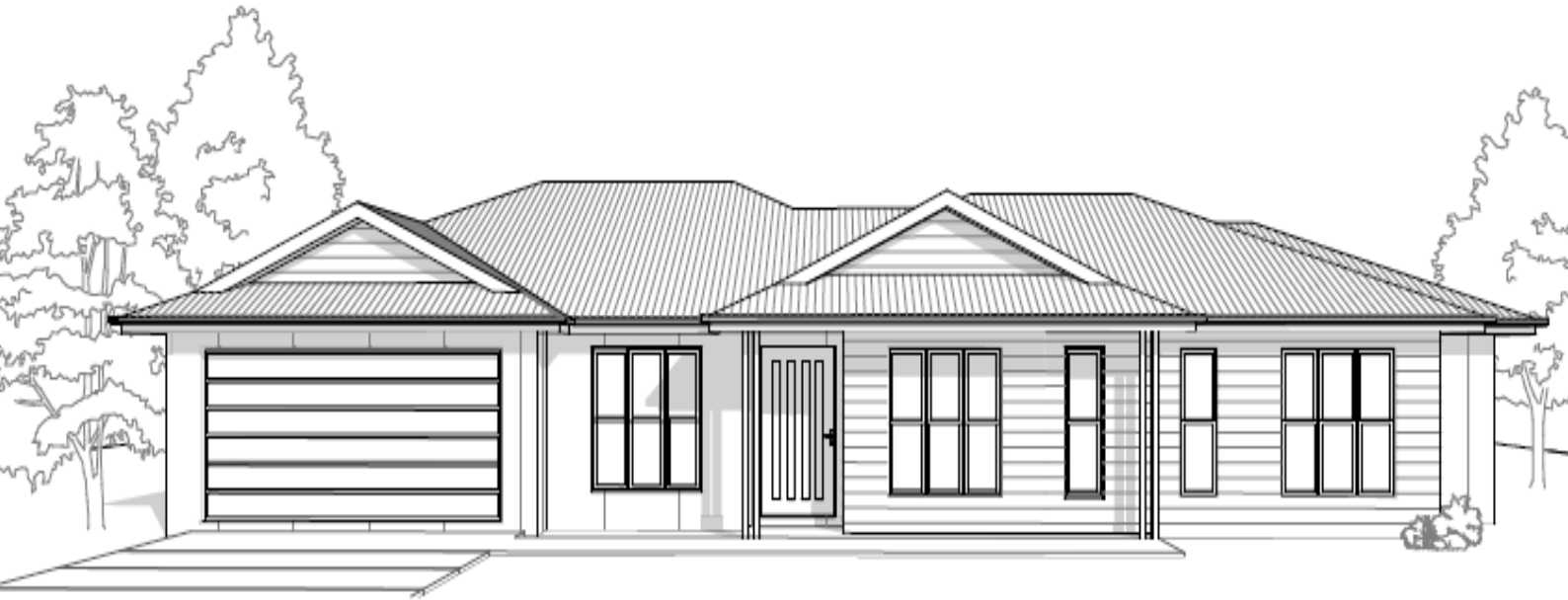


# Custom Design

LOT 18, NEW ROAD, BURNSIDE ESTATE, PERWILLOWEN

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LAND SIZE: 606M<sup>2</sup> HOUSE SIZE: 204.74M<sup>2</sup>



## Package highlights:

- > Full turn-key inclusions
- > Fixed site costs
- > Split system reverse cycle air-conditioning to living & master bedroom
- > Three phase power
- > 1200mm wide front entry door
- > Digital smart lock to front door
- > Fan to alfresco
- > Ceiling fans & LED lighting throughout
- > 600mm x 600mm ceramic tiles to kitchen, living, dining room and alfresco \*plan specific
- > Plush carpet including 10mm underlay to bedrooms
- > 20mm engineered stone benchtops
- > Soft close and finger pull cabinetry to kitchen, bathrooms & laundry
- > Builders range pendant lights to the kitchen island bench \*plan specific
- > Haier 900mm induction cooktop, oven, rangehood & 600mm dishwasher
- > 400mm finished height wall to wall shower niche to bathroom & ensuite

Land price \$580,000 House price: \$456,000

TOTAL **\$1,036,000**

REGISTRATION  
STATUS:  
FEB-26



Length: 10.82m Width: 21.69m Land Size: 606m<sup>2</sup> House Size: 204.72m<sup>2</sup>



# Specification of works

VOLOS RANGE 3.1  
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BETWEEN CLIENT

AND

## Pre-constructed inclusions

- > Full working drawings including:
  - Site plan
  - Floor plan
  - Elevations
  - Slab detail
  - Bracing detail
  - Electrical layout
- > Sewerage, storm water, water and power connections
- > Council/Certifier Building approval to current legislation standards. Working Drawings may require minor modifications to gain building approval
- > Complete soil tests, engineers footing design and detailed report
- > QBCC insurance and QLeave
- > Energy efficiency compliance to National Construction Code
- > Covenant compliance approval/assessment/lodgement if required

## Construction

- > Footings as per engineer detail
- > Concrete slab as per engineers detail
- > External wall as per attached plans

## Insulation

- > R 2.0 wall batts to the internal Garage walls
- > R 3.5 ceiling batts to all living areas
- > R 3.5 ceilings batts to garage
- > R 2.0 wall batts to all external walls
- > Wall wrap to specified material (foil wrap required for brick, breathable wrap required for cladding as per Australian Standards)

## Site requirements

- > Earthworks to enable level building platform
- > Full on-site insurance as required
- > Department of agriculture and fisheries fire ant check, if required
- > Termite treatment – perimeters and penetrations as per Australia standards

## Frame

- > Constructed in accordance with current Building Regulations, National Construction Code and Australian Standards
- > Frame & trusses H2F blue treated pine
- > Frames constructed to achieve 2440mm ceiling height

## External

- > Colorbond metal roofing as per AS 1562.2-2018
- > Builders range sarking to roof
- > Metal fascia and guttering
- > Colorbond automatic wide garage door with 2 remotes
- > PVC downpipes
- > Roofline features such as gables
  - Where indicated on plan
- > Under roof alfresco
- > Exposed aggregate concrete driveway
- > Exposed aggregate concrete front porch
- > Kerb cut to driveway
- > 2 outside taps
  - Servicing both front and rear yards
- > Wall or fence mounted clothesline

## Cladding/Brick

- > Type as specified

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## Electrical

- > Provisioning for NBN connection or Opticomm connection
- > Connection to power supply and meter box
- > Return current device (RCD) safety switch
- > Three phase power
- > Double power points to:
  - Dining / living (1 each)
  - Laundry (1)
  - Bathroom (1)
  - Lounge room (1 or as per electrical plan)
  - Kitchen (2)
  - Main bedroom (2 or as per electrical plan)
  - Ensuite (1)
  - Bedrooms (1)
  - Garage (1)
- > Fittings:
  - Ceiling fan and 2x LED downlights to bedrooms
  - Ceiling fan and LED downlights to living areas
  - Ceiling fan to and LED downlights to Alfresco area
  - LED downlight to bathroom and ensuite
  - Excel Life Original Light switches, gloss finish
  - Pendant light/s above kitchen island bench from builders standard range
  - LED 1200mm batten fitting lighting to garage
  - Exhaust and heat lamp to bathroom and ensuite
  - 2x telephone / data points
  - TV Antenna
  - 2x TV points
  - Hardwired smoke detectors to Australian standard
  - European designed and Engineered 200L Ariston Heat Pump Hot Water System
  - 2x split system reverse cycle air conditioners (1x to living and 1x to main bedroom)
  - Remote control sectional garage door

## Internal living

- > 10mm plasterboard to ceiling and walls.
- > Painted plasterboard lining to garage
- > 67mm paint grade splayed architraves
- > 67mm paint grade splayed skirting
- > Cornices - paint grade

## Windows

- > Diamond barrier grille screens on all opening windows
- > Deluxe single blackout roller blinds to all windows excluding bathroom and toilet
- > Kitchen Window to have roller blinds where clear of Cooktop or Oven.

## Doors

- > Digital touchpad door lock to front door
- > Provide 1200mm wide hinged front entry door
- > Sliding glass door/hinged weather proof 1/3 glass to laundry entrance as per plan
- > Designer deco panel internal doors with door stops
- > Diamond barrier grille screens on all sliding and hinge doors (excluded front entry door)
- > Privacy locks to WC, bathroom, ensuite and bedrooms

## Storage

- > Wardrobes as per plan, fitted with melamine overhead shelf, hanging rail and mirrored sliding doors
- > Walk-in pantry shelving
- > Linen cupboards as per plan fitted with four melamine shelves and hinged / vinyl sliding doors
- > Broom cupboard, if applicable, as per plan fitted with top shelf and hinged door/s

# Specification of works

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## Paintwork

- > Walls:
  - 3 Coat paint system (1 coat of sealer and 2 coats of low sheen)
- > Internal ceiling:
  - 2 Coats of ceiling white
- > Internal mouldings and doors:
  - 3 Coat paint system (1 coat acrylic sealer and 2 coats acrylic high gloss)
- > External eaves, porch and alfresco ceiling:
  - 2 Coats solashield in a matt finish
- > External walls (fibre cement):
  - 3 Coat external paint system (1 coat prepcoat and 2 coats solashield in a matt finish)
- > External walls (cement render):
  - 3 Coat external paint system (1 coat rendertex and 2 coats solashield in a matt finish)

## Tiling and carpet

- > Ensuite and bathroom:
  - 600mm x 600mm ceramic pressed edge tile to floor
  - Skirting tiles to walls
  - Ceramic pressed edge tiles to shower walls
  - Tiled bath fascia
- > Toilets:
  - 600mm x 600mm ceramic pressed edge tile to floor
  - Skirting tiles to walls
- > Bedrooms:
  - Plush carpet (Universe range) with 10mm thick underlay to carpet areas
- > Kitchen:
  - 600mm x 600mm pressed edge ceramic floor tiles to kitchen, hallways, living and dining areas plan specific
- > Media / multi-purpose room, *if applicable*:
  - Plush carpet (Universe range) with 10mm thick underlay to carpet areas
- > Alfresco:
  - 600mm x 600mm ceramic pressed edge tiles

## Kitchen

- > Soft close laminate finger pull cabinetry as per client selection, 20mm engineered stone bench tops
- > Designer tiled splashback
- > Double undermount stainless steel sink with blix flexible hose sink mixer
- > Bulkheads to kitchen above cabinets
- > European stainless steel appliances from builders range including:
  - 900mm Haier oven  
HWO90S11EB3
  - 900mm Haier Induction Cooktop (Black)  
HCI905FTB4
  - 900mm Haier Undermount Rangehood  
HPH90ILX2
  - 600mm Haier Freestanding Dishwasher  
HDW13F0PS1
- > Chrome ¼ turn tap provided in fridge cavity for fridge ice-maker

## Bathroom and ensuite

- > 1500mm Stylus freestanding Bath (with overflow)
- > Vanity - modern finish finger pull cabinets including soft close with kickboard and 20mm engineered stone benchtops to match the Kitchen
- > Bank of 3 drawers including soft close to bathroom and ensuite vanity
- > Fienza Reba Luxe Above Counter Round Vanity Basin with Overflow (RB3135)
- > Caroma Stylus Origin Rimless Back to Wall Toilet
- > Phoenix Vivid Slimline shower Rail
- > Separate shower 2100mm high with aluminum screens with clear glass
- > Mirror to width of vanity and the height of the shower screen
- > Chrome Phoenix branded tapware, towel rails and toilet roll holders
- > 400mm finished height wall to wall shower niche to bathroom and ensuite
- > Chrome Aluminium Shower Grates with Tile Inserts to showers
- > 50mm step down the Bathroom and Ensuite shower

# Specification of works

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## Laundry

- > 20mm engineered stone benchtop with drop-in Phoenix 1000 laundry tub
- > Modern finish finger pull cabinets including soft close with kickboards and overhead cabinetry
- > Bulkheads to laundry above cabinets
- > Designer tiled splashback
- > Phoenix Pina sidelever chrome gooseneck sink mixer

## Colour selection

- > Selection of one stone colour to be used throughout entire house (kitchen, bathrooms and laundry bench)
- > Selection of up two cabinetry colours to be used throughout entire house (kitchen, laundry and bathrooms)
- > Selection of one paint colour for all internal walls
- > Selection of one paint colour skirtings/architraves/doors
- > Selection of one paint colour per external material

## Landscaping/Exterior

- > Front garden bed with feature trees & assorted plants with concrete edging
- > Turf/pebble stones as per landscaping plan
- > Builders standard range paling fencing to rear and sides including returns and 1x single gate
- > Letterbox

## Post construction

- > Professional photos at completion only (excluding the Toowoomba and Lockyer Valley Regions)
- > Professional internal and external clean prior to handover

## Warranties

- > 12 month guarantee on materials and workmanship
- > 50 year termite warranty
- > 6 years, 6 months QBCC New Homes Warranty
- > 25 year structural guarantee

## Trusted suppliers

**Harvey Norman**  
COMMERCIAL DIVISION

**carpetCALL**  
FLOOR CENTRE

**Colorbond®** FISHER & PAYKEL

**Haymes**  
PAINT

**CORINTHIAN**  
DOORS

**national**  
tiles

**JamesHardie®**

**Hardings**  
SINCE 1958

**legrand®** **Panasonic** **GYPROCK®** **stone ambassador** **Laminex®**

The Building Products specified in the Contract (including any standard inclusions) are subject to availability, including availability on reasonable terms (including delivery times and price). The Contractor may, at its sole discretion and without prior notice to the Owner, substitute, vary or remove any Building Product with an alternative product, material or item of similar or greater value or quality, as determined by the Contractor. The Owner shall have no right to object to or claim compensation in respect of any such substitution, variation or removal.



# Specification of works

VOLOS RANGE 3.1  
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## Notice to commence

We understand that this may be the single biggest purchase of your life and we want to make it as smooth and stress free as possible.

We make every effort to ensure we are on-site as soon as possible to ensure we can have your home built to minimise your holding costs.

To minimise delays in construction it is crucial that when the time comes we can commence the approval and planning process as this can often be one of the most time consuming parts of the building process.

With your permission we would like to commence our drafting process in accordance with your pre-selected floor plan, façade option, colour scheme and Master Builder contract.

Once we commence this process changes can no longer be made.

Please confirm you give The Builder permission to proceed with approval and drafting process at the appropriate time by signing below.

### Variations:

The Builder advises that any requests by the Owner for variations to the specifications, floor plan or the Works after the contract date will, **if accepted by The Builder**, incur administration fees (in addition to the cost of the variation work) as follows:

- > Variation requests after signed Preliminary Drawings - The Builder administration charge of \$1,000
- > Variation requests after signed Working Drawings - The Builder administration charge of \$5,000

Owners are advised that The Builder will not approve or agree to Variation requests made after works have commenced on site.

Signed \_\_\_\_\_ Date \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_

# Avia is a 7 Star Energy Rating Builder



## Building a Brighter Future: Your 7-Star Energy Rated Avia Home

We're committed to building not just beautiful homes, but also sustainable ones. That's why all our new builds now achieve a 7-star Energy Rating under the National Construction Code (NCC) 2022.

### What does this mean?

Think of the 7-star energy rating as an energy efficiency report card. Just like with appliances, a higher star rating translates to lower operating costs. It analyses your home's design and construction, along with your local climate, to award a star rating (0-10) indicating how much energy it uses. In your case, a 7-star rating signifies a highly energy-efficient home designed to keep you comfortable and save you money.

### How does this affect you?

The biggest advantage? Reduced energy bills! A typical Australian household spends a significant portion of their energy budget on heating, cooling, and hot water. Your 7-star Avia Home will use less energy for these needs, leading to substantial savings over the years.

## What are the benefits for you?

A 7-star home offers a win-win situation

### COST SAVINGS

Enjoy lower energy bills thanks to your home's efficient design.

### COMFORT

A well-designed energy-efficient home provides a more comfortable living environment with consistent temperature year-round.

### SUSTAINABILITY

Contribute to a greener future by minimizing your home's environmental impact.

We believe in building homes for the future. With a 7-star energy rating, your Avia home offers superior comfort, lower energy bills, and a positive impact on the environment. More efficient homes help reduce energy use and improve the reliability of the energy grid for all Australians, helping us on our path to net zero by 2050. Let's build a brighter future, together!

Signed \_\_\_\_\_ Date \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_

## How will it affect your build?

Rest assured, you won't see any compromises on design or functionality. The secret lies in smart building practices like:

### COLOUR SELECTION:

The colours you select for your exterior can significantly impact your home's energy efficiency. Dark colours absorb more heat, increasing cooling costs, whereas lighter colours reflect heat, helping to keep your home cooler and reducing your reliance on air conditioning. By carefully selecting the colours of your exterior walls and roof you can create a more comfortable and energy-efficient living space. A 7-star rating will involve careful consideration of these factors.

### SMART DESIGN:

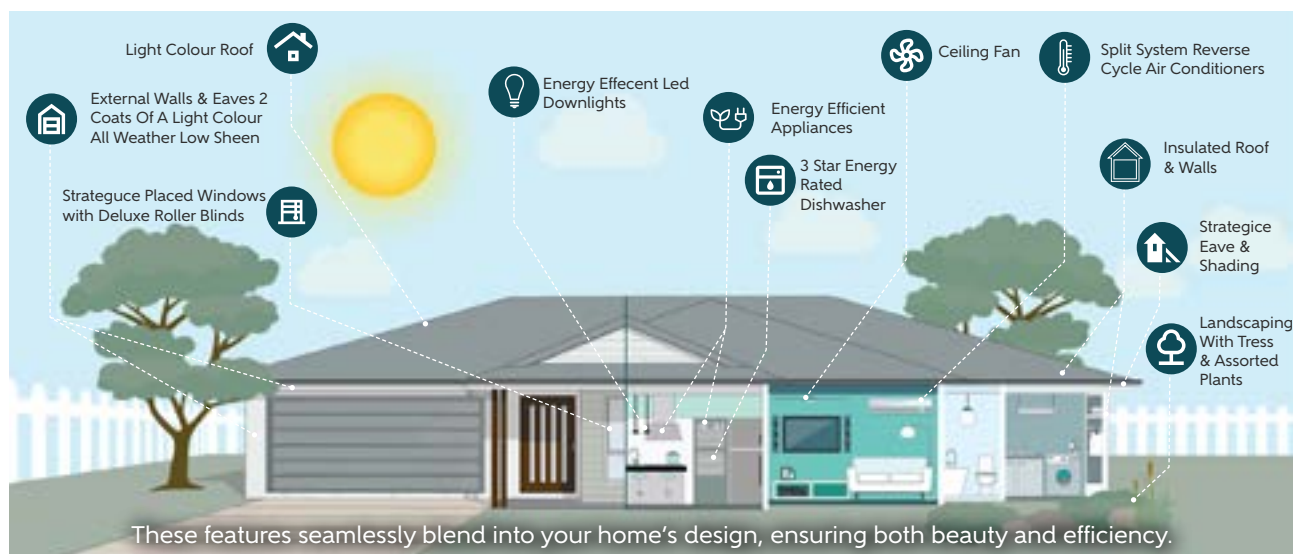
Optimizing your home's layout and orientation is crucial for achieving a 7-star rating. The orientation of your home affects solar gain and heat loss, while the layout design can maximize natural ventilation and light, creating a healthier and more energy-efficient home.

### WINDOW PLACEMENT:

Strategically placing windows to capture breezes and natural light while minimizing heat loss is essential. While proper ventilation prevents moisture buildup and improves indoor air quality. Utilising shading from the roof eaves, awnings or tress can further enhance your windows' performance for a more comfortable living environment.

### INSULATION, VENTILATION, & ORIENTATION:

Adequate insulation helps maintain a comfortable temperature and reduces energy consumption. We can help you select appliances that match your needs and comply with your home's energy efficiency rating. By choosing energy-efficient appliances, you can further reduce your home's overall energy consumption and lower your utility bills.



While we strive to build NCC-compliant homes that meet the highest energy efficiency standards, the specific requirements may vary. These factors include the size of your build, location, client zone, and orientation of your build.

Our team will guide you through creating a comfortable living environment within your budget while ensuring compliance. We recommend opting for lighter-coloured materials for your exterior finishes and roof to reduce heat absorption and potentially avoid extra costs.

We will assist you in meeting the energy efficiency compliance standards. However, design decisions that deviate from our recommendations may result in additional charges to ensure your build meets the energy efficiency requirements. Please discuss any questions or concerns with our team for a smooth building process.

**Want to learn more?** Our team is happy to answer any questions you may have about your 7-star energy-rated Avia Home. Visit the links below to find out additional ways to enhance your home's energy efficiency.

[Additional Resources](#)



[National House Energy Rating Scheme](#)



[Improving Energy Efficiency at Home](#)

Signed \_\_\_\_\_ Date \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_