



**A NEW ERA OF CONSTRUCTION EXCELLENCE**

QUALITY / COMMUNICATION / DESIGN





BUILDERS OF DISTINCTION FOR  
AUSTRALIA'S LEADING DEVELOPERS.



# WELCOME TO CREATION HOMES

Feast your eyes on the complete collection of exquisite new Creation Homes. The designer homes and townhouses that have set the benchmark for quality, style and value in Australia. Included are Creation Homes' most popular contemporary residences, created for living modern life to the full.

Creation Homes have raised the bar on 6-star rated designer homes and townhomes. With a heritage going back decades, our Directors know precisely what new home buyers want and have the experience and resources to deliver.

A clear demonstration of our ongoing dedication to the improvement of internal management (quality) systems, this accreditation gives our clients even greater confidence in the services we provide.

Adherence to highest standards of quality - without compromise - are a running theme through Creation Homes' entire operation, not only our Workplace Health and Safety Policies.

Our quality control procedures are similarly exhaustive and regardless of a project's size or complexity, each individual dwelling is independently inspected, ensuring what's delivered to you is exactly as promised on paper.

## 5 PILLARS OF EXCELLENCE

THE 5 PILLARS OF EXCELLENCE ARE THE FOUNDATIONS ON WHICH CREATION IS BUILT AND THE BASIS ON WHICH OUR PERFORMANCE IS JUDGED.

### 1 | VALUE

We offer premium inclusions at no extra cost, consistently streamline our processes to increase efficiency and employ paperless office policies that mean a lower bottom line for you.

### 2 | QUALITY

We achieve high standards of execution by combining our own rigorous, internal quality control processes, with the assessment and approval of independent quality assurance inspectors, for every single one of our townhomes and dwellings.

### 3 | TIMELINES

Our aim is to offer you the freeing experience of working with expert builders who know the construction industry inside and out and can plan to deadlines accordingly.

### 4 | COMMUNICATION

We engage in proactive, purposeful, automatic and consistent communication in a variety of forms. That way our clients remain connected, the possibility of surprises is removed and an energy of collaborative engagement and trust is created.

### 5 | DESIGN

Our team has more than 70 years combined experience designing homes for Australians, so you can rely on our expertise to deliver cleverly conceived living environments that are exciting, to brief and on budget.



# OUR PEOPLE



## DAVID MANN

GENERAL MANAGER - DEVELOPMENT

David's career in the residential property development sector spans more than 30 successful years and brings together broad real estate experience, particularly in medium and high density housing.

This expertise was acquired at his previous roles, as National General Manager for Communities at Walker Corporation and General Manager for AV Jennings New South Wales and senior roles at Mirvac and Macquarie Bank.



## PHIL LEAHY

GENERAL MANAGER - SALES & MARKETING

Phil Leahy has 20 years' experience in the home building and development industry including State and National management roles with listed entities AV Jennings, Stockland and Brookfield Multiplex.

Phil has been responsible for the sales and marketing direction of numerous master planned communities and apartment projects across Australia and New Zealand together with corporate promotion, development and brand re-positioning.



## KEN WOODLEY

DIRECTOR / BOARD MEMBER

Property marketing powerhouse, Ken Woodley, is driving the sales direction of Metro Property Development.

Ken Woodley has decades of experience in the property development industry. He orchestrated the marketing strategies that transformed a humble house and land sales company in the eighties to the publicly listed Devine Limited, an Australian top 500 company.

His strategies as National Marketing Manager made Devine:

- . No. 1 in Queensland's first homebuyers market for several years.
- . No. 3 on the Housing Industry Association's list of home builders in the country; and
- . No. 1 high-rise apartment developer and marketer in Brisbane with 4,000 best selling apartments in Cathedral Place, River Place, River City, Casino Towers, Festival Towers and Charlotte Towers.

At Metro, Ken is assembling the Sales Distribution Network which will ensure the success of the future development pipeline.

Ken's objective is to offer the best value product, with lifestyle benefits in a 6-star setting.





## LUKE HARTMAN

DIRECTOR / BOARD MEMBER

Luke Hartman is Managing Director of Metro Property Development, one of Australia's largest and fastest growing property development companies with operations in Queensland, Victoria, Western Australia, South Australia and New South Wales. Metro is becoming one of the most recognised brands in Australian residential property with operations across master planned community development, home building and residential mixed use projects.

In just four years, Metro has built up a \$2.5 billion pipeline of apartment and house and land projects and is expected to achieve revenues in excess of \$500 million in the 2014/2015 financial year.

The \$2.5 billion pipeline includes more than 2500 apartments in Brisbane, with more than 1000 houses to be built across, Melbourne, Adelaide, Perth and Sydney.

Previously, as the National General Manager Housing and Land for the publicly listed, Devine Limited, Luke was responsible for all land acquisitions, sub-divisions, sales and marketing for the company's operations throughout Australia. He was responsible for the delivery of more than 2000 land lots each year, as well as the construction of more than 1200 houses. He is also a former Victorian and Queensland General Manager for Devine Limited and was previously a senior executive with the publicly listed Mirvac where he worked on a range of large projects including the Olympic Village in Sydney.

Luke has a bachelor degree of Applied Science (Land Economics) and is also a member of UDIA Victoria.



## DAVID DEVINE

CHAIRMAN

David Devine is highly regarded for his 27 years as CEO of Devine Limited. In that time his leadership transformed a small house and land organisation he began in 1983 into a top 500 Australian company. Devine Limited was famous in eastern Australia for its housing developments, high-rise apartments, commercial projects and property management. Industry innovation and outstanding sales achievement characterise the David Devine expertise. His contribution to sport and charity has also brought him widespread community acclaim.

Of his many career highlights, three in particular significantly impact the welfare of Australians.

He introduced No Deposit Finance in 1995 giving thousands of people the chance to buy their homes. It was an opportunity normally denied them at the time because they were unable to raise the deposits that lenders usually demanded.

This program rocketed Devine Homes to No. 1 position in the first homebuyer market, a position it held for years. It is also estimated 20,000 homebuyers have benefited from the program.

He made inner city living affordable in Brisbane by creating, building and marketing quality apartment buildings that average homebuyers and investors could afford. Some 4,000 CBD units bear the Devine brand at Cathedral Place, River Place, River City, Casino Towers, Festival Towers and Charlotte Towers. Some 500 more are sited in Melbourne.

From small beginnings selling house and land packages in South East Queensland, David Devine oversaw the growth of a national organisation involved in residential development in three states, commercial high rise and mixed-use projects, high rise construction management and body corporate management.

CHATSWOOD  
41.6 KM

SYDNEY CBD  
50.4 KM

NORWEST  
BUSINESS PARK  
15.5 KM

FUTURE LAKE  
4.1 KM

FUTURE LIGHT  
INDUSTRIAL LAND  
8.5 KM

FUTURE BOX HILL  
TOWN CENTRE  
4.0 KM

POTENTIAL  
SCHOOL SITES  
2.0 KM

PROPOSED FUTURE  
RESIDENTIAL

PROPOSED FUTURE  
PARKLAND

THE  
**GROVE**  
BOX HILL



ROUSE HILL  
HIGH SCHOOL  
4 KM

KELLYVILLE  
VILLAGE  
13.6 KM

ROUSE HILL TOWN CENTRE  
& FUTURE METRO TRAIN  
7.6 KM

PARRAMATTA  
24.9 KM

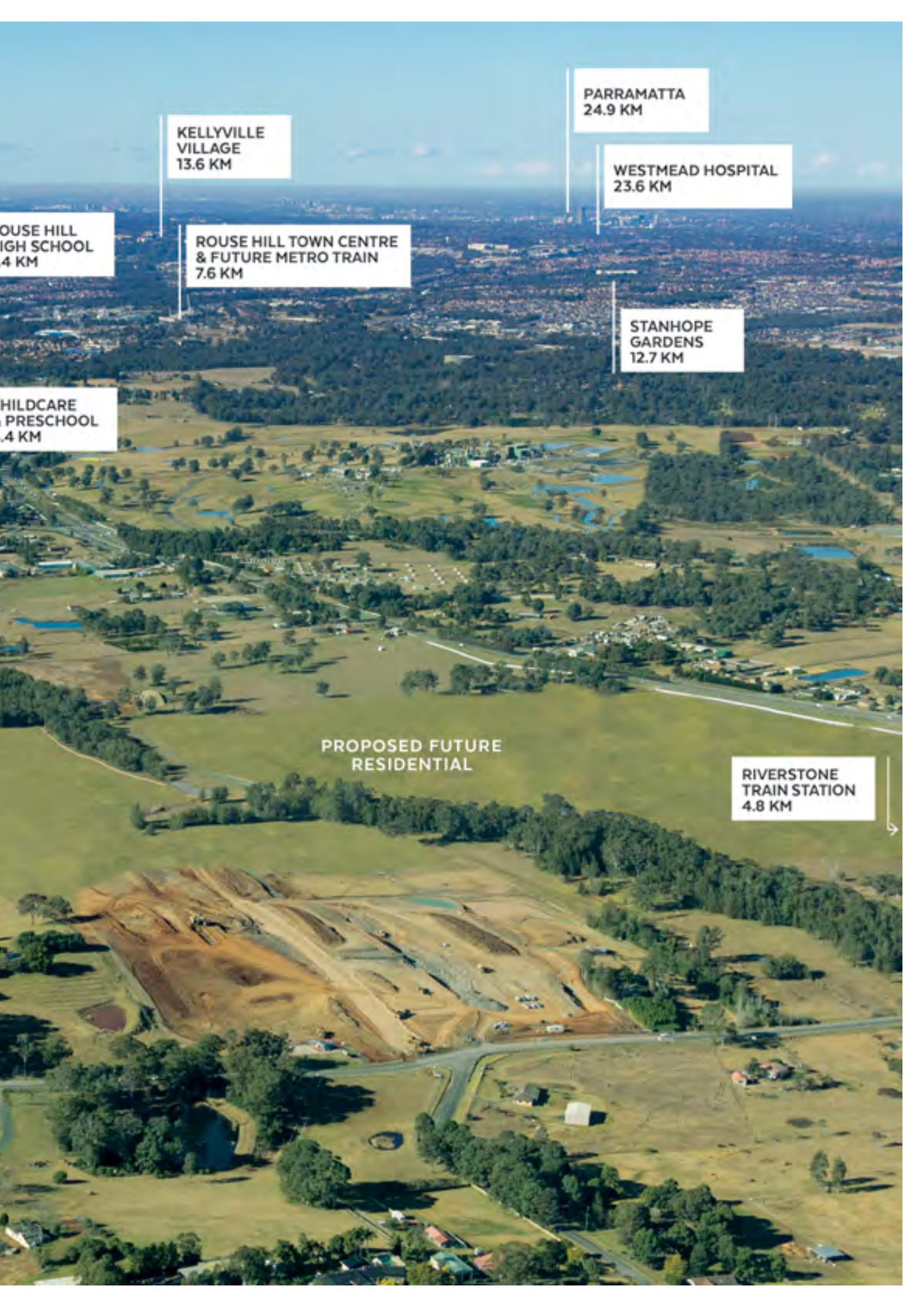
WESTMEAD HOSPITAL  
23.6 KM

STANHOPE  
GARDENS  
12.7 KM

CHILD CARE  
PRESCHOOL  
4 KM

PROPOSED FUTURE  
RESIDENTIAL

RIVERSTONE  
TRAIN STATION  
4.8 KM







- Train
- Metro
- Shopping
- Schools
- Health Care
- Places of Interest







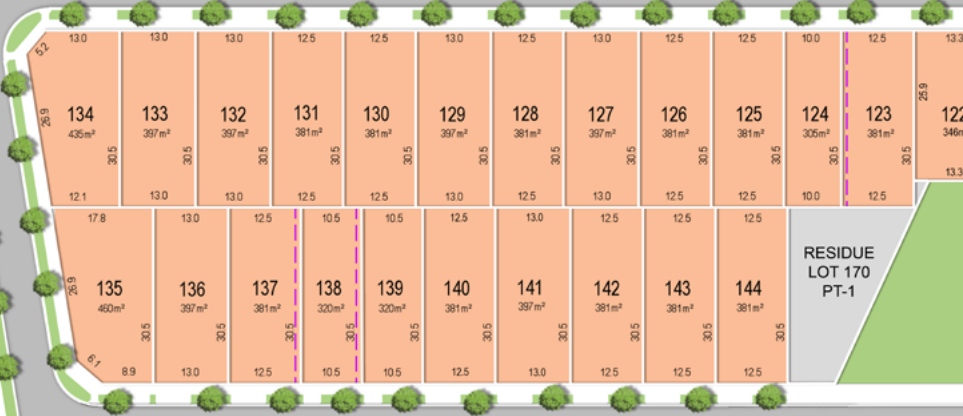
NORTH

BOUNDARY ROAD

RESIDUE LOT 169 PT-1



ROAD No.02



RESIDUE LOT 170 PT-1

ROAD No.04

RESIDUE LOT 169 PT-2

TEMPORARY ROAD No. 01

ROAD No.02



RESIDUE LOT 170 PT-2

ROAD No.03



RESIDUE LOT 170 PT-3

FUTURE ROAD No. 09

FUTURE ROAD No. 08





DESIGN RANGE

# CARINA MKII

## TRADITIONAL



## CONTEMPORARY



Artist impression is indicative only. Final product may be different to that depicted and is subject to planning approval and design changes.



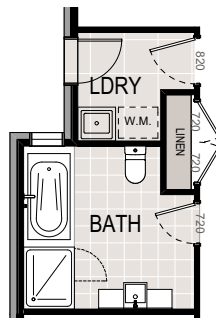
## FLOORPLANS

### GROUND FLOOR

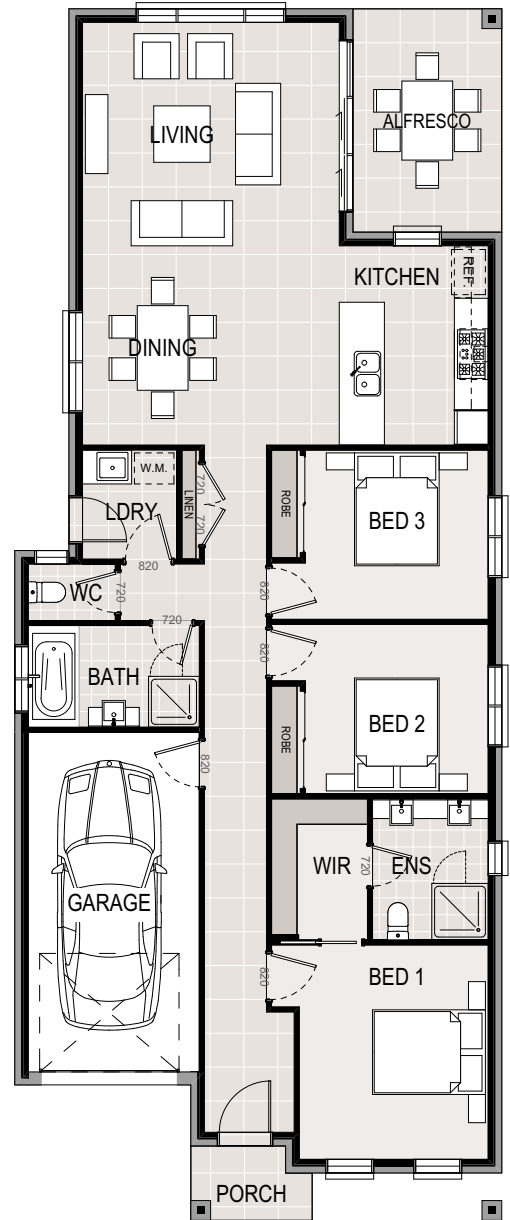
Total House Area: 165.75m<sup>2</sup>

Living	132.29m <sup>2</sup>
Garage	20.40m <sup>2</sup>
Alfresco	10.45m <sup>2</sup>
Porch	2.61m <sup>2</sup>

3  2  1 



\* Alternate layout  
for review



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DESIGN RANGE

# HEATHWOOD

## TRADITIONAL



## CONTEMPORARY



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## FLOORPLANS

### GROUND FLOOR

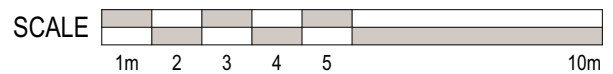
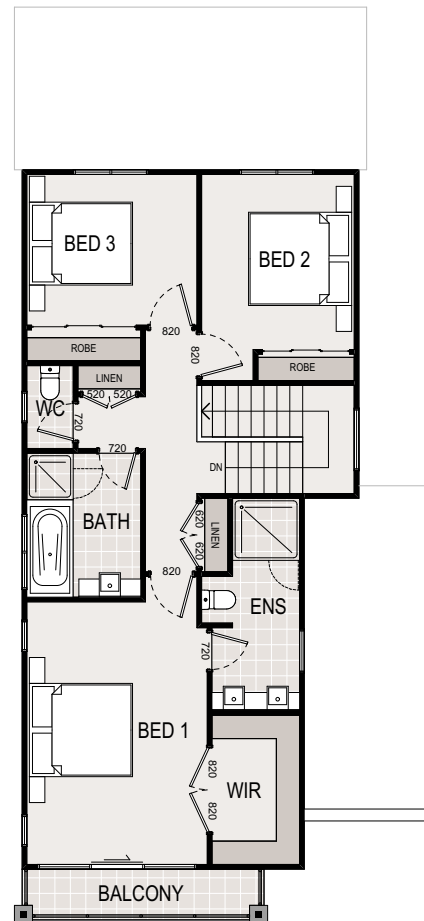
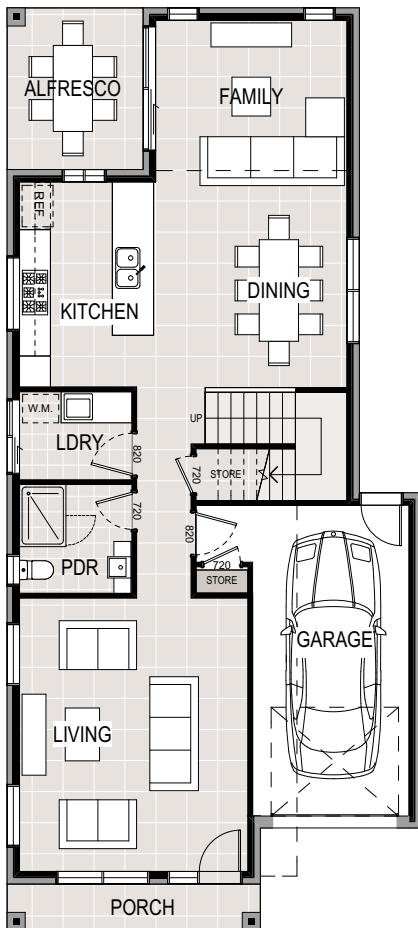
Total House Area: 251.22m<sup>2</sup>

Living	101.78m <sup>2</sup>
Garage	22.81m <sup>2</sup>
Alfresco	10.04m <sup>2</sup>
Porch	4.46m <sup>2</sup>

### FIRST FLOOR

Living	105.87m <sup>2</sup>
Balcony	6.26m <sup>2</sup>

4  3  1 



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DESIGN RANGE

# MILTON

## TRADITIONAL



## CONTEMPORARY



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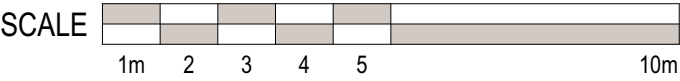
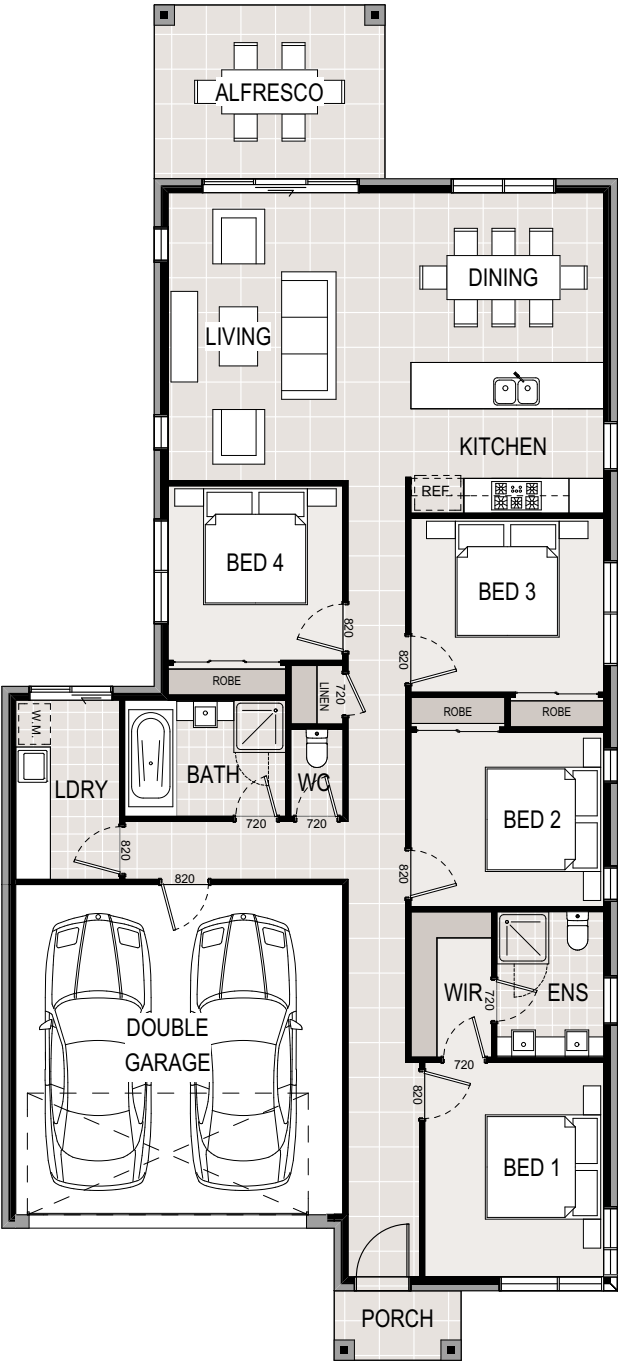
FLOORPLANS

GROUND FLOOR

Total House Area: 190.05m<sup>2</sup>

Living	140.40m <sup>2</sup>
Garage	35.01m <sup>2</sup>
Alfresco	12.00m <sup>2</sup>
Porch	2.64m <sup>2</sup>

4  2  2 



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DESIGN RANGE

# OXLEY NARROW

TRADITIONAL



CONTEMPORARY



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## FLOORPLANS

### GROUND FLOOR

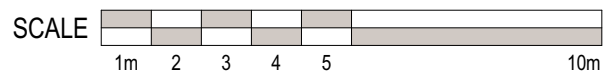
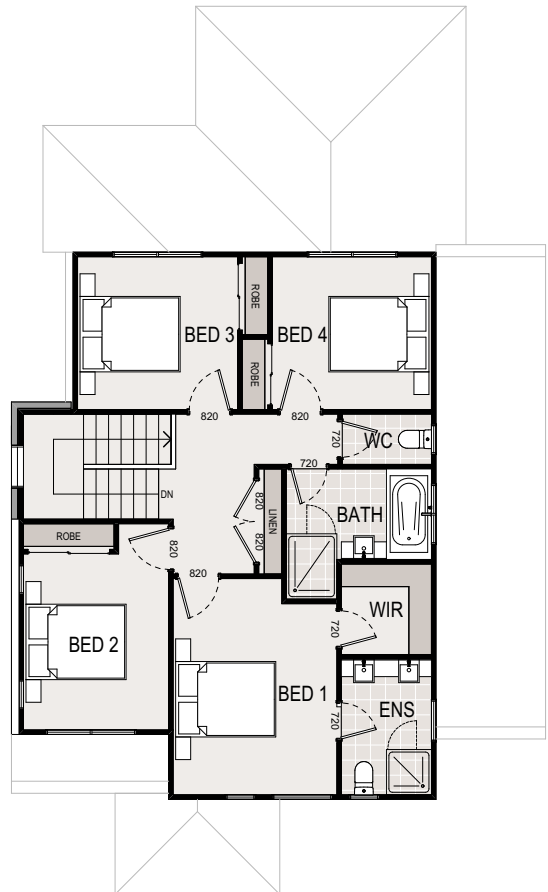
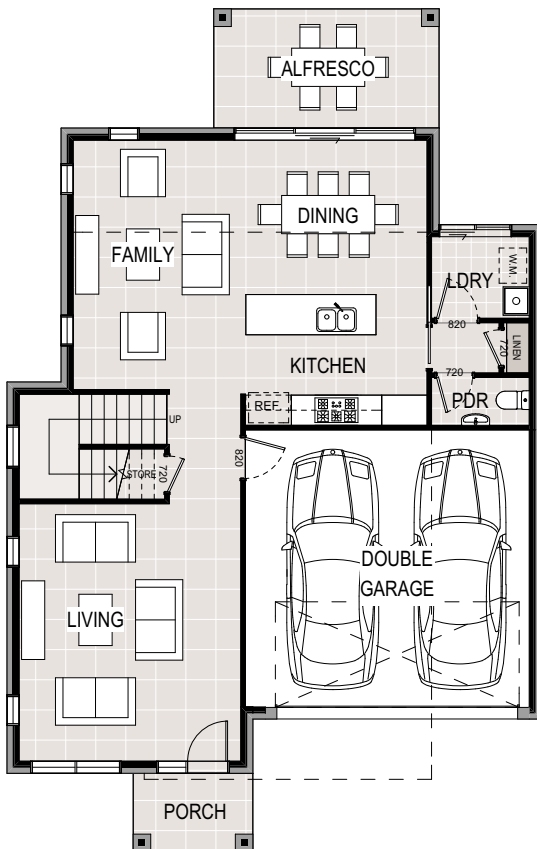
Total House Area: 219.61m<sup>2</sup>

Living	87.36m <sup>2</sup>
Garage	33.95m <sup>2</sup>
Alfresco	10.67m <sup>2</sup>
Porch	3.73m <sup>2</sup>

### FIRST FLOOR

Living	83.90m <sup>2</sup>
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4  2  2 



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DESIGN RANGE

# PALLARA 30

## TRADITIONAL



## CONTEMPORARY



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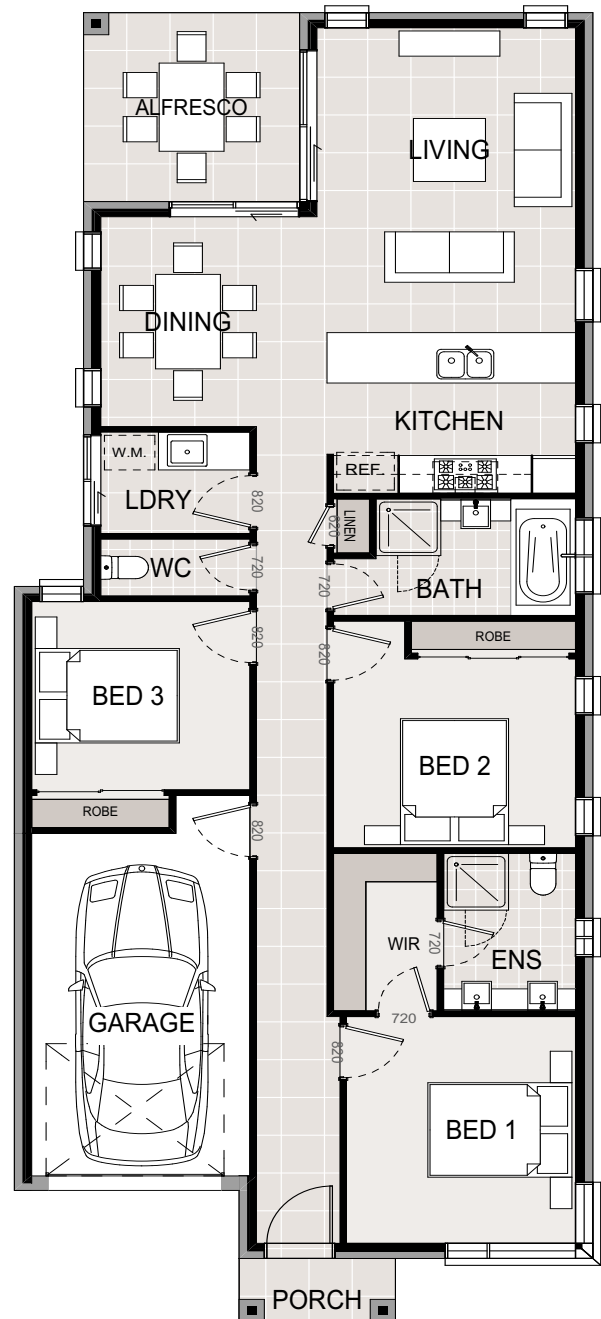
## FLOORPLANS

### GROUND FLOOR

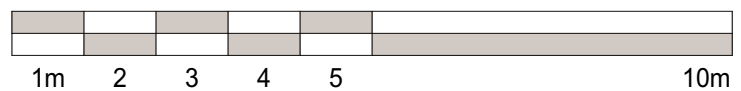
Total House Area: 148.96m<sup>2</sup>

Living	118.47m <sup>2</sup>
Garage	19.32m <sup>2</sup>
Alfresco	9.00m <sup>2</sup>
Porch	2.17m <sup>2</sup>

3  2  1 



SCALE



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DESIGN RANGE

# WAKERLEY MK12

TRADITIONAL



CONTEMPORARY



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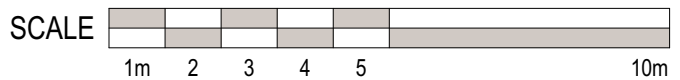
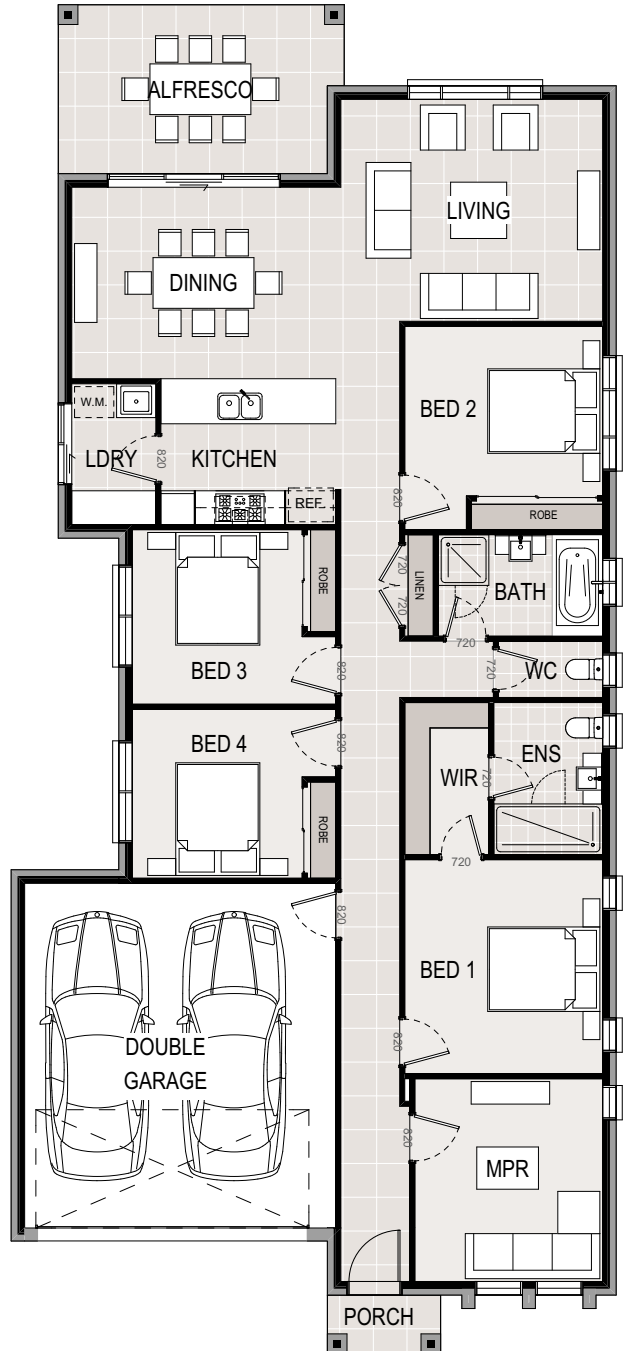
## FLOORPLANS

### GROUND FLOOR

Total House Area: 217.63m<sup>2</sup>

Living	163.51m <sup>2</sup>
Garage	37.19m <sup>2</sup>
Alfresco	14.83m <sup>2</sup>
Porch	2.10m <sup>2</sup>

4  2  2 



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DESIGN RANGE

# WENTWORTH

## TRADITIONAL



## CONTEMPORARY



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## FLOORPLANS

### GROUND FLOOR

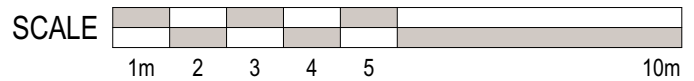
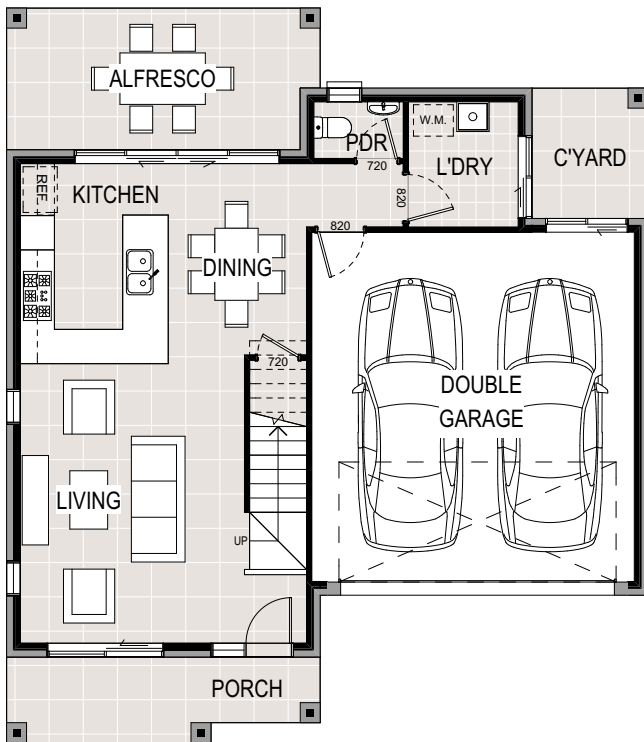
Total House Area: 206.54m<sup>2</sup>

Living	57.71m <sup>2</sup>
Garage	37.98m <sup>2</sup>
Alfresco	13.29m <sup>2</sup>
Courtyard	4.65m <sup>2</sup>
Porch	7.59m <sup>2</sup>

### FIRST FLOOR

Living	79.94m <sup>2</sup>
Balcony	5.38m <sup>2</sup>

4 2 2



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DESIGN RANGE

# WISHART

## TRADITIONAL



## CONTEMPORARY



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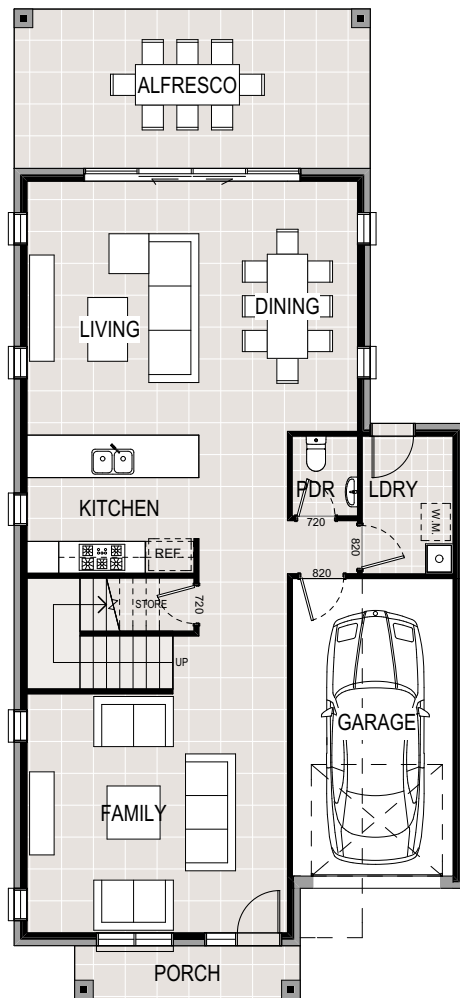


## FLOORPLANS

### GROUND FLOOR

Total House Area: 233.00m<sup>2</sup>

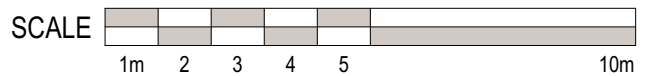
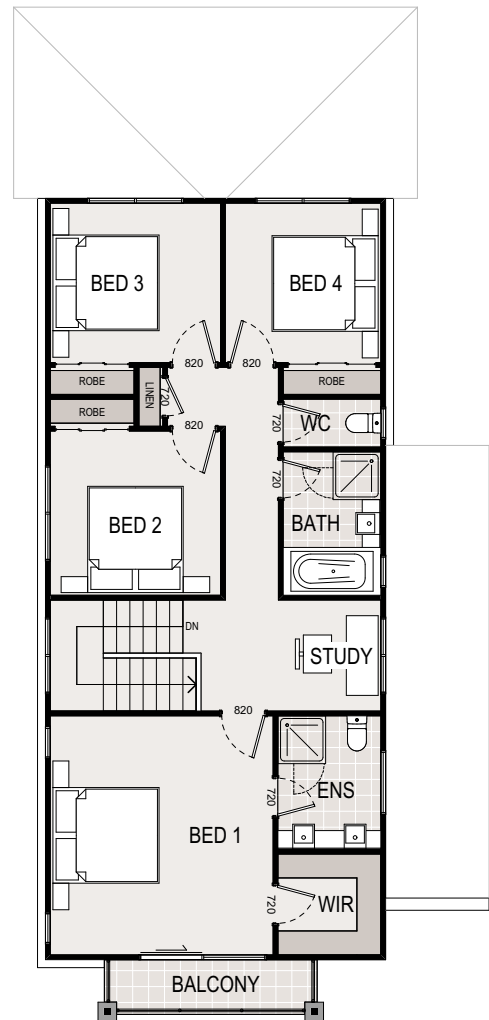
Living	93.46m <sup>2</sup>
Garage	19.03m <sup>2</sup>
Alfresco	20.13m <sup>2</sup>
Porch	4.25m <sup>2</sup>



### FIRST FLOOR

Living	91.86m <sup>2</sup>
Balcony	4.27m <sup>2</sup>

4 2 1



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DESIGN RANGE

# WITHERS

## CONTEMPORARY



TRADITIONAL



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## FLOORPLANS

### GROUND FLOOR

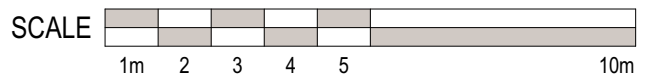
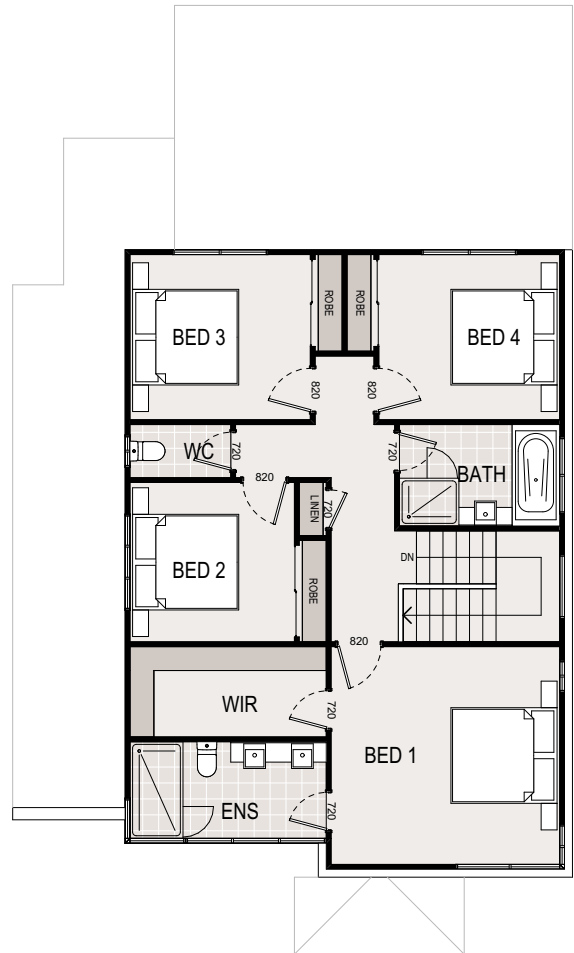
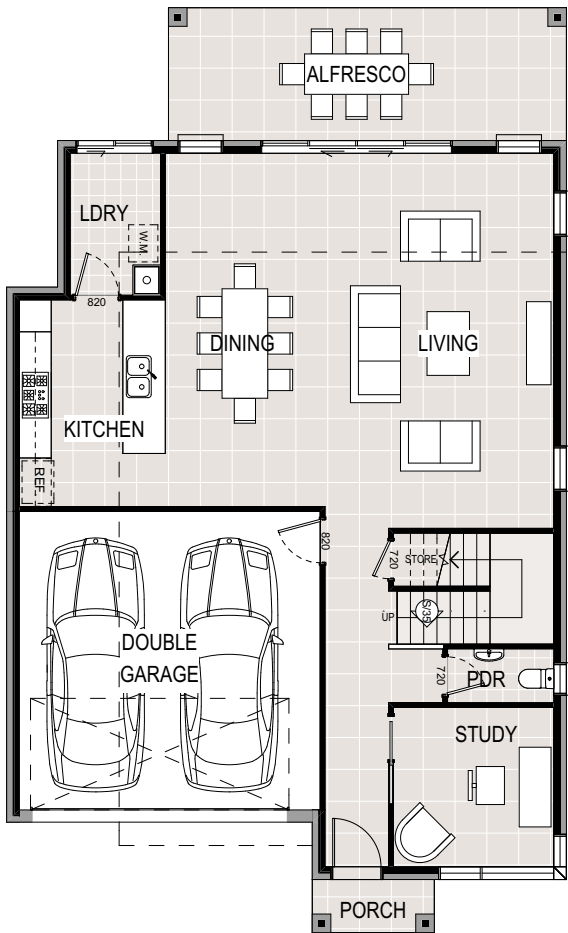
Total House Area: 253.62m<sup>2</sup>

Living	103.34m <sup>2</sup>
Garage	34.54m <sup>2</sup>
Alfresco	18.75m <sup>2</sup>
Porch	2.30m <sup>2</sup>

### FIRST FLOOR

Living 94.69m<sup>2</sup>

4  2  2 



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# TURNKEY INCLUSIONS

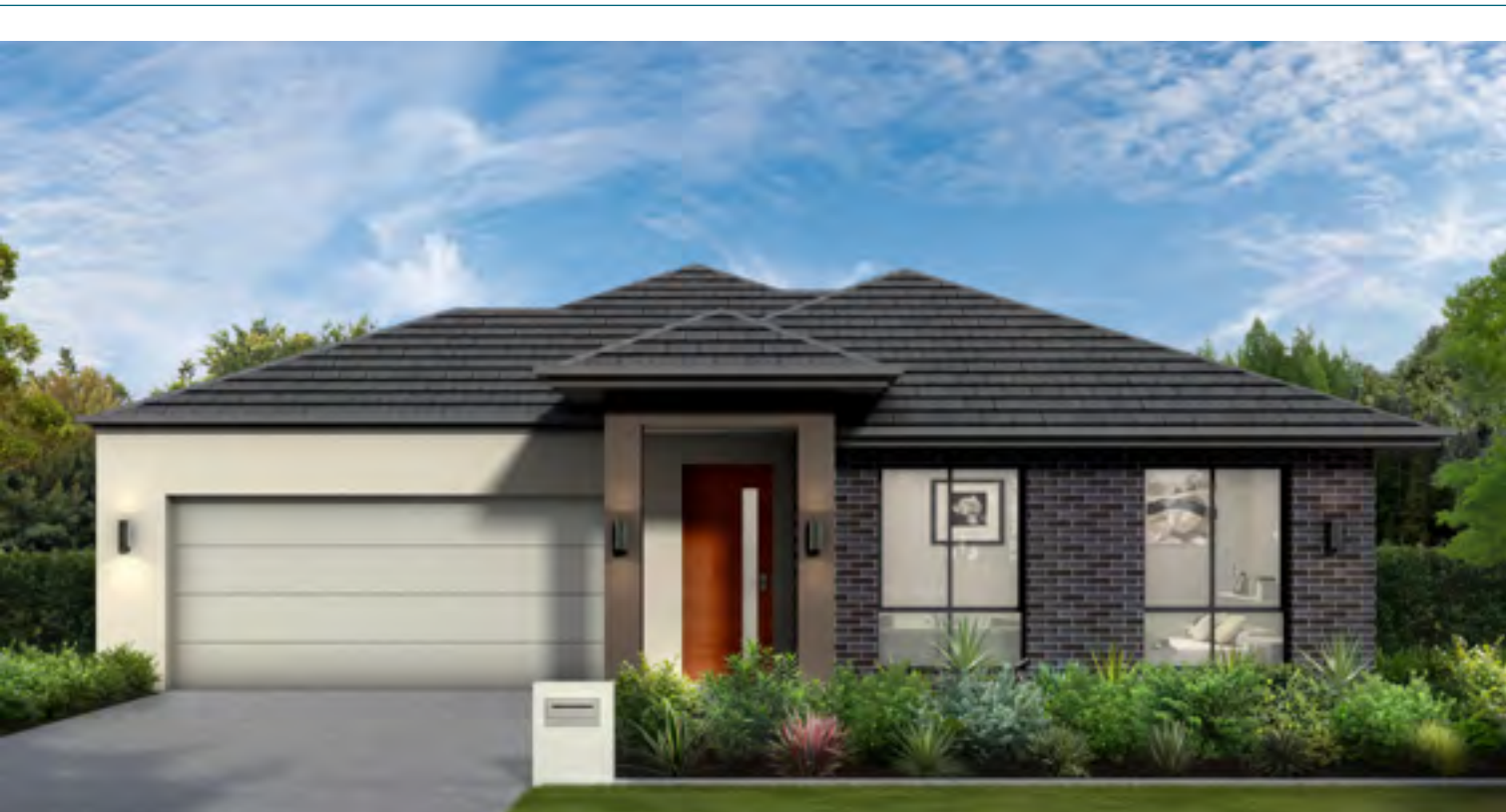
Creation Homes seeks to offer investors the highest returns possible through our house and land packages, by setting a competitive fixed price and selecting land that is in well developed areas, close to prime lifestyle amenities like schools, shopping and public transport. These desirable locations, combined with the highest calibre of finishes and architectural design, make these homes popular with tenants, achieving a strong yield for investors.



ONE OF CREATION HOMES' MOST POPULAR PRODUCTS IS OUR UNIQUE RANGE OF FIXED PRICE, TURNKEY DETACHED HOUSE AND LAND PACKAGES. DUE TO THEIR HIGH QUALITY OF FINISH AND AFFORDABLE PRICE, THESE GREAT INVESTMENT PROPERTIES ARE ALWAYS WELL RECEIVED BY OUR RE-SELLING NETWORK.







## EXTERIOR FINISHES

### Walls

Combination of any of the following, as nominated:

- Face brickwork
- Rendered masonry
- Rendered lightweight cladding
- Painted fibre cement sheet cladding
- Painted masonry
- Natural and / or reconstituted stone
- Rendered lightweight cladding
- Timber

### Roofing

- Colorbond® sheet roof cover

### Windows

- Aluminium awning and/or sliding with keyed alike locks to each opening sash
- Décor satin (obscure glaze) to ensuite, bathroom & WC windows and clear glazing to the balance unless specified otherwise by local authorities or planning requirements

### Front Door

- Timber stained or painted finish 920 wide 2040 high hinged door with clear glazing, from the Corinthian Madison range

### Front Door Frame

- Timber stained or painted finish with clear glazing to sidelight (where applicable)

### Front Porch Ceiling

- Lined with FC Sheet

### Front Garage Doors

- Sectional overhead Colorbond® door with auto opener, two hand held and one wall mounted transmitter

### Fascia & Gutter

- Colorbond® gutters
- Colorbond® box gutters
- Colorbond® rain heads and PVC downpipes

### Entry Porch

- External first quality ceramic tiles

### Driveway

- Colour through concrete with broom finish

### Fencing

\*\*Subject to estate guidelines\*\*

- Generally treated pine lapped and capped fencing to side and rear boundaries (1.8m)

### Letterbox

- Brick pillar finish to match home

### Rear Terrace / Alfresco

- External first quality ceramic tiles

### Landscaping

- Landscaping to front and rear yards including a combination of turf and shaped & mulched garden beds with planting including trees, ground covers and shrubs. (plant species is season dependent)



## INTERIOR FINISHES

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### Floor coverings

- First quality ceramic tiles or laminated timber flooring to ground floor living, dining & kitchen and first quality ceramic tiles to all wet areas
- 100% nylon first grade quality carpet on superior grade foam underlay to all remaining areas

### Walls

- Plasterboard with low sheen 3 coat paint finish

### Ceilings

- Plasterboard with 3 coat paint finish

### Wall Tiling

- Bath & Ensuite - All walls tiled to ceiling height with square set ceiling/walls at junction with feature wall tile
- Splashback in laundry
- Skirting tiles to laundry & powder room

### Doors & Woodwork

- Gloss paint finish to flush panel internal doors, skirtings and architraves. Internal doors 2040mm high with cushion door stops to each

### Stairs

- MDF treads & risers (carpet finish) plasterboard dwarf wall with timber capping and handrail where applicable

### Cornice

- 90mm Cove cornices (excluding ensuite and bathroom)

### Thermal Insulation

- As required to meet thermal rating

### Woodwork

- 68 x 19 DAR Pine architrave and 92 x 19 DAR Pine skirting, both in gloss painted finish

### Ceiling Height

- 2400mm (nominal) to ground floors and 2400 (nominal) to first floors

## FIXTURES AND FITTINGS

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### Cabinets

- Fully lined melamine carcass

### Doors and Drawers

- Laminated finish with soft close drawers in accordance with selected colour scheme

### Benchtops

- Reconstituted stone – 20mm thick with 20mm edges and waterfall ends where applicable

### Splashback

- Ceramic tile splashback in accordance with selected colour scheme

### Sink

- Stainless steel double bowl under-mount sink

### Tapware

- Chrome finish gooseneck sink mixer with hand held spray attachment

### Dishwasher

- 600mm wide stainless steel freestanding dishwasher

### Oven

- 2 x 600mm stainless steel electric ovens in accordance with kitchen design

### Cooktop

- 900mm gas stainless steel with wok-burner & cast iron trivets

### Rangehood

- 900mm wide externally ducted canopy rangehood

### Microwave space

- Integrated into kitchen cabinetry





## LAUNDRY

**\*\*House specific\*\***

### Trough

- Stainless steel 45 litre inset trough or
- 45 litre laundry trough and cabinet

### Cupboard

- Fully lined melamine carcass

### Doors and Drawers

- Laminated with 1.5mm edge

### Benchtop

- Reconstituted stone 20mm thick to match kitchen

### Tapware

- Chrome finish sink mixer
- Chrome finish washing machine stops

### Towel Ring

- Chrome finish

## POWDER ROOM

### Toilet Suite

- Vitreous china back to wall pan with soft close seat and close coupled cistern

### Basin

**\*\*House specific\*\***

- Vitreous china wall hung hand basin or fully laminated vanity unit with semi recessed basin and laminated doors

### Tapware

- Chrome finish to basin mixer

### Towel Ring

- Chrome finish

### Mirror

- Polished edges

### Exhaust Fan

- Ceiling mounted

### Toilet roll holder

- Chrome finish

NOTE: THESE INCLUSIONS MAY BE AMENDED WITHOUT NOTICE DUE TO UNAVAILABILITY OF NOMINATED ITEMS. ITEMS MAY BE REPLACED WITH SIMILAR AVAILABLE ITEMS OF SIMILAR QUALITY



## BATHROOM

### Shower Screen

- 2000mm high semi-frameless with clear glass

### Toilet

- Vitreous china back to wall pan with soft close seat and close coupled cistern

### Shower base

- Tiled with chrome floor to waste

### Mirror

- Polished edges

### Exhaust Fan

- Fan/light/heater combination unit

### Vanity

- Fully lined melamine carcass

### Doors and Drawers

- Laminated finish with soft close drawers in accordance with selected colour scheme

### Benchtops

- Reconstituted stone – 20mm thick with square edge

### Basin

#### \*\*House specific\*\*

- Vitreous china inset basin

### Bath

- Acrylic

### Tapware

- Chrome finish mixer to basin and shower

### Shower Rose

- Hand held adjustable shower on rail with integrated soap dish

### Towel Rail

- Double rail in chrome finish

### Toilet roll holder

- Chrome finish

### Shower Shelf

- Chrome finish

## ENSUITE

### Shower Screen

- 2000mm high semi-frameless with clear glass

### Toilet

- Vitreous china back to wall pan with soft close seat and close coupled cistern

### Shower base

- Tiled with chrome floor waste

### Mirror

- Polished edges

### Exhaust Fan

- Fan/light/heater combination unit

### Vanity

- Fully lined melamine carcass

### Doors and Drawers

- Laminated finish with soft close drawers in accordance with selected colour scheme

### Benchtops

- Reconstituted stone – 20mm thick with square edge

### Basin

Vitreous china inset basin

### Bath

- Acrylic (where applicable)

### Tapware

Chrome finish mixer to basin and shower

### Shower Rose

- Shower with hand held adjustable shower on rail and integrated soap dish

### Towel Rail

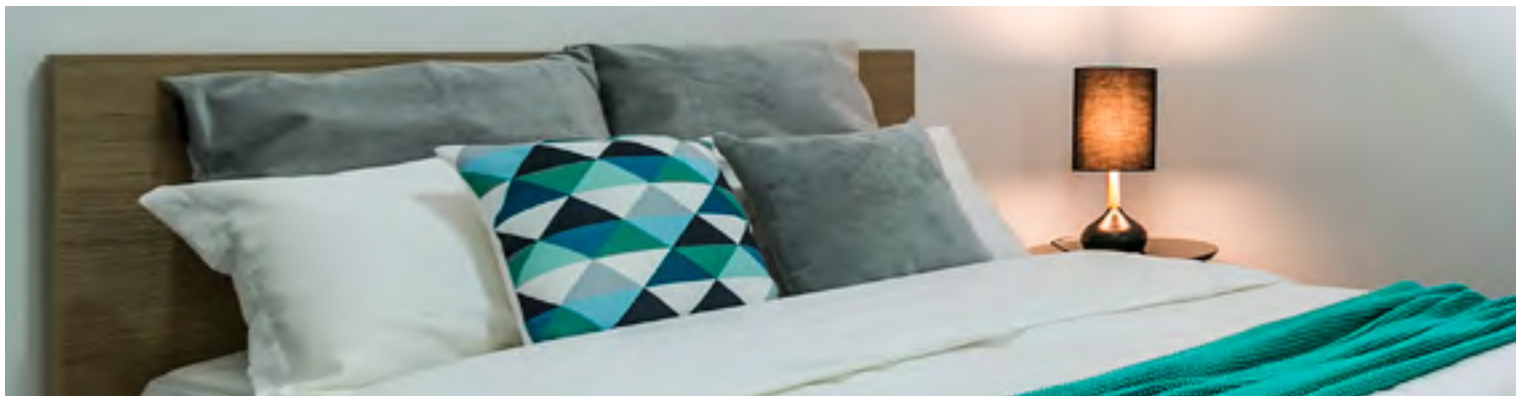
- Double in chrome finish

### Toilet roll holder

- Chrome finish

### Shower shelf

- Chrome finish





## BEDROOMS

### Wardrobe

- Mirrored sliding robe doors
- Melamine shelf with hanging rail
- 450mm wide melamine tower with 4 drawers & 3 open shelves to each robe

### Main Bedroom

- Walk in Robe – where applicable
- Melamine shelf with hanging rail
- Two x 450mm wide melamine towers with 4 drawers and 3 open shelves to each walk in robe

## GENERAL

### Heating Cooling

- Dual Zone Actron ducted reverse cycle heating/cooling system

### Clothes Line

- Wall or ground mounted folding clothes line including concrete pad

### Flyscreens

- Black Fibreglass mesh to all openable windows only

### Door Bell

- Hard wired door bell

## OTHER

### Entry Door

- Gainsborough Trilock – 3 in 1 door set

### External sliding doors

- Latch and deadlock

### Internal door furniture

- Chrome finish lever passage set

### Bathroom, Ensuite, Powder Room & Main Bedroom

- Passage set with privacy latches

### Optical Smart Wire System

- Installation of 1 x 25mm comms conduit and drawstring from external Communications cabinet to Hub location (Usually garage or WIR).
- Supply and install Hills Home hub 420w x 600h.
- Including 1 x Telephone patch, 1 x Data patch. (Router, switcher, modem or fly leads are not included)
- Install 1 x RG6 TV cable from Hills Hub into roof including 4 way splitter in roof.
- Install of Phone points in Cat 6 x 2.
- Installation of Data points in Cat 6 x 2.
- Installation of TV points in RG6 x 2.
- Provide Double power point in hub.
- Install P20 Communications conduit for NBN/Opticom.
- Note: Pay TV connection not part of this system.

### Internal Light Fittings

- LED downlights throughout in satin chrome finish
- 2 x Fluorescent light fitting to Garage

### Electrical Switch Plates

- Clipsal Slimline SC2000 in white finish

### Hot Water Unit

- Instantaneous gas hot water system

### Preliminary Works

- Building Permit application fees
- Drafting of standard customer construction drawings
- Temporary fencing and scaffolding during construction as required
- Geo-fabric sediment control & waste receptacle as required by local council during construction

### Site Works

- Earthworks including levelling of building platform over home area
- Retaining walls to base of site cut/fill if 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

### Features

- Energy rating to comply with BASIX standard
- Professionally prepared interior and exterior colour schemes
- Three months maintenance warranty
- Engineer certified concrete slab
- Prefabricated wall frames and engineer designed roof trusses

### Standard Upgrade Option - Price on Application

- Ground floor ceiling 2740m
- Alarm system
- Polyurethane to kitchen cupboards and drawers
- Glass splashback to kitchen
- Tiled shower niche in lieu of shower shelf
- Sliding screen doors to external sliding doors
- Solid timber floor to living area
- Water point to fridge space
- Additional power and light points
- Additional gas points metering

### Features

- 5 star energy rating
- Professionally prepared interior and exterior colour schemes
- Three months maintenance warranty
- Engineer certified concrete slab
- Prefabricated wall frames and engineer designed roof trusses



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