



# Selections Book Home & Land

# GIVING YOU THE CHOICE

BUILT FOR LIVING. BUILT FOR YOU.

In-house design team, 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 home. We make customisation easy, convenient and exciting.

## **FIXED PRICE FULL TURNKEY**

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.

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 buying by avoiding hidden costs.



OUR STANDARD INCLUSIONS

# FULL TURNKEY PACKAGE



# INCLUSIONS

## DETACHED

### KITCHEN

Appliances	Stainless Steel appliances <ul style="list-style-type: none"><li>• 900mm electric cooktop</li><li>• 900mm fan forced electric oven</li><li>• 900mm canopy rangehood externally ducted</li><li>• Integrated Dishwasher and Microwave</li></ul>
Benchtops	20mm reconstituted stone benchtops
Joinery	Laminated overhead & base cupboards to kitchen - overheads to have underslung doors for finger pulls either side of rangehood. Painted bulkhead above kitchen cupboards. Provision for microwave
Splashback	Feature tiles to kitchen splashback
Sink	Stainless steel 1.75 bowl with basket wastes
Tapware	Chrome gooseneck sink mixer tap

### ENSUITE, BATHROOM AND POWDER ROOM

(House specific)

Shower screen	Semi frameless, clear safety shower screens with glass pivot door
Joinery	Laminated vanity unit with 20mm stone benchtop & semi inset vitreous china basin to ensuite & bathroom
Toilet	Dual flush vitreous china close coupled toilet suite with soft close seat
Floor/wall finish	Tiled floor 450mmx450mm tiles to floor & 200mm skirting
Mirror	Frameless mirror over vanity units
Tapware	Pin lever basin mixer in chrome
Shower	Tiled shower base with chrome floor waste. Chrome finish hand held rail shower with soap dish to bathrooms
Bath	1510mm or 1650mm bath to main bathroom as per design
Accessories	Chrome finish towel rails, hand towel rings, toilet roll holders and robe hooks

### LAUNDRY

Laundry Tub	45L stainless steel compact laundry trough with cabinet
Floor/wall finish	Tiled floor with 150mm tiled skirting
Tapware	Chrome finish tapware (washing machine taps located in laundry cabinet)

### INTERIOR DETAILING

Carpet	Carpet and underlay to bedrooms, lounge, stairs & upstairs hallways, including aluminium edge strip to carpet/tiled junctions
Flooring	Ceramic floor tiles to wet areas, hallways, entry, family/dining & kitchen (450mmx450mm)
Ceiling height	2590mm high ceilings to lower level, 2440mm high to upper (if applicable)
Cornices	90mm cove cornice throughout
Doors	2040mm high flush panel & gloss painted internal doors
Door Furniture	Chrome lever style internal door furniture with privacy latches to w/c ensuite & bathroom. Cushion door stops to all wet areas & door catch to others
Storage	Built in linen cupboard with four shelves
Wardrobe	WIR to master bedroom (design specific) Built in robes with vinyl finish door to all other bedrooms (design specific)
Blinds	Roller blinds to all sliding glass doors and windows (excludes wet areas & side light)
Paint	Quality 3 coat paint system to walls
Skirting	Splayed profile 68mm skirting & 42mm architraves

# INCLUSIONS

## DETACHED

### EXTERNAL FEATURES

Garage	Colorbond® sectional garage door with auto opener & two hand held transmitters
Letterbox	Painted rendered look letterbox with street numbers
Clothesline	Wall or ground mounted folding clothesline
Taps	Two external garden taps
Termite	Physical termite barrier to the perimeter of the concrete slab and all slab penetrations

### EXTERIOR DETAILING

Roofing	Colorbond® metal roofing (unless nominated)
Fascia	Colorbond® fascia, gutter and painted PVC downpipes
Brick	Single height face brick external
Slab	Engineer designed concrete slab (piers if required)
Frames	Engineer designed 70mm timber wall frames and 25 degree roof trusses (pitch plan specific) with sisalation to external walls
Windows	Powdercoated aluminium windows with keyed alike window locks and keyed locks to all external sliding doors
Flyscreen	Barrier screens to sliding glass doors and operable window openings. Fly screens to all operable front facade opening windows.
Glazing	Obscure glazing to bathroom, ensuite and WC windows (where applicable)
Hot water	Energy efficient 170L heat pump hot water system
FC	Painted FC infill above opening (as per design)
Insulation	R2.5 ceiling batt insulation (excludes detached garage) R1.5 wall batt insulation to light weight cladded walls
Sisalation	Sisalation to external walls
Front door	Painted feature front door and aluminium entry door frame with double cylinder door furniture

### LANDSCAPING AND FENCING

Landscape	Landscaping to front & rear yards including a combination of mulched garden beds, trees, plants, turf and gravel to suit covenant
Driveway	Exposed aggregate concrete driveway, porch and alfresco
Fencing	Timber fencing to rear & side boundaries as per estate covenant, includes return fencing and single gate

### ELECTRICAL AND SAFETY

Cooling	Split system reverse cycle air-conditioning units to living area & master bedroom
Smoke alarm	Hard wired smoke detectors
Cable points	2 TV Points connected to TV Antenna (TV Antenna not required in all areas)
Powerpoints	Double power points throughout home
Earth leakage	Electrical safety switch to lights and power points
NBN Ready	Data and phone point including trenching ready for network connection by purchaser
Exhaust fans	Ceiling exhaust fan ventred externally to bathroom and ensuite
Ceiling fan	Ceiling fan with light to bedrooms Ceiling fan to living / family and alfresco
Downlights	Energy efficient downlights throughout including alfresco and porch
Alarm System	Including 4HD CCTV Cameras
Keyless entry	Keyless Entry Door handle

# INCLUSIONS

## DETACHED

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### PRELIMINARY WORKS

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Survey, soil test and site inspections

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Building permit application fees, QBCC Insurance fees & PLSL fees

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Energy rating compliance and covenant lodgement

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Temporary fencing, toilet & scaffolding compliant with OHS requirements

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Sediment control & waste receptacle as required by council during construction

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Site clean at completion of works

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Professionally prepared interior and exterior colour schemes

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### SITE WORKS

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Levelling of building platform

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Stormwater and sewer drainage to legal point of discharge

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Connection to mains power supply including conduit & cabling for underground connection of single phase electricity to meter box and electricity supply charge during construction

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Connection of underground water supply metering

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*Note: Fixed site costs have been determined on pre-approved block of land*

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### PEACE OF MIND

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6 month builder's defect liability period

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QBCC 6.5 years structural guarantee

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Signature: \_\_\_\_\_

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

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Signature: \_\_\_\_\_

OUR STANDARD INCLUSIONS


# FIXTURES & FITTINGS





# FIXTURES & FITTINGS

## KITCHEN

Item	Description	
Oven	Technika 900mm Fan Forced Electric Oven Stainless Steel	
Rangehood	Home Appliances 900mm Canopy Rangehood Externally Ducted Stainless Steel	
Cooktop	Technika 900mm Electric Cooktop Stainless Steel	
Dishwasher	Technika 600mm Freestanding Dishwasher Stainless Steel	
Sink Mixer	Nero Gooseneck Sink Mixer Chrome	
Sink	Castano 1.75L Bowl Sink with Basket Wastes Stainless Steel	
Handles Pantry/Doors	Claytons 102mm U-Shape Handles Matt Chrome	








# FIXTURES & FITTINGS

## BATHROOM, ENSUITE & POWDER ROOM

Item	Description	
Basin Bathroom/Ensuite	Castano Semi Inset Vitreous China Basin White Acrylic	
Basin Powder	Mondella Rococo Square Flair Wall Hung Basin White Acrylic	
Basin Mixer	Nero Straight Spout Mixer Chrome	
Toilet	Alpine Close Couple Toilet Suite Back to Wall	
Bath (Design Specific)	Decino 1510mm or 1650mm Inset Bath White Acrylic	
Wall Spout & Mixer Bath (Design Specific)	Nero Bath Spout Chrome	
Shower Bathroom/Ensuite	Nero Hand Held Shower with Soap Dish Chrome	
Wall Mixer Bathroom/Ensuite	Nero Wall Mixer Chrome	

# FIXTURES & FITTINGS

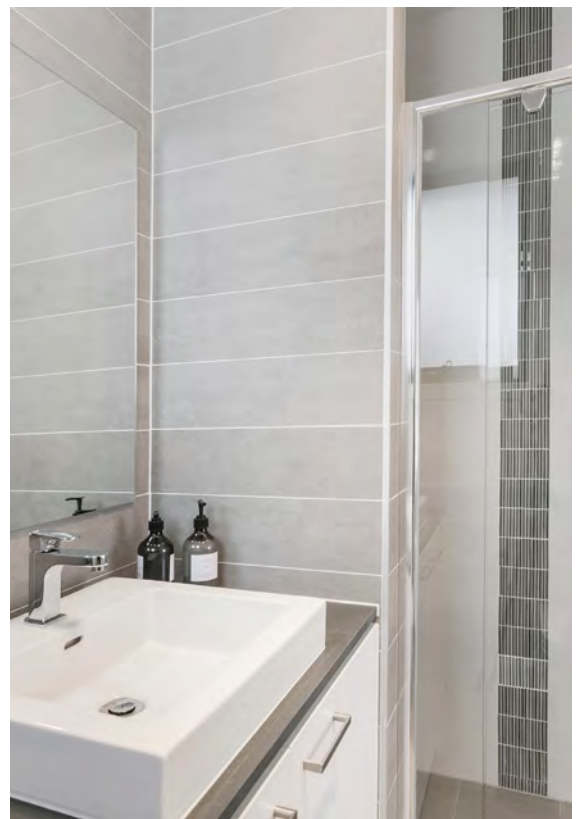
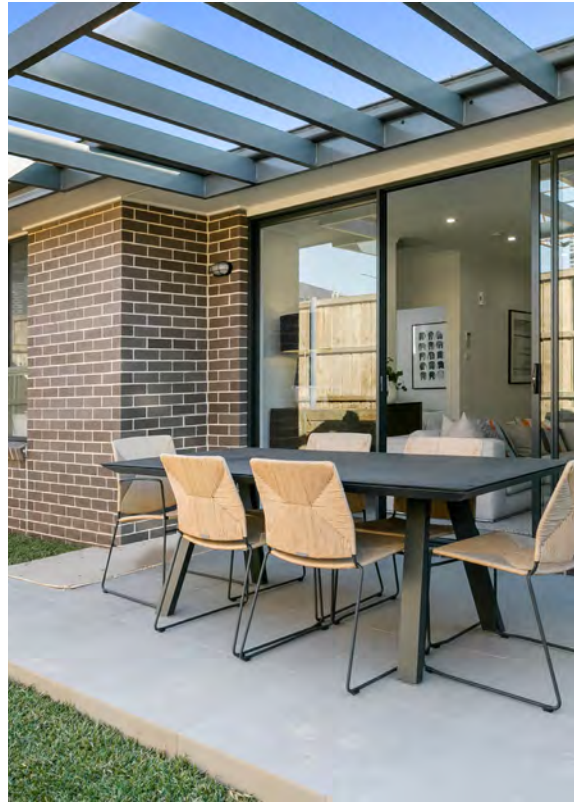
## BATHROOM, ENSUITE & POWDER ROOM

Item	Description	
Toilet Roll Holder	Ausboard Toilet Roll Holder Chrome	
Waste	Mondella Concert Stainless 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	600mm Double Towel Rail Chrome	
Handles Pantry/Doors	Claytons 102mm U-Shape Handles Matt Chrome	

# FIXTURES & FITTINGS

## LAUNDRY / GENERAL & OTHER

Item	Description	
Laundry Mixer Laundry Tub Dependant	Castano Milan Pin Lever Gooseneck Sink Mixer Chrome	
Laundry Tub	Everhard 45L compact laundry with trough Stainless Steel Top	
Washing Machine Stop	Monopoly Tapware - taps located in laundry cabinet Chrome	
Door Hardware Entrance Set	Samsung Smart Keyless Doorlock	
Door Hardware Laundry	Gainsborough Knobset Satin Chrome	
Door Hardware Bedrooms	Gainsborough Passage Lever Satin Chrome	
Door Hardware Bathroom / Ensuite	Gainsborough Privacy Lever Satin Chrome	
Door Hardware Hinged Cupboards	Gainsborough Dummy Lever Satin Chrome	



HOUSE AND LAND

# FACADES



# FACADES

## SINGLE STOREY



**Classic 12.5m wide**  
Included Base Price



**Classic 10m wide**  
Included Base Price



**Trend 12.5m wide**  
\$1,500



**Trend 10m wide**  
\$1,500



**Contemporary 12.5m wide**  
\$4,900



**Seaside 12.5m wide**  
\$5,100



# FACADES

## SINGLE & DOUBLE STOREY



**Plantation**  
\$6,600



**Hamptons**  
\$8,900



**Traditional Double Storey**  
Included Base Price



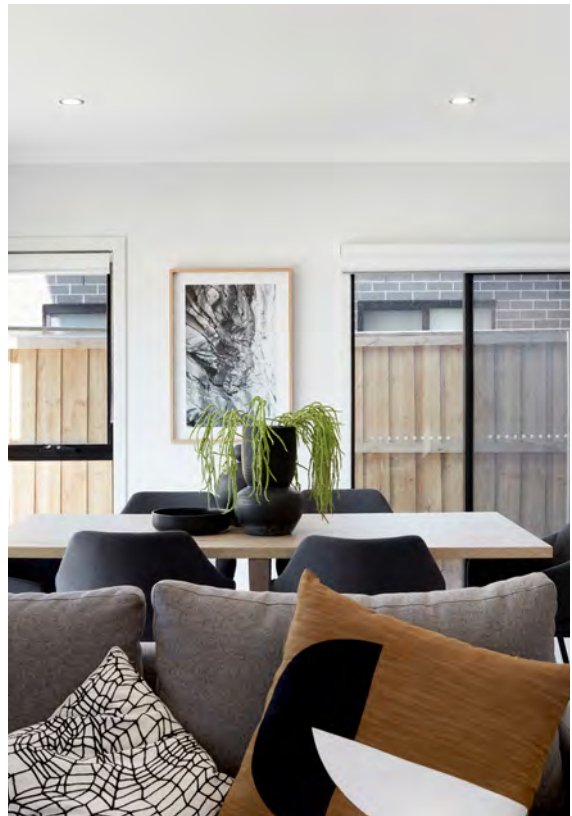
**Modern Double Storey**  
\$9,570



**Coastal Double Storey**  
\$12,760







STEP ONE

# SELECT YOUR UPGRADES



# UPGRADE OPTIONS

## GENERAL

Item Description	Price (Inc. GST)	<input checked="" type="checkbox"/>
<b>Kitchen and Bathroom</b>		
20mm waterfall ends to kitchen island bench	\$1,190	<input type="checkbox"/>
Provide upgrade to undermount kitchen sink	\$480	<input type="checkbox"/>
Upgrade to 600mm integrated rangehood and cupboards as above	\$470	<input type="checkbox"/>
Upgrade ensuite to double vanity with additional sink and tap (design specific)	\$990	<input type="checkbox"/>
<b>Electrical Upgrades</b>		
Upgrade split system to ducted air-conditioning	\$7,990 Single storey \$8,900 Double storey	<input type="checkbox"/>
Additional 2.5kw split system reverse cycle air-conditioning to bedroom	\$1,950 QTY____	<input type="checkbox"/>
Additional double GPO powerpoint (per unit)	\$85 QTY____	<input type="checkbox"/>
Install external double GPO powerpoint (per unit)	\$150 QTY____	<input type="checkbox"/>
Additional TV point (per unit)	\$85 QTY____	<input type="checkbox"/>
Additional Data point (per unit)	\$135 QTY____	<input type="checkbox"/>
Additional USB point (per unit)	\$195 QTY____	<input type="checkbox"/>
Install cylinder external chrome up/down light (per unit)	\$190 QTY____	<input type="checkbox"/>
<b>General Upgrades</b>		
Increase size of all ceilings to 2700mm, including windows and doors	\$9,765	<input type="checkbox"/>
Upgrade porch and alfresco to tiles	\$2,520	<input type="checkbox"/>
Upgrade floor tiles to pressed edge 600mm x 600mm (excluding wet areas)	\$1,800	<input type="checkbox"/>
Upgrade robe to include bank of 3 drawers and 3 shelves (each)	\$450	<input type="checkbox"/>
Laundry upgrade to include 800mm laminate laundry cupboard and drop in tub with 800mm wide overhead cupboards	\$1,500	<input type="checkbox"/>
<b>Subtotal \$</b>		

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

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

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

STEP TWO

# CONFIRM YOUR COLOUR SELECTION



# SUNDAY LIVING HOMES

## COLOUR SELECTION

### Interior Colour Selection



Internal Option 1 - White Collection

Internal Option 2 - Grey Collection

Internal Option 3 - Oak Collection

Internal Option 4 - Walnut Collection

Signature/s:

Date:

### Exterior Colour Selection



External Option 1 - Coastal Collection

External Option 2 - Hamptons Collection

External Option 3 - Shoreline Collection

External Option 4 - Oak Collection

External Option 5 - Lakeside Collection

External Option 6 - Wilderness Collection

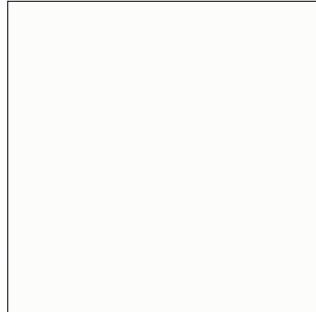
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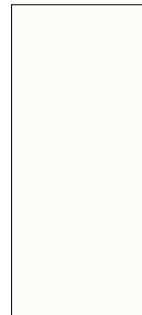
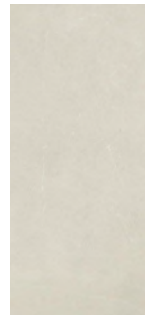
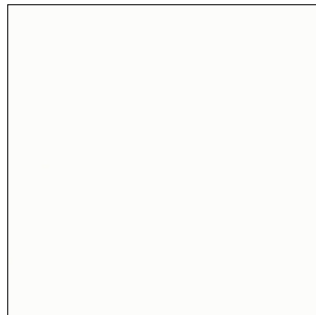
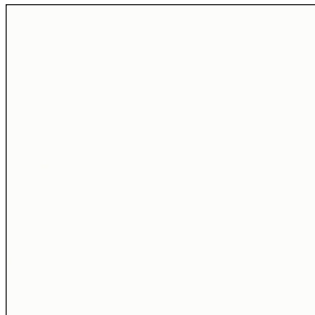
# INTERIOR OPTION ONE

WHITE

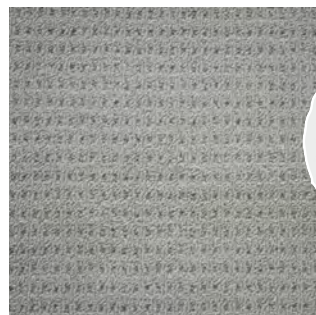
## Kitchens



## Bathrooms



## General



Kitchens (left to right):  
Reconstituted Stone Benchtop, Laminate Kitchen Cabinetry, Kitchen Splashback Tile (450x450)

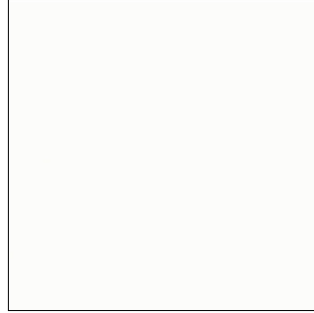
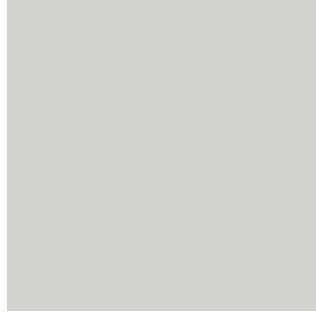
Bathrooms (left to right):  
Laminate Benchtop, Laminate Cabinetry, Bathroom and Laundry Feature Floor Tile (450x450 floors and 300x300 shower), General Bathroom and Laundry Wall Tile (200x400)

General:  
Main Floor Tile (450x450), Carpets, Paint throughout

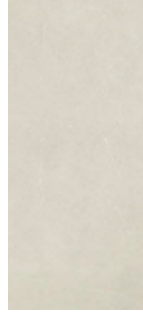
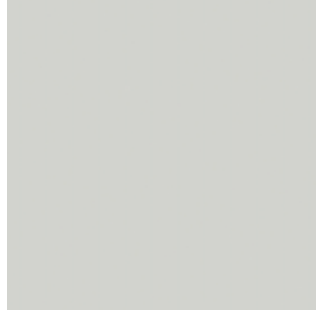
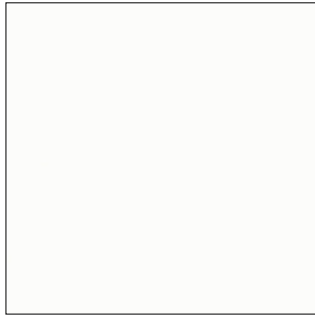
# INTERIOR OPTION TWO

GREY

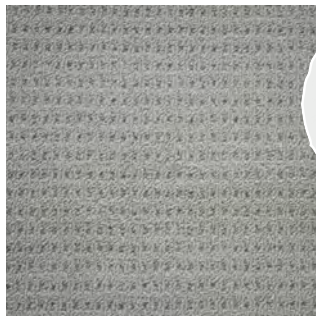
## Kitchens



## Bathrooms



## General



### Kitchens (left to right):

Reconstituted Stone Benchtop, Feature Laminate Kitchen Cabinetry, Laminated Kitchen Cabinetry, White Kitchen Splashback Tile (75x300)

### Bathrooms (left to right):

Laminated Benchtop, Laminate Cabinetry, Bathroom and Laundry Feature Floor Tile (450x450 floors and 300x300 shower), General Bathroom and Laundry Wall Tile (200x400)

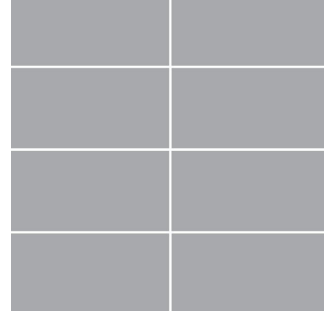
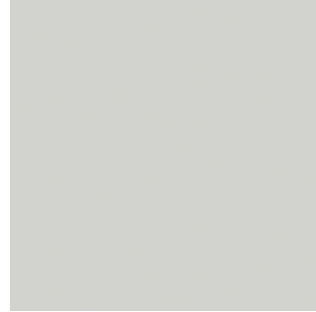
### General:

Main Floor Tile (450x450), Carpets, Paint throughout

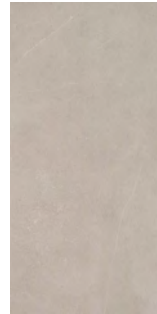
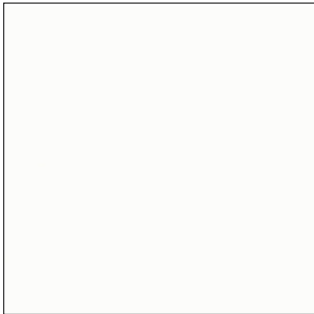
# INTERIOR OPTION THREE

## OAK

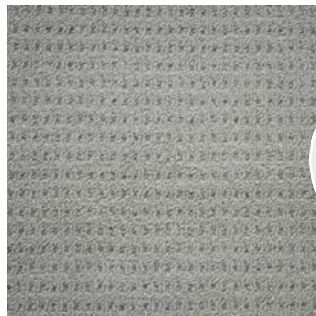
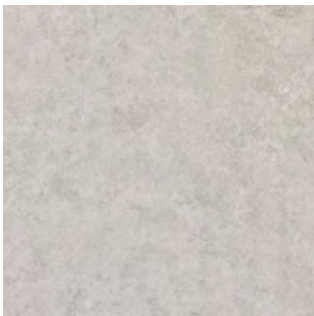
### Kitchens



### Bathrooms



### General



#### Kitchens (left to right):

Reconstituted Stone Benchtop, Feature Laminate Kitchen Cabinetry, Laminated Kitchen Cabinetry, Kitchen Splashback Tile (75x300)

#### Bathrooms (left to right):

Laminate Benchtop, Laminate Cabinetry, Bathroom and Laundry Feature Floor Tile (450x450 floors and 300x300 shower), General Bathroom and Laundry Wall Tile (200x400)

#### General:

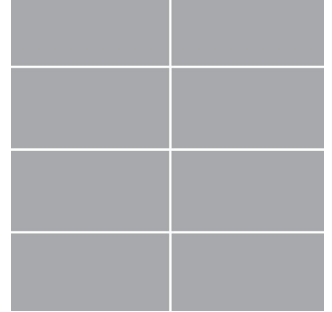
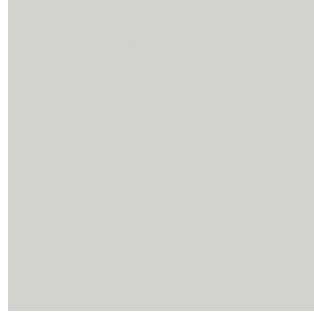
Main Floor Tile (450x450), Carpets, Paint throughout



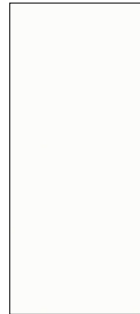
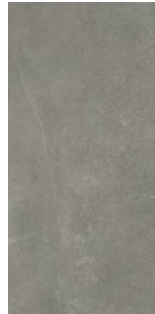
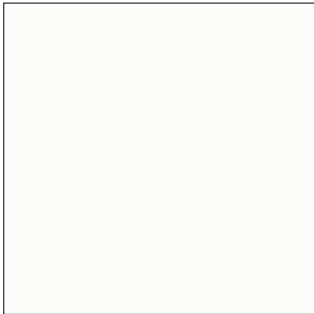
# INTERIOR OPTION FOUR

## WALNUT

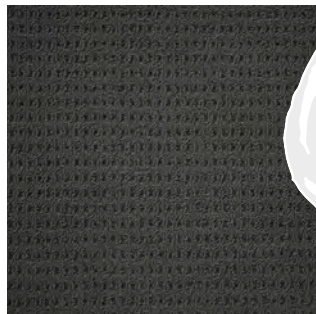
### Kitchens



### Bathrooms



### General



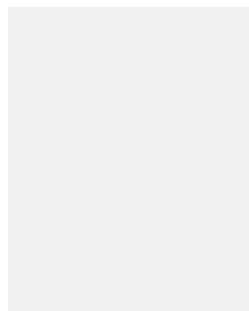
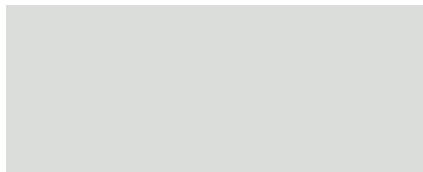
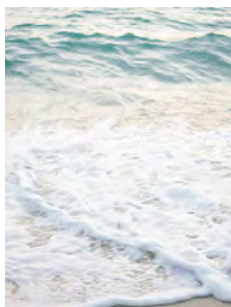
Kitchens (left to right):  
Reconstituted Stone Benchtop, Feature Laminate Kitchen Cabinetry, Laminated Kitchen Cabinetry, Kitchen Splashback Tile (75x300)

Bathrooms (left to right):  
Laminate Benchtop, Laminate Cabinetry, Bathroom and Laundry Feature Floor Tile (450x450 floors and 300x300 shower), General Bathroom and Laundry Wall Tile (200x400)

General:  
Main Floor Tile (450x450), Carpets, Paint throughout

# EXTERIOR OPTION ONE

COASTAL



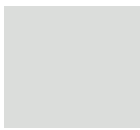


1

Main Brick  
PGH Rice (1)  
Mortar - Natural  
Joint - Ironed

Primary Paint  
Terrace White (2)

Secondary Paint  
Lexicon Half (3)



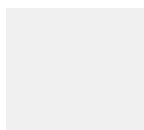
2

Colorbond Roof  
Surfmist (4)

Fascia  
Lexicon Half (3)

Gutter  
Surfmist (4)

Eaves / Soffit  
Lexicon Half (3)



3

Garage Door  
Surfmist (4)

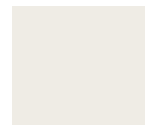
Letter Box  
Lexicon Half (3)

Downpipes / Metrebox  
Match wall colour behind

Front Door  
Lexicon Half (3)



4



5

Aluminium Windows  
Powdercoated Pearl  
White (5)

Window / Door Infills  
Lexicon Half (3)

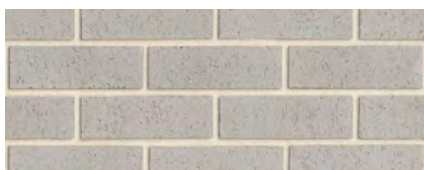
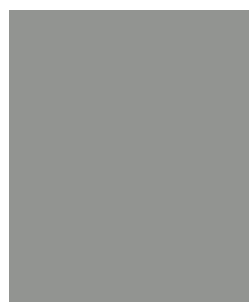
Driveway  
Boral - Salt and Pepper  
(6)

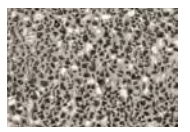
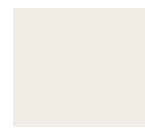
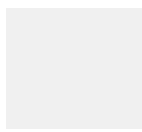
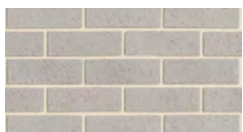


6

# EXTERIOR OPTION TWO

HAMPTONS





1

2

3

4

5

6

7

Main Brick  
PGH Driftwood Grey (1)  
Mortar - Natural  
Joint - Ironed

Primary Paint  
Timeless Grey (2)

Secondary Paint  
Tranquil Retreat (3)

Feature Split (4)  
Lexicon Half

Colorbond Roof  
Surfmist (5)

Fascia  
Lexicon Half (4)

Gutter  
Surfmist (5)

Eaves / Soffit  
Lexicon Half (4)

Garage Door  
Surfmist (5)

Letter Box  
Lexicon Half (4)

Downpipes / Metrebox  
Match wall colour behind

Front Door  
Lexicon Half (4)

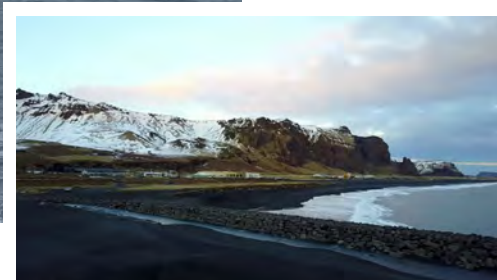
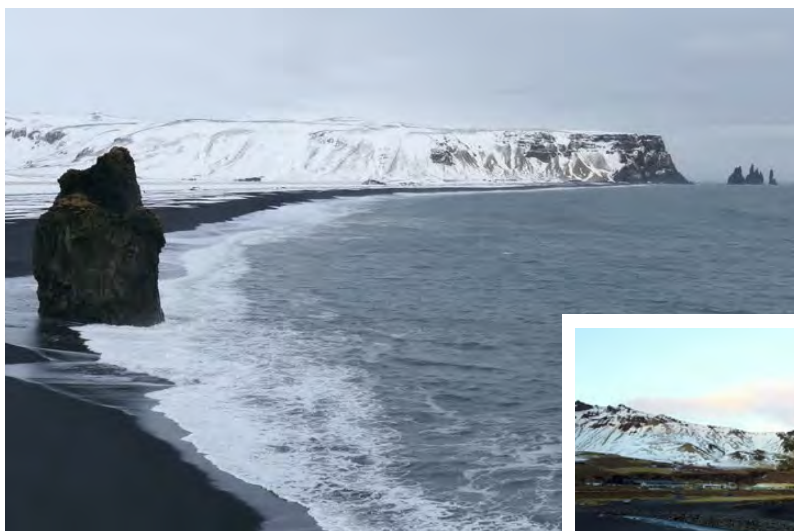
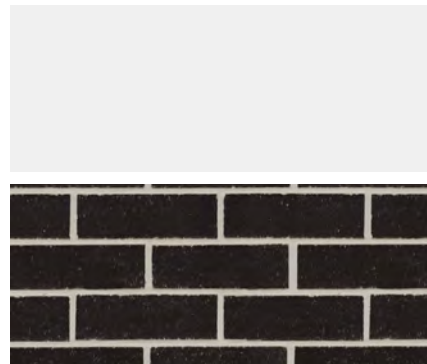
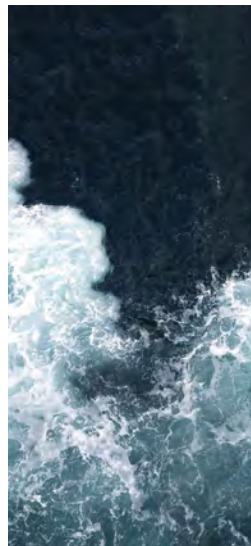
Aluminium Windows  
Powdercoated Pearl  
White (6)

Window / Door Infills  
Lexicon Half (4)

Driveway  
Boral - Salt and Pepper  
(7)

# EXTERIOR OPTION THREE

## SHORELINE





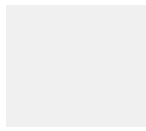
1

Main Brick  
PGH Eclipse (1)  
Mortar - Natural  
Joint - Ironed  
(where applicable)



2

Colorbond Roof  
Surfmist (4)



3

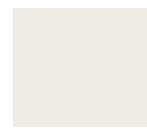
Fascia  
Monument (2)



4

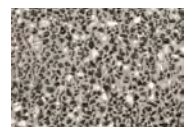
Garage Door  
Surfmist (4)

Letter Box  
Monument (2)



5

Aluminium Windows  
Powdercoated Pearl  
White (5)



6

Window / Door Infills  
Powdercoated Pearl  
White (5)

Primary Paint  
Monument (2)

Gutter  
Monument (2)

Downpipes / Metrebox  
Match wall colour behind

Secondary Paint  
Lexicon Half (3)

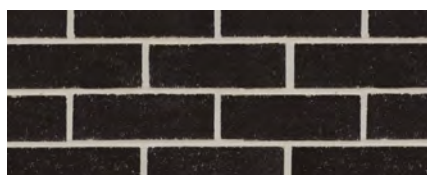
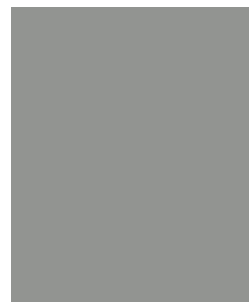
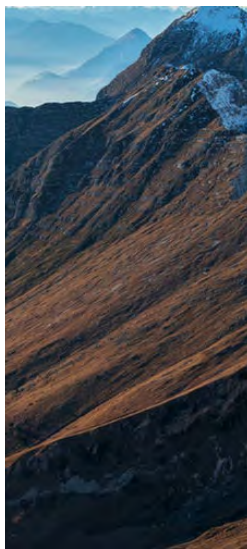
Eaves / Soffit  
Lexicon Half (3)

Front Door  
Monument (2)

Driveway  
Boral - Salt and Pepper  
(6)

# EXTERIOR OPTION FOUR

## MOUNTAIN RANGE







1

Main Brick  
PGH Eclipse (1)  
Mortar - Natural  
Joint - Ironed

Primary Paint  
Timeless Grey (2)

Secondary Paint  
Tranquil Retreat (3)



2

Colorbond Roof  
Monument (4)

Fascia  
Monument (4)

Gutter  
Monument (4)

Eaves / Soffit  
Lexicon Half (6)



3



4

Garage Door  
Surfmist (5)

Letter Box  
Surfmist (5)

Downpipes / Metrebox  
Match wall colour behind

Front Door  
Monument (4)



5

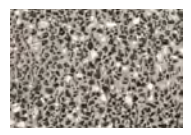


6

Aluminium Windows  
Monument (4)

Window / Door Infills  
Monument (4)

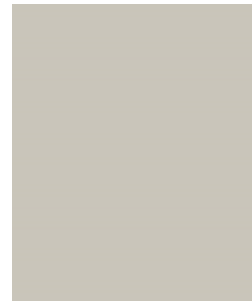
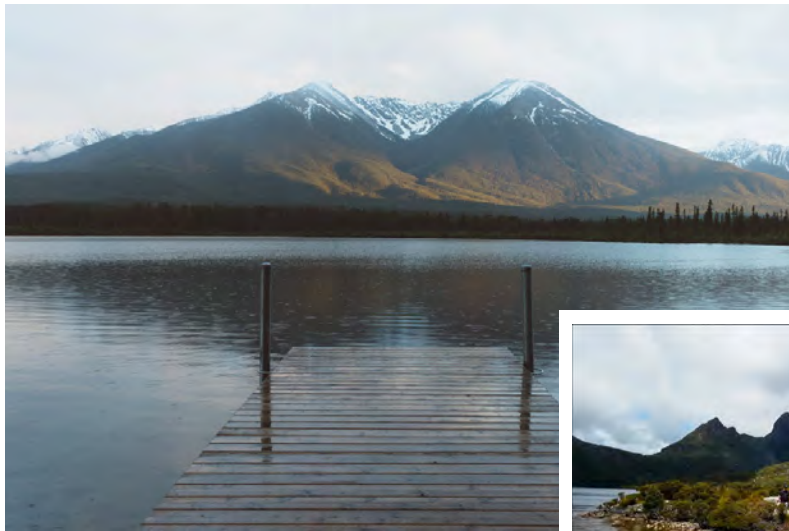
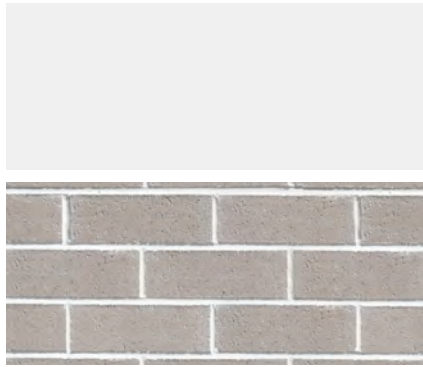
Driveway  
Boral - Salt and Pepper  
(7)



7

# EXTERIOR OPTION FIVE

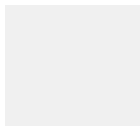
## LAKESIDE





1

Main Brick  
Moon Dust (1)  
Mortar - Natural  
Joint - Ironed



2

Primary Paint  
Lexicon Half (2)



3

Secondary Paint  
Dune (3)



4

Colorbond Roof  
Wallaby (4)

Fascia  
Wallaby (4)

Gutter  
Wallaby (4)

Eaves / Soffit  
Lexicon Half (3)

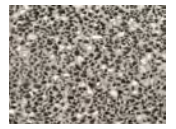


5

Aluminium Windows  
Monument (5)

Window / Door Infills  
Monument (5)

Driveway  
Boral - Salt and Pepper  
(6)



6

Garage Door  
Wallaby (4)

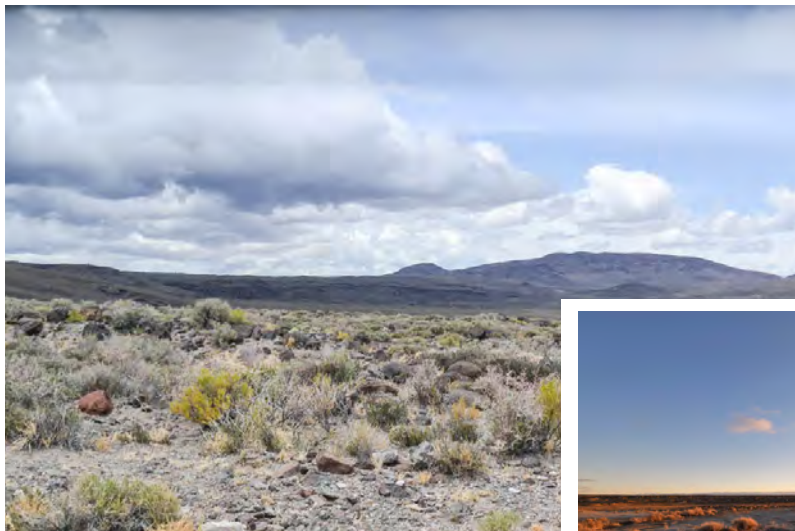
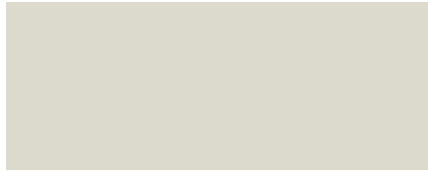
Letter Box  
Wallaby (4)

Downpipes / Metrebox  
Match wall colour behind

Front Door  
Wallaby (4)

# EXTERIOR OPTION SIX

## WILDERNESS





1

Main Brick  
Breaking Dawn (1)  
Mortar - Natural  
Joint - Ironed



2

Primary Paint  
Soft Metallic (2)



3

Secondary Paint  
Treacle (3)



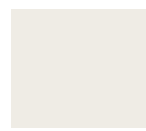
4

Colorbond Roof  
Jasper (4)

Fascia  
Jasper (4)

Gutter  
Jasper (4)

Eaves / Soffit  
Lexicon Half (5)



5

Garage Door  
Surfmist (6)

Letter Box  
Surfmist (6)

Downpipes / Metrebox  
Match wall colour behind

Front Door  
Surfmist (6)

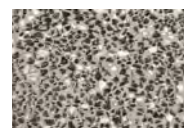


6

Aluminium Windows  
Pearl White (5)

Window / Door Infills  
Pearl White (5)

Driveway  
Boral - Salt and Pepper  
(7)



7

WHAT HAPPENS NEXT

# YOUR JOURNEY



# CUSTOMER JOURNEY

## WHAT HAPPENS NEXT

Understanding your journey and what comes next is important and sometimes confusing. 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 South East Queensland. From here, you can select from 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 \$1,000 deposit is required to confirm your home.

### 02

#### Contract Signing and Deposits

After the initial deposit, 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 48 hours 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

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

### 04

#### Building Your Home

Once settlement of your land has taken place, will be able to start construction of your home shortly after. You will be kept up to date fortnightly throughout the build process. 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, 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.