ _____	
Provide black frame showerscreens throughout	\$420	
Provide framed mirrored sliding robe doors to bedroom robes    specify _____	\$800 each \$ _____	
Provide laminate benchtop and cupboard to laundry in lieu of standard <i>Note: Same colour as base kitchen cupboards</i>	\$1,250	
Provide KDHW timber staircase in lieu of standard (clear finish only)	\$5,200	
Provide square set cornices to ground floor only	\$3,230	
Provide square set cornices to first floor only	\$3,550	
Provide black door handles and robe knobs throughout	\$560	
<b>Subtotal</b>		<b>\$</b>

Signature/s: \_\_\_\_\_

Date: \_\_\_\_\_

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

# UPGRADE OPTIONS

## GENERAL CONTINUED

Item Description	Price (Inc. GST)	<input checked="" type="checkbox"/>
Provide PDX-SP5500 Alarm System with 3 detectors	\$1,820	
Provide ceiling fans to living kitchen dining bedroom specify _____	\$350 each \$ _____	
Provide 2 heat IXL in lieu of exhaust fan to bathroom and ensuite	\$710	
Provide 10 x pack of additional double powerpoints to home (locations at builders discretion)	\$700	
Provide 1 x data pack to home <i>Note: Includes TV point to master bedroom and second to living (floorplan specific), 1 x additional data point, 1 x additional phone point (locations as per data upgrade standard plan)</i>	\$350	
Provide Zoned Heating and Cooling for single storey in lieu of wall mounted heating <i>Multi Head Split System to all bedrooms and living areas</i>	\$4,890 up to 3 beds \$6,190 4 beds	
Provide zoned heating and cooling for double storey in lieu of wall mounted heating <i>Multi Head Split System to all bedrooms and living areas</i>	\$5,580 up to 3 beds \$7,280 4 beds	
Provide zoned heating and cooling for single storey in addition to the of wall mounted heating <i>Multi Head Split System to all bedrooms and living areas and wall mounted heating to all bedrooms</i>	\$6,110 up to 3 beds \$8,140 4 beds	
Provide zoned heating and cooling for double storey in addition to the of wall mounted heating <i>Multi Head Split System to all bedrooms and living areas and wall mounted heating to all bedrooms</i>	\$6,770 up to 3 beds \$9,130 4 beds	
Provide 2.5kW Split System to bedroom specify _____ <i>Note: Condensers to be located eternally to ground floor in builder's preferred location</i>	\$2,200 per unit \$ _____	
Provide 750W Nobo wall heater to bedroom specify _____	\$690 each \$ _____	
Provide capped water point to kitchen fridge space	\$210	
Provide Dome skylight reflective shaft (550mm diameter) to bathroom ensuite	\$1,120 each \$ _____	
<b>Total \$</b>		

Signature/s: \_\_\_\_\_

Date: \_\_\_\_\_

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



# UPGRADE OPTIONS

## SUSTAINABILITY

Item Description	Price (Inc. GST)	<input checked="" type="checkbox"/>
<b>Provide electric vehicles charging point</b> <i>Single phase pack includes single phase 60 pole internal switch board and junction box single phase 32A (RCD Protected) - Three phase pack includes three phase 60 pole internal switch board, junction box three phase 32A (RCD Protected), upgrade both underground and ECC to three phase</i>	\$1,950 Single Phase \$4,600 Three Phase \$ _____	
<b>Provide 3kW Solar Power System</b> <i>Estimated Annual Solar Generation 3,970 kWh – Estimated annual electricity bill savings of \$950</i>	\$5,110 Single Storey \$5,520 Double Storey	
<b>Total \$</b>		
Signature/s:	Date:	

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

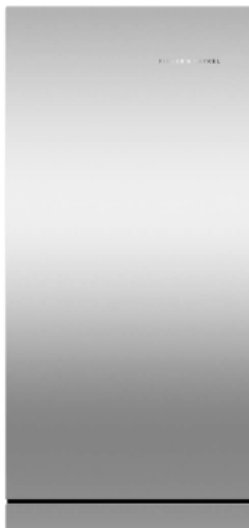
# UPGRADE OPTIONS

## WHITE GOODS

Item Description	Price (Inc. GST)	<input checked="" type="checkbox"/>
Fisher & Paykel 790MM Fridge Freezer 519L	\$1,500	
Fisher & Paykel 8KG Front Load Washer	\$860	
Fisher & Paykel Condensing Dryer 8KG	\$910	
<b>Total \$</b>		
Signature/s: _____		Date: _____

### Appliances

Fisher & Paykel 790MM Fridge Freezer 519L



Fisher & Paykel 8KG Front Load Washer



Fisher & Paykel Condensing Dryer 8KG



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



STEP TWO

# CONFIRM YOUR COLOUR SELECTION



# CREATION HOMES

## COLOUR SELECTION

**Internal**



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Option One

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Option Two

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Signature/s:

Date:

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# CREATION HOMES

## COLOUR SELECTION

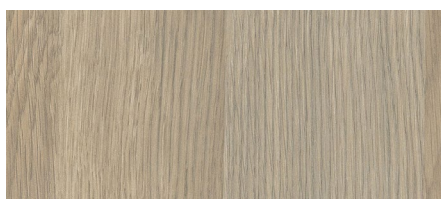
### Internal Option One



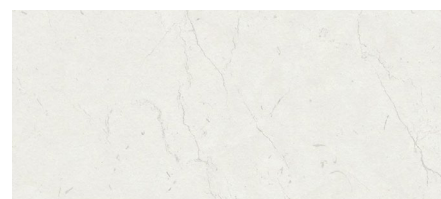
**Carpet**  
Light Stone



**Laminated Floorboard**  
Buck Wheat



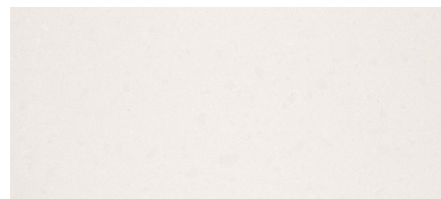
**Bathroom Doors & Drawers**  
Maison Oak Matt



**Bathroom Benchtop**  
Blanco Marquina Matt



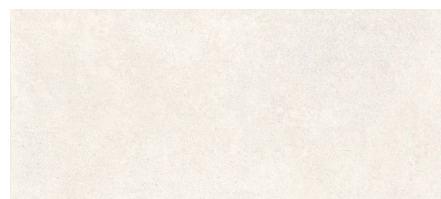
**Kitchen Doors & Drawers**  
Classic White Sheen



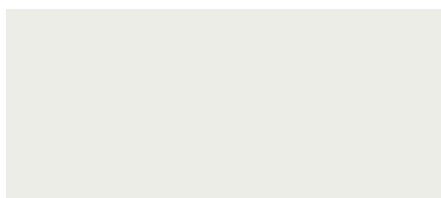
**Kitchen Stone Benchtop**  
Organic White



**Kitchen Tiled Splashback**  
Touch Handmade White Matt



**Floor & Wall Tiles**  
Carrington White



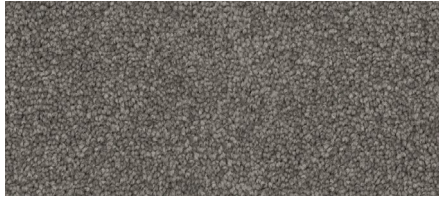
**Wall, Ceiling & Cornice Paint**  
New Homes White

\*The products & colours nominated in this colour schedule may be replaced without notice. Items may be replaced with an equivalent product and colour consistent with the applicable colour scheme.

# CREATION HOMES

## COLOUR SELECTION

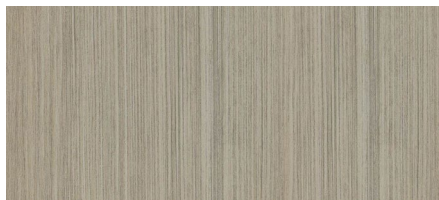
### Internal Option Two



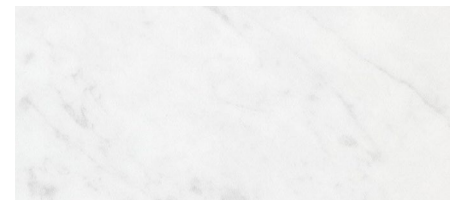
**Carpet**  
Asphalt



**Laminated Floorboard**  
Maize



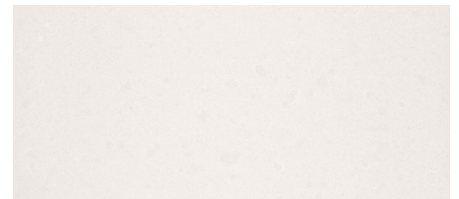
**Bathroom Doors & Drawers**  
Tesuto Milan



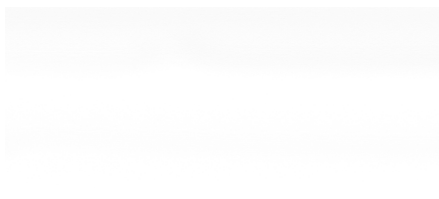
**Bathroom Benchtop**  
Carrara Matt



**Kitchen Doors & Drawers**  
Strata Grey Matt



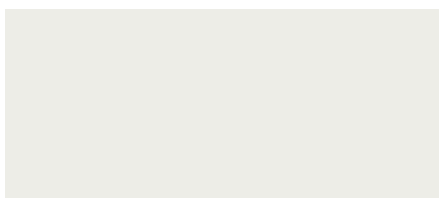
**Kitchen Stone Benchtop**  
Organic White



**Kitchen Tiled Splashback**  
Touch Handmade White Matt



**Floor & Wall Tiles**  
Entiva Mon Charcoal



**Wall, Ceiling & Cornice Paint**  
New Homes White

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# CREATION HOMES

## COLOUR SELECTION

### Internal Option One



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# CREATION HOMES

## COLOUR SELECTION

### Internal Option Two



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WHAT HAPPENS NEXT

# YOUR JOURNEY



# CUSTOMER JOURNEY

## WHAT HAPPENS NEXT

Understanding your journey and what comes next is important and sometimes confusing. At Creation we put processes in place to ensure buying and building your home is easy and seamless.

With five simple steps, secure your home and move in with confidence.

### 01

#### Make your selections

With the assistance of your sales professional, choose from a wide variety of packages and home designs across many estates in Melbourne. From here, you can select from Creation Homes pre-determined upgrade options, as well as select your internal colour scheme thoughtfully curated by our design team to complete your home.

Just an initial \$3,000 deposit is required to confirm your home.

### 02

#### Contract Signing and Deposits

After the initial deposit, Creation Homes will prepare your building contract with your home design, upgrade options and colour selections. The land developer will also prepare your land contract during this time. Within 7-10 days of initial deposit you will sign your build and land contract, and pay your full deposit for the land and home. Your individual sales professional will be there to guide you through this journey.

### 03

#### Welcome to Creation Homes

After signing your build contract and paying your deposit you'll be warmly welcomed into the Creation Homes family and introduced to your customer service representative.

### 04

#### Building Your Home

Once settlement of your land has taken place, Creation Homes will be able to start construction of your home shortly after. You will be kept up to date fortnightly throughout the build process from our Creation Team. Your progress payments will commence through construction, as per your building contract.

### 05

#### Handover and Move-in

Once your home is complete with the final inspection, Creation Homes will welcome you to your new home with your Handover Pack. This will provide you with your keys, three month maintenance warranty and seven year structural guarantee. You can now sit back and enjoy your new home.

BUILDER OF CHOICE FOR AUSTRALIA'S LEADING DEVELOPERS



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NSW 2153

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BRISBANE

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QLD 4064

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Adelaide,  
SA 5000

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