

Indicative Image Only



3+2 1+1 1+1

NSW HOUSE & LAND

LOCHINVAR - LOCHINVAR RIDGE - OWNER

LOT 315 CLYDESDALE STREET LOCHINVAR NSW 2321

Kiribati Dual Living

Kiribati Plantation

HOUSE AREA	224 m ²
BUILD PRICE	\$540,475
LAND AREA	800.0 m ²
LAND PRICE	\$485,000
EST. REGISTRATION	February 2023
EST. YIELD	N/A
EST. RENTAL P/W	Not set

Imagine coming home to your own private sanctuary, situated in the heart of the middle Hunter. Surrounded by majestic mountains yet being so close to the thriving heart of Maitland, and only minutes from the Hunter Expressway. Be one of the first to be part of the new growth centre of Lochivar.

PREMIUM INCLUSIONS

- ✓ Full Turnkey finish
- ✓ Fully fenced, turfed & landscaped
- ✓ Colorbond roof
- ✓ 2550mm high ceilings
- ✓ 20mm manufactured stone kitchen benchtop
- ✓ Reverse cycle/split system air-conditioner in living and main bedroom
- ✓ Approximately 1.8kw solar power system
- ✓ Cold water to fridge space
- ✓ Stainless steel kitchen appliances
- ✓ Roller blinds throughout
- ✓ Ceiling fans
- ✓ Undercover tiled alfresco area

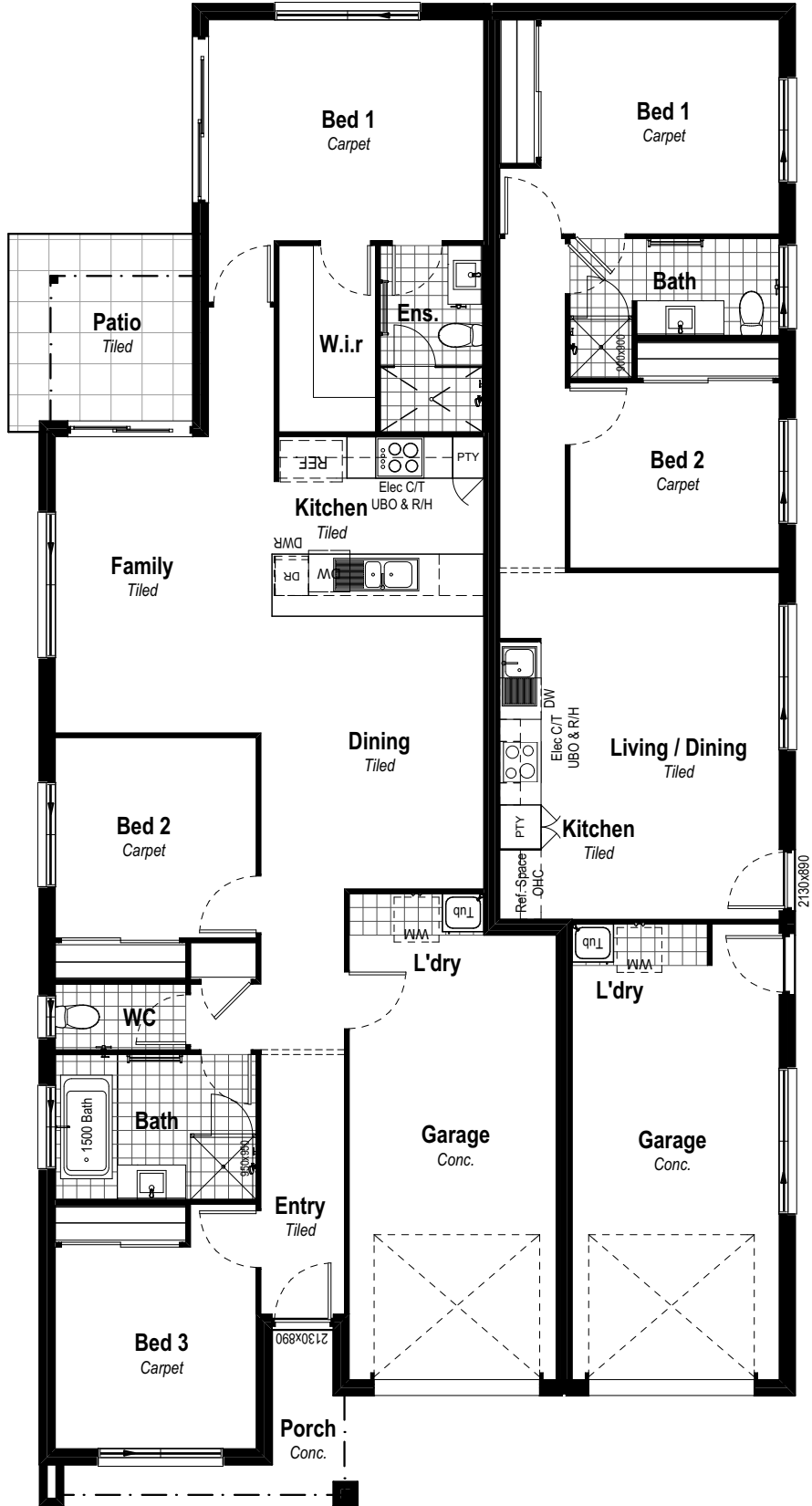
Full Turn Key
\$1,025,475

LIVING SPACES

Living	107.3	Porch	6.9
Garage	7.3		
Secondary Dwelling Living	59.9		
Secondary Dwelling Garage	21.6		



The price does not include additional legal fees relating to the building and/or land contract such as stamp duty, registration fees or any other charges that relate to the acquisition of the land. Packages are subject to developer's designs review and review by local authorities, images and floor plans are for illustration purposes and should be used as a guide only. Please refer to the builder's plans and specifications. Non-standard façade and landscaping shown are only included in the price if stated. Furniture (if shown) is not included as part of the package. Proposed design is subject to final positioning on the site and may change to suite.



KIRIBATI



New South Wales 2021 SPECIFICATIONS

Building a shared vision

PRE-CONSTRUCTION

- HIA fixed site works.
- Plans - Specifications.
- Engineers soil report & slab design.
- Council building application fees.

SITE WORKS FOUNDATIONS & CONNECTIONS

- Site scrape and/or balanced cut & fill excavation for up to 1500mm site fall over the building platform.
- Engineer designed concrete slab to suit up to "H2" slab with bulk concrete piling (up to and including a depth of 600mm).
- Termite treatment to slab penetrations and physical perimeter barrier.
- Sewer & storm water connections to existing serviceable connection points for sites up to 600m² in size with a standard 6 meter set back from front boundary (battle-axe, other odd shaped blocks and blocks where service connection exceeds standard allowances may incur extra service costs).
- Eight (8) meters plan length of electrical mains.
- Water connection from pre-tapped water main up to and including six (6) meter setback to house.
- House constructed for "N2" wind rating conditions (W33).
- No allowance is made for retaining walls.

BASIX / ENERGY EFFICIENCY

- Bulk ceiling insulation rating R2.5 to ceiling area.
- Double sided foil wall-wrap to external stud walls.
- Energy efficient aluminium improved windows and sliding door units.

- Weather stripping to hinged external doors.
- Electric hot water system.
- 500 KPA water pressure limiting device.
- LED down-lights.
- Approximately 1.8kw solar power system.

EXTERNAL FINISHES

- Colorbond roof.
- Colorbond fascia & gutter from the standard builders' range of colours.
- Select range of clay bricks from the builder's standard range.
- Off white mortar.
- Auto Sectional garage door to garage from the standard builders' range of colours and two (2) handsets.

KITCHEN INCLUSIONS

- 20mm manufactured stone benchtop.
- Laminate finish cupboards from the standard builder's range of laminates.
- Soft Close cabinetry to cupboards.
- Door handles from the standard builder's range.
- Laminate finish microwave oven provision to cabinetry.
- 600mm under-bench oven.
- Electric Ceramic 600mm cooktop.
- Freestanding stainless-steel dishwasher.
- Stainless steel 600mm slide-out rangehood.
- Base MKII double bowl stainless steel kitchen sink.
- Chrome sink mixer.
- Cold water point to fridge space for an ice maker.
- Bulkhead above kitchen overhead cupboards.



New South Wales 2021 SPECIFICATIONS

Building a shared vision

BATHROOM ENSUITE AND TOILETS

- Wall-hung vanities with laminate bench tops from the standard builder's range of laminates.
- Soft close cabinetry to cupboards.
- Door handles from the standard builder's range.
- Clear laminated glass shower screens with powder coated aluminium frames from the standard builder's range of colours.
- White acrylic bath.
- 900mm high polished edge mirrors fitted to the same width as the vanity unit.
- Chrome mixer tapware, double towel rails and toilet roll holders.
- Vitreous China close coupled toilet suites.
- Semi-inset basins (or semi recessed as required).
- Shower on rail to bathroom and ensuite showers.

CERAMIC TILING

- Bathroom & ensuite floors, and:
 - 2000mm high to showers
 - 500mm above bath (nominal)
 - 200mm skirting tile.
- Kitchen tiled splashback 600mm high off bench.
- Toilet & Laundry floors, and:
 - 400mm splash back over laundry tub
 - 200mm skirting tiles
- No allowance has been made for frieze or decorator tiles.
- No allowance has been made for laying of border tiles, 45-degree patterns or floor feature tile layouts.

ELECTRICAL

- Earth leakage safety switch & circuit breakers.
- Single phase underground power connection from existing supply point.
- Meter box will be installed on the side nearest to the mains connection point.
- One (1) double power point to each room and as per electrical plan.
- One (1) 240-volt downlight point to each room as per electrical plan.
- Two (2) external paraflood light points.
- Two (2) television points complete with 5 lineal meters of cable and no antenna.
- Smoke detectors hard wired with battery backup.

- Pre-wiring for two (2) Telstra phone points.
- Exhaust fan to bathroom and ensuite.
- Single GPO to microwave oven provision in kitchen.
- USB/double power point to the end of kitchen cabinetry.

STANDARD INTERNAL AND EXTERNAL FEATURES

- 2550mm ceiling height throughout.
- Round aluminium powder-coated handrail and vertical balustrade to external balcony as selected from builders' standard range where applicable.
- Paint grade front door with clear glazing.
- Paint grade hinged doors to other external doors if applicable.
- Paint grade flush panel internal passage doors.
- Magnetic door stops from builders' standard range to passage doors.
- Vinyl sliders from builders' standard range to wardrobe doors.
- Builders range exterior leverset to front door
- Interior leverset to internal doors.
- 90mm paint grade coved cornice.
- 41mm paint grade splayed architraves.
- 67mm paint grade splayed skirting.
- Paint:
 - Three (3) coat internal paint system - 2 colours allowed i.e. 1 colour to wall and 1 colour to timber work.
 - Two (2) coats to ceiling to Paint Manufacturers standard specifications.
 - Two (2) coat external paint system to external trim and doors to paint manufacturers standard specifications.
- 45 ltr laundry trough and cabinet.
- Two (2) external garden hose taps.
- AAA rated water saving shower heads and tap-ware.
- Internal & external builders house clean and site clean after construction.
- Carpet grade staircase with painted timber balustrade for staircases as selected from builders' standard range.

WARRANTIES

- 6-month maintenance period.
- Statutory structural guarantee period.



New South Wales 2021 SPECIFICATIONS

Building a shared vision



Stainless steel kitchen sink



Electric ceramic cooktop

STYLE

We provide stylish, modern and on-trend fittings and fixtures to your property to complete that finishing touch.

QUALITY

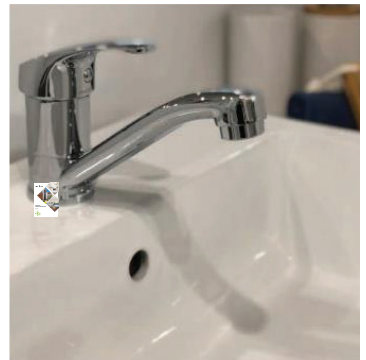
All products are high quality and sourced from reputable Australian suppliers.

FUNCTIONALITY

When designing our properties, we consider functionality and style, choosing products that are sleek and practical.



Underbench oven



Acrylic bathroom basin and mixer



Stainless steel dishwasher



Double Towel Rail



White bath



Vitreous china toilet suit



Rail Shower Mixer



New South Wales

2021 SPECIFICATIONS

Building a shared vision

TURNKEY PACKAGE

PRE-CONSTRUCTION

- Provide additional council cross over and building application fees according to local city council.

SITE WORKS

- Provide additional driveway cut and excavation including kerb cut-out and removal when non-mountable kerb exists.

WINDOWS

- Powder coated aluminium fly screens.
- Powder coated frames to glass sliding doors.
- Powder coated frames to opening windows.
- Powder coated aluminium windows with obscure glass to wet areas.
- Keyed window locks to all opening sashes and sliding doors.

LANDSCAPING

- Provide up to 70 lineal meters of 1800mm high Colorbond fencing.
- Provide (1) Colorbond gate.
- Provide up to 60m² of broom finished coloured concrete driveway, front path and porch.

- Provide up to 300 m² of A-Grade turf.
- Provide one (1) 15m² garden bed including clay paver edge, builders' range plants and mulch.

INTERNAL AND EXTERNAL FEATURES

- Provide carpet to all bedrooms and living rooms as selected from the builders' standard range.
- Provide main floor tiles to all other internal areas (excluding garage).
- Provide suitable external grade tile finish to alfresco slab as selected from the builders' standard range.
- Provide a fold down wall mounted clothes line as selected from the builders' standard range.
- Provide a TV antenna and booster (as required) to roof as selected from the builders' standard range.
- Provide a letter box as selected from builders' standard range.
- Provide Roller blinds throughout. (Excluding Wet rooms)
- Provide (1) white fan/light to all bedrooms.
- Provide (1) split system A/C from builders' standard range to living room and (1) to master bedroom.
- Provide internal & external builders house clean.
- Water tank.

MASTERPLAN

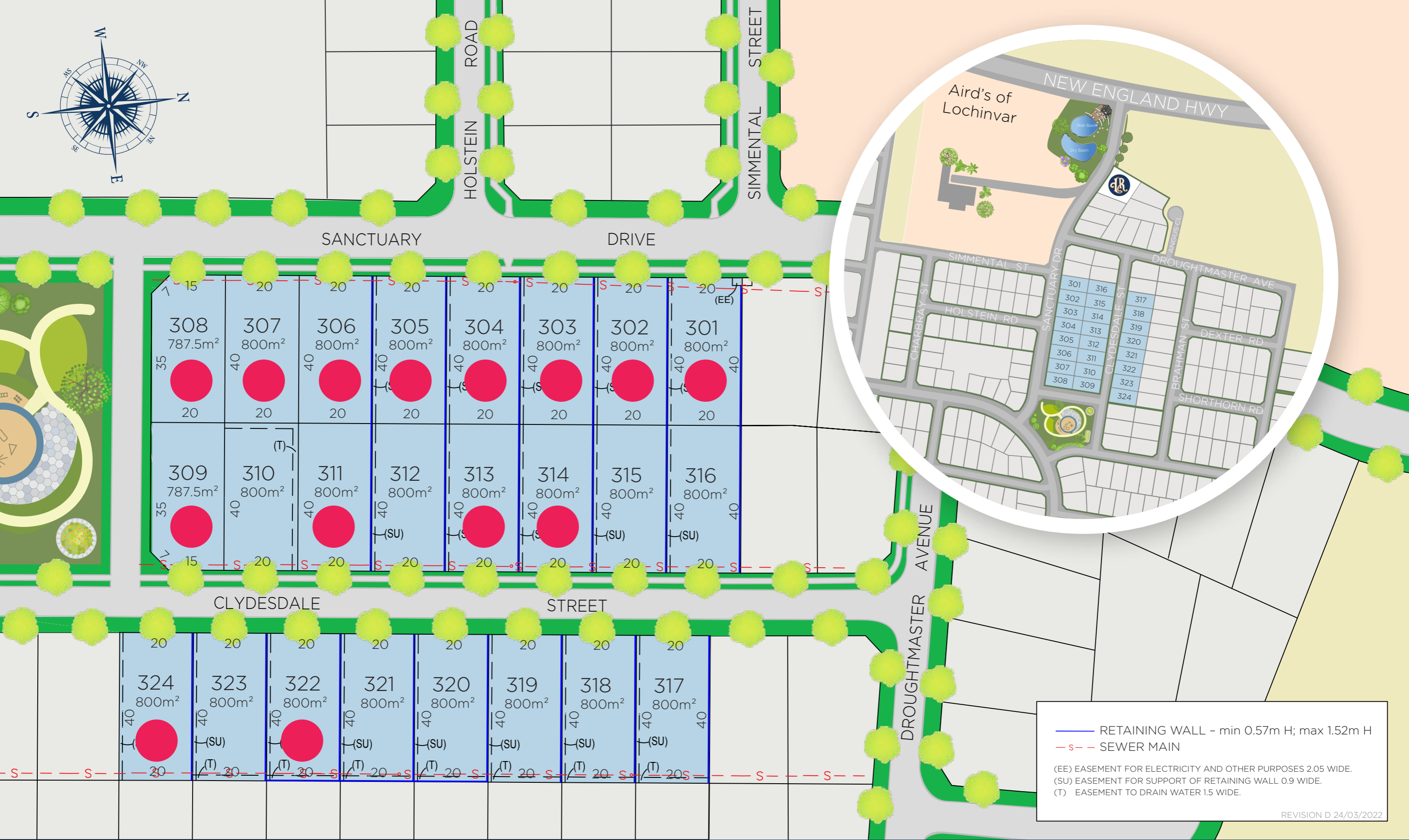
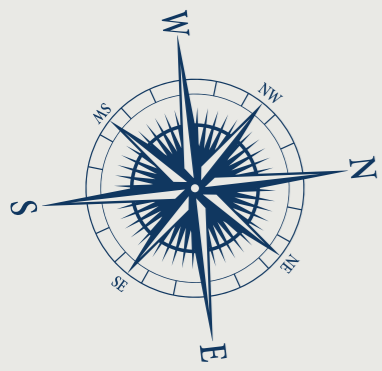
Legend

- Stage 3 ● Stage 5
- Future Stages
- Future Residential by others
- Lochinvar Display Village
- Existing Residential by others

- 1 Future Lochinvar Ridge Sales Office
- 2 Aird's of Lochinvar (Open Mon-Sat)
- 3 St Patrick's Primary School
- 4 Lochinvar Sporting Complex
- 5 St Joseph's College
- 6 St Patrick's Lochinvar
- 7 Holy Trinity Anglican Church
- 8 St Nicholas Early Education Lochinvar
- 9 Police Station
- 10 Proposed Commercial*
- 11 Lochinvar Hotel
- 12 True Café
- 13 Lochinvar Post Office
- 14 Lochinvar Public School
- 15 Proposed Medium Density Residential*
- 16 Proposed Environmental Protection*
- 17 Proposed Public Recreation*
- 18 Community Facilities
- 19 Playground
- 20 Childcare
- 21 Display Village
- Street Trees - Indicative Only

Disclaimer: The content of this flyer was produced prior to planning approval, statutory approval and commencement of construction. Photographs and artist's impressions depicting the Lochinvar Ridge Project and surrounding area are intended as a guide only and subject to change. Information and images relating to the public open space areas and the surroundings are indicative only. All outlines depicting areas are indicative only.





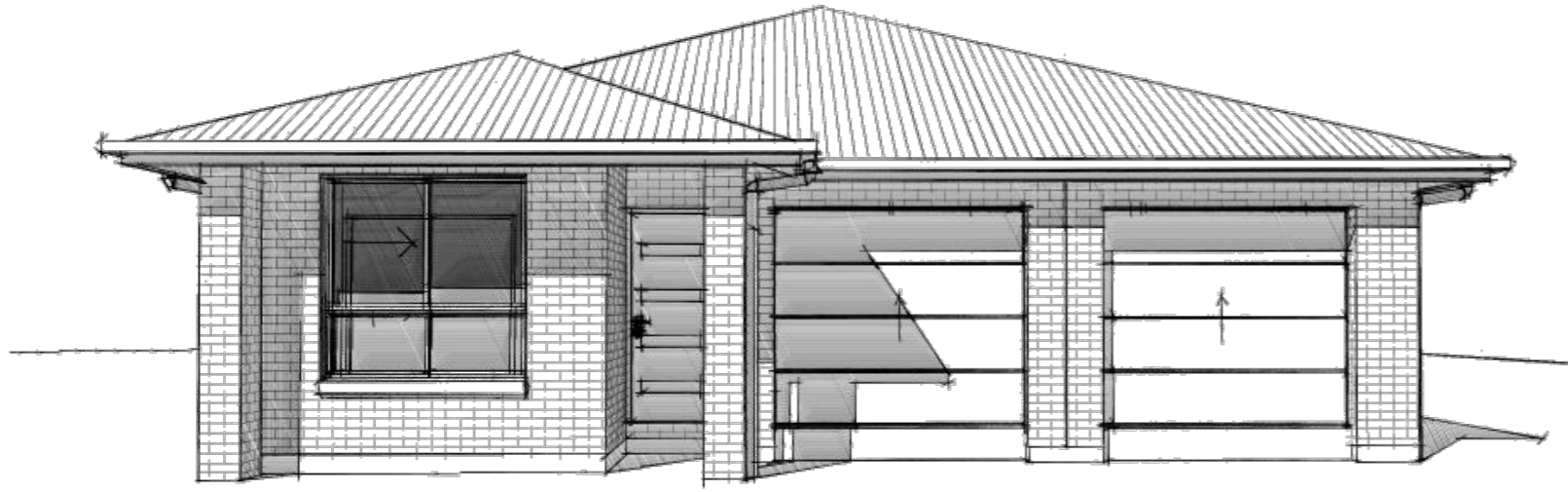
— RETAINING WALL - min 0.57m H; max 1.52m H
 -s- SEWER MAIN
 (EE) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2.05 WIDE.
 (SU) EASEMENT FOR SUPPORT OF RETAINING WALL 0.9 WIDE.
 (T) EASEMENT TO DRAIN WATER 1.5 WIDE.

REVISION D 24/03/2022

STAGE 3 SALES PLAN

Legend
 Lot Reserved





Notes:
Images are diagrammatic only, Refer to elevations for details

PRELIMINARY SITE PLAN ONLY - 14/09/2021



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Drawings are to be read in conjunction with the relevant client-builder contract. Contract is to take precedence over drawings including but not limited to: - finishes, inclusions, upgrades, exclusions, additional costs and works by the owner/builder. Incorrect inclusions or omissions or typographical errors are not to be used in the interpretation of any information in these drawings. Nor can they be used to claim any additional or alternate items or services as a result of such errors. The incorrect or omitted details shall be subject to subsequent correction by the building company and documentation re-issued.
DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

Preliminary Site Plan Only:

This siting indicative only and is subject to local council regulations & requirements. G developments reserves the right to alter the siting if required.

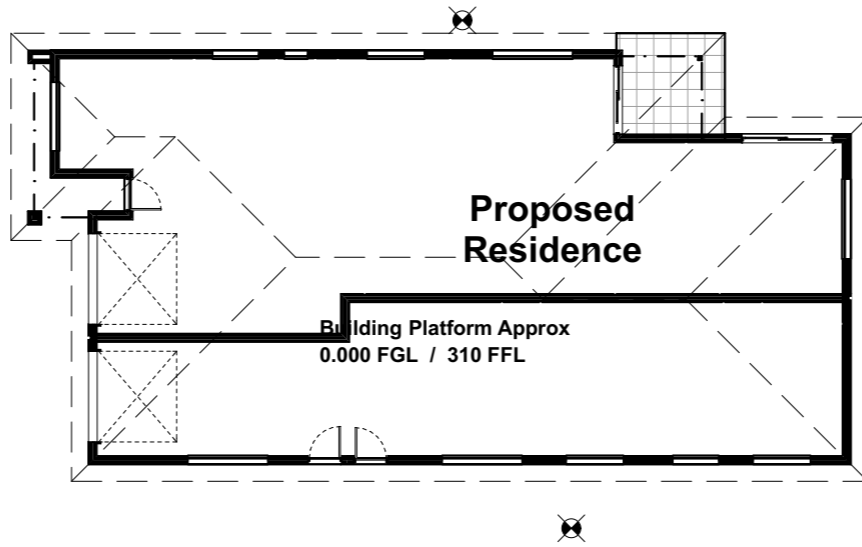
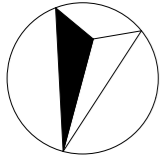
This siting based on preliminary disclosure information plan pending on soil test, survey and as-constructed information to finalise locations / earthworks

Product:
**Kiribati
Traditional Facade
Garage to RH**

Site Address:
Lot ???
- Street Name
Estate Name
SUBURB NSW 2???

LGA: Council

SALES - 3D images		
Plot Date: 14/09/2021	Drawn: EDD	Rev: A
Scale:		
Sheet: 1	Job No: TBA	



Date: _____
Client's Signature: _____

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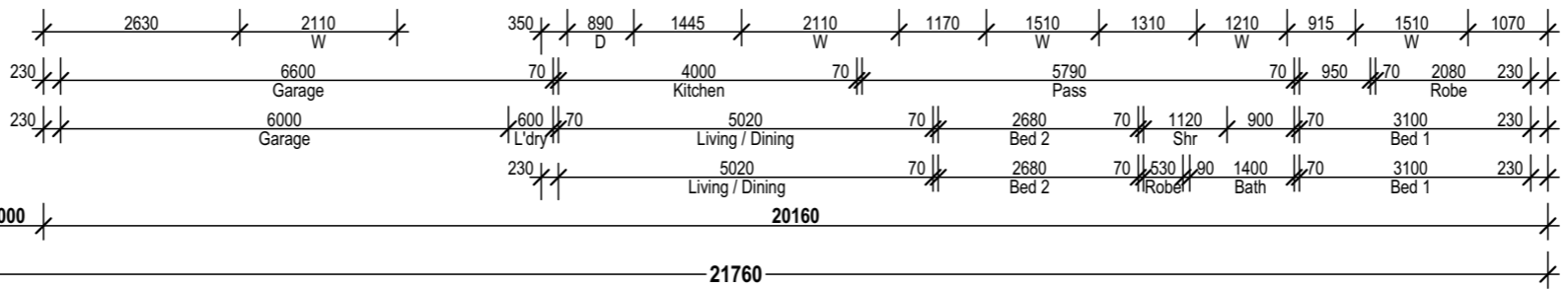
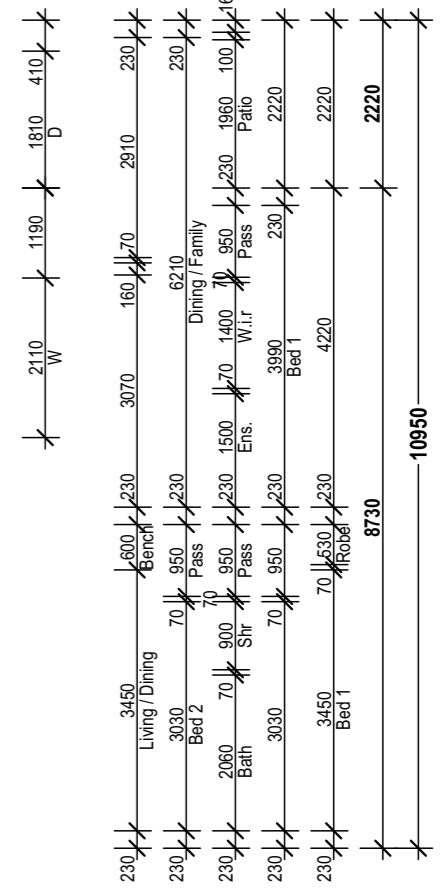
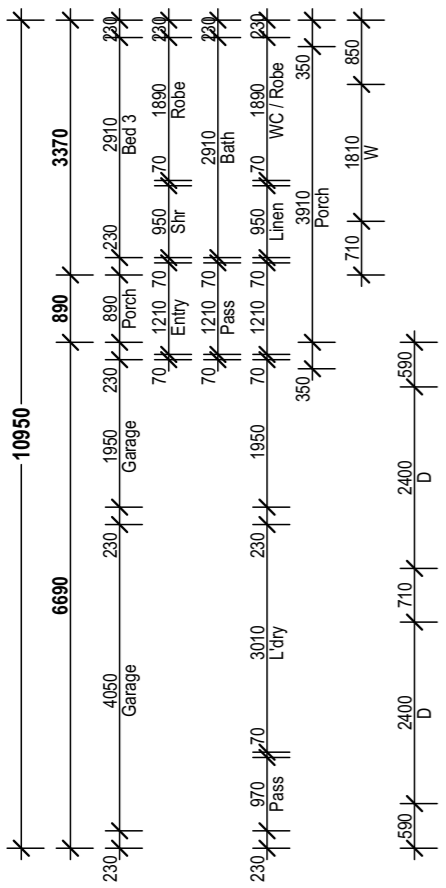
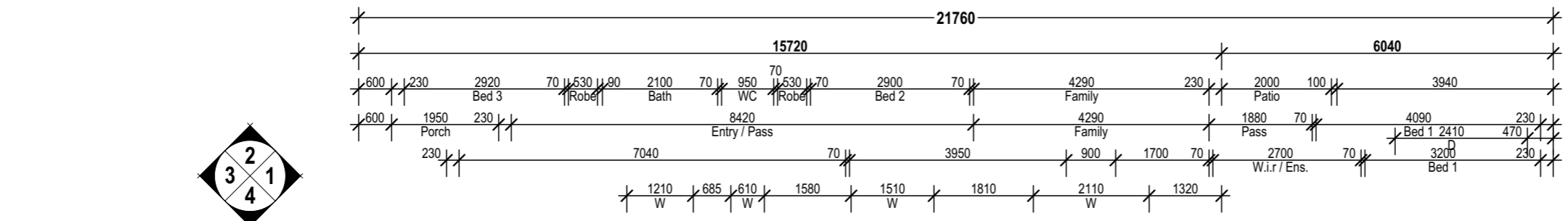
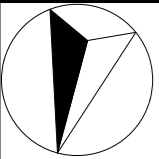
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- Street Name
Estate Name
SUBURB NSW 2???**

LGA: Council

SALES - Site Plan		
Plot Date: 14/09/2021	Drawn: EDD	Rev: A
Scale: 1:200		
Sheet: 2	Job No: TBA	



Floor Areas	
Living	107.3
Secondary Dwelling Living	59.9
Secondary Dwelling Garage	21.6
Garage	21.1
Patio	7.3
Porch	6.9
Total	224.1 m²



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Traditional Facade
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 - Street Name
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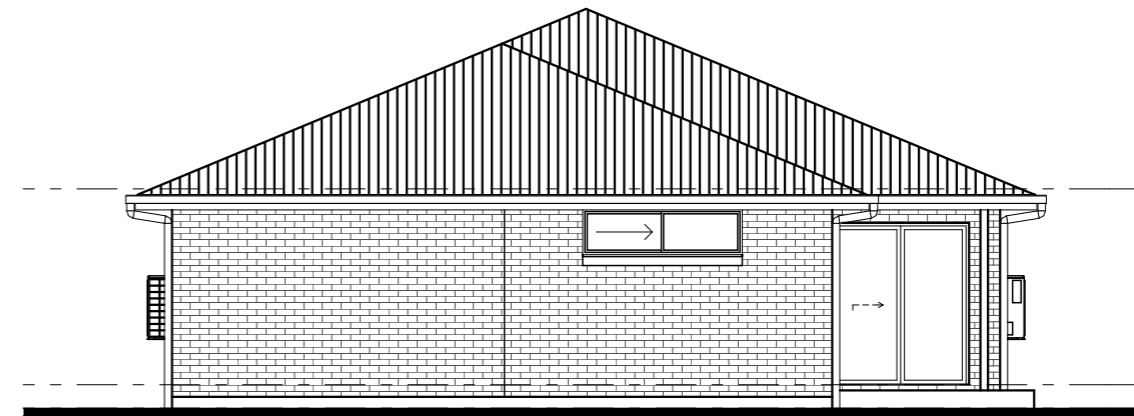
SALES - Floor Plan		
Plot Date: 14/09/2021	Drawn: EDD	Rev: A
Scale: 1:100, 1:200		
Sheet: 3	Job No: TBA	

PRELIMINARY SITE PLAN ONLY - 14/09/2021

Client's Signature: _____ Date: _____



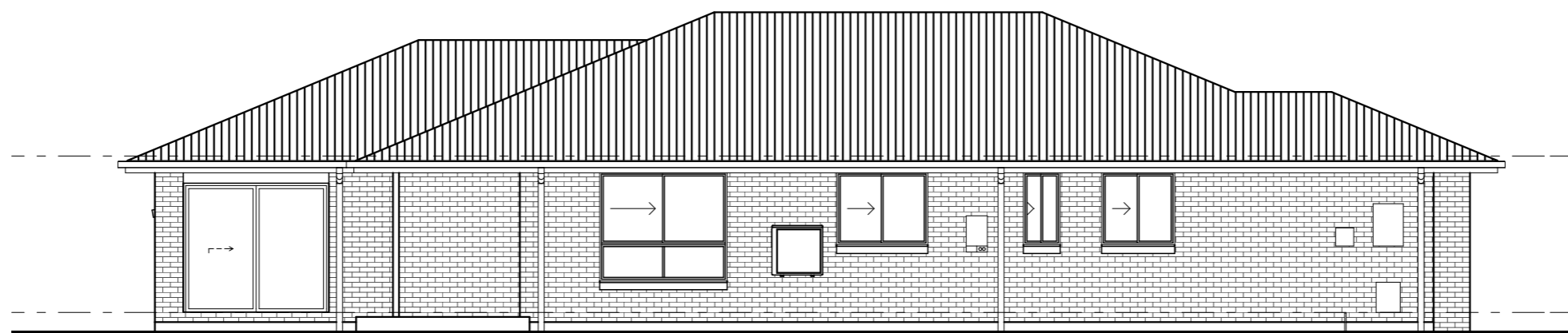
Elevation 1



Elevation 3



Elevation 2



Elevation 4



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Traditional Facade
Garage to RH

Site Address:
Lot ???
- Street Name
Estate Name
SUBURB NSW ????
 LGA: Council

SALES - Elevations

Plot Date: 14/09/2021	Drawn: EDD	Rev: A
Scale: 1:100		
Sheet: 4	Job No: TBA	

Date: _____
Client's Signature: _____

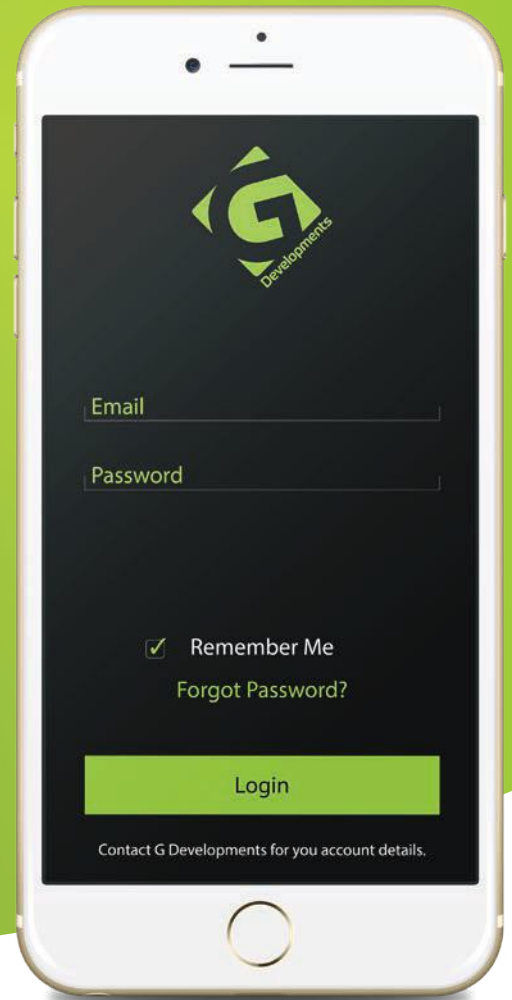
PRELIMINARY SITE PLAN ONLY - 14/09/2021

THE ULTIMATE HOUSE BUILD APP

KEEP UP TO DATE WITH YOUR BUILD INFORMATION AT THE TOUCH OF A FINGER

The G Developments app allows you to manage your documents and view your build milestones 24 hours a day.

G Developments provides you with your login details once your contract is signed, keeping you up to date from the very start.



FEATURES

DASHBOARD

The dashboard is the first screen you land on when you login. Swipe away to quickly flick through your progress images.

MESSAGES

Any important documents or conversations relating to your property can be managed on the app. G Developments will send you documents and updates keeping you up to date.

MENU

Easily navigate your way around the app by clicking on the drop down menu located on every screen.

DOCUMENTS

All documents delivered during your build will be saved in the one location making it easy for you to keep track. Print off your document, sign, scan, send and save, so simple!

PHOTO GALLERY

Want to share your build images with friends, family and colleagues, simply select an image and forward on.

MILESTONES

Keep track of your milestones with quick to recognise status tags - 'completed', 'overdue' and 'upcoming tags'.





PURCHASE PROCESS

Thank you for considering Lochinvar Ridge as the perfect residential community in which to build your dream home. To assist you, we have outlined the purchase process in 5 easy steps.

1 CONFIRM YOUR FINANCES

- Pre-approval by lender
- Select a conveyancer/solicitor

2 CHOOSE YOUR BLOCK OF LAND

- Sales consultant will help you select a block of land that best suits your needs and requirements
- Discuss with your builder to ensure your block suits your desired house design

3 SECURE YOUR LOT BY PAYING \$2,500 RESERVATION FEE

- \$550 including GST non refundable if you don't proceed with the purchase
- Can be paid by EFT
- Contract will be issued to your solicitor/conveyancer with 14 days to exchange contracts
- Your block of land is now taken off the market during this 14 day period

4 UNCONDITIONAL EXCHANGE

- Signed contract for sale and 10% deposit (less \$2,500 reservation fee) required. The full deposit is now non-refundable.
- By proceeding with these purchase conditions you consent to Urban Land Housing Finance contacting you to assist you through the purchase process including construction updates, purchaser functions, finance requirements and pre and post settlement communication.

5 SETTLEMENT

- Unregistered land 21 days after the vendor provides a copy of the Deposited Plan to purchaser or solicitor or conveyancer.
 - Registered land: 28 days from unconditional exchange
- OR
- As specified in the contract of sale

LAND DETAILS

LOT #	ESTATE:
STREET:	SUBURB/POSTCODE:
LAND SIZE:	REGISTRATION ETA:
LAND PRICE:	LAND DEPOSIT:

HOUSE DESIGN DETAILS

HOUSE DESIGN:	FACADE:
HOUSE PRICE:	DEPOSIT:

UPGRADE DETAILS

DESCRIPTION:	ITEM COST / RATE:	QTY:	TOTAL:

PACKAGE DETAILS / SUMMARY

BUILD PRICE:	BUILD DEPOSIT:
UPGRADE PRICE:	UPGRADE DEPOSIT:
LAND PRICE:	LAND DEPOSIT:
PACKAGE PRICE:	PACKAGE DEPOSIT:

PURCHASER DETAILS

OWNER OCCUPIER?
PURCHASER 1:
ADDRESS:
CONTACT NUMBER:
EMAIL ADDRESS:
PURCHASER 2:
ADDRESS:
CONTACT NUMBER:
EMAIL ADDRESS:

CLIENT SOLICITOR / CONVEYANCER DETAILS

SOLICITOR / COMPANY:	CONTACT NUMBER:
CONTACT NAME:	CONTACT NAME 2:
POSTAL ADDRESS:	
EMAIL(S):	

AGENT DETAILS

SELLING AGENT:	
POINT OF CONTACT:	CONTACT NUMBER:
POINT OF CONTACT 2:	CONTACT NUMBER 2:
EMAIL(S):	