

# Turnkey Features



## 20MM STONE BENCHTOPS

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20mm reconstituted stone benchtops are a standard turnkey feature throughout Oreana Homes designs. 20mm stone benchtops are included to the kitchen, laundry, and bathroom areas.



## DUCTED HEATING

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Ducted heating to all habitable rooms and bedrooms is included as a standard turnkey feature throughout all Oreana Homes designs providing our clientele with comfort all year round.



## DOWN LIGHTS

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Feature LED down lights (Cool White) are included as a standard turnkey feature throughout all Oreana Homes designs.



## HOLLAND BLINDS

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Holland blinds with adjustable metal chain are included to all windows and entry sliding doors providing privacy throughout the whole home.



## SPLIT SYSTEM AIRCONDITIONING

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Split system air conditioning is included to the family room of each Oreana Homes design providing our clientele with comfort all year round.



## FLYSCREENS

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Flyscreens are provided to all openable windows with a flyscreen roller door also provided to the rear entry sliding door.





### **APPLIANCE PACKAGE**

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All Oreana Homes designs include a 600mm built in Electric Oven, Rangehood and Gas Cooktop.



### **TIMBER FENCING**

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1.8m high timber paling fencing is included as a standard turnkey feature to all applicable boundaries and will be constructed in accordance with local development guidelines.



### **COLOURED CONCRETE DRIVEWAY**

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Coloured concrete to the driveway and front porch area is a standard turnkey inclusion for Oreana Homes designs.



### **LETTERBOX & CLOTHESLINE**

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A secure feature masonry letter box along with a wall mounted fold out clothesline are two key features included in all Oreana Homes designs.



### **FRONT & REAR LANDSCAPING**

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To complete the property in readiness for our clientele to move in, Oreana Homes includes feature landscaping works to all front and rear areas of the property. Feature trees, garden beds and grass areas are all included.



# Turnkey Specifications & Inclusions

## PRELIMINARY WORKS

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- Property Information, Site Survey, Soil Test and Site Inspection/s as and when required.
- Drafting of Plans and Structural Engineering Design.
- Building Permit Application and Homeowners Warranty Insurance.
- Three-month Maintenance Guarantee.
- Community Infrastructure Levies.
- Bushfire compliance up to BAL 12.5.

## GENERAL SITE WORKS

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- Installation of underground power, gas, water, and telecommunications provisions.

## 6 STAR ENERGY RATING

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- Wool insulation batts to internal ceilings and external walls.
- Single glazing to all windows and glass sliding doors.

## SEWER & DRAINAGE

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- Sewer line connected to the existing sewer connection point.
- Stormwater line connected to the existing stormwater legal point of discharge.
- Stormwater drainage riser points where required – Located at Builders Discretion.

## FOUNDATIONS

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- Earthworks and site levelling up to 300mm in fall or rise .
- Site Classification up to and including a "H2" Class.
- Concrete Waffle slab design .
- Protekta Termicoat Termite Protection System– Only where required by relevant authority.

## FRAMING & PARTY WALLS

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- Pine wall frame, subfloor, and roof trusses throughout.

## ROOFING

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- Concrete Roof Tiles.
- Colourbond Rain Heads, Downpipes, Fascia, Guttering and Capping's.

## WINDOWS, DOORS & FLYSCREENS

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- Solid core front entrance door.
- Aluminium framed, lockable rear sliding door and windows.
- Aluminium Framed Nylon flyscreens to all openable windows and one sliding door (Positioned at Builder Discretion).

## EXTERNAL FEATURES

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- Natural clay bricks and rolled mortar joints.
- Fibre Cement Sheet infill panels installed above side and rear elevation windows & doors .
- Acrylic Texture Render and cladding as per design.

## GARAGE - CAR ACCOMMODATION

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- Double or Single Lock Up Garage as per design.
- Brick Veneer & Timber Framed external walls .
- Structural Plain Concrete Floor.
- Plaster Ceiling.
- Tiled Skirting to plaster wall locations.
- Motorized panel lift garage door with 2 handset remote controls.

## ELECTRICAL

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- Cool White LED Down Light fittings throughout.
- LED Batten light to garage.
- Floodlight to Each External Rear & Side Yard Entrance / Exit Point .
- Double power points throughout as per design.
- Allowance for Two Free to Air TV Points.
- Roof Mounted TV Antenna .
- Two pre-wired telecommunication points.
- Hardwired Surface Mounted Smoke Detector(s) with battery backup.
- Doorbell to front entrance area with Internal Bell.

## HEATING & COOLING

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- Gas Ducted Heating system with outlets nominated as per design.
- Single Reverse Cycle Split System Air Conditioner.

## PLASTER

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- Plasterboard to Ceilings & Walls.
- Water Resistant Plasterboard to Bathroom and Ensuite Wet area walls.
- Cove cornice to all Ceiling areas.

## PAINT - 2 COAT APPLICATION

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- Gloss Enamel to Entry Doors, Internal Doors, Jambs and Mouldings.
- Flat Acrylic Paint applied to all Ceiling Areas.
- Washable Low Sheen Acrylic Paint applied to all Internal Wall Areas .
- Exterior Low Sheen Sola-shield to external Cladding, Eaves & Soffits, Doors, Jambs & Trims.

# Turnkey Specifications & Inclusions

## STAIRCASE - (IF APPLICABLE)

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- MDF Base Staircase with Carpet Finish.
- MDF Fixed & Visible Painted Stringers.
- Timber Painted or Varnished Handrail fixed to wall.

## WARDROBE & LINEN STORAGE

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- Walk-In Robe with Melamine Shelf and Hanging Rail.
- Built-In Robes with Melamine shelf and Hanging Rail.
- Vinyl Finish Roller Robe Doors & Satin Chrome Tracks.
- Linen Cupboard with 4 Fixed Melamine shelves.
- Broom Cupboard with White Melamine Interior shelf.

## KITCHEN

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- 20mm stone benchtops.
- Stainless Steel Kitchen Sink with Chrome Finish Kitchen Sink Mixer Tapware.
- Pantry and Cabinetry with melamine shelving.
- 600mm Fan Forced Electric Oven.
- 600mm Gas Cook Top.
- 600mm Canopy Rangehood.
- 600mm Stainless Steel Dishwasher.

## BATHROOM & ENSUITE

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- Cabinetry with Laminate Door/s & Drawer/s and Melamine interior shelving.
- White Ceramic Vanity Basin/s with Mounted Chrome Flip Mixer Per Vanity Unit.
- Polished Edge 4mm Mirror to Vanity Area.
- White Acrylic or Steel Bath in Tiled Podium.
- 900mm x 900mm White Polymarble Shower Base to bathroom and ensuite.
- Aluminium Semi-Framed Shower Screens with clear Glazing and Pivot Door Shower Tapware.
- White Ceramic Toilet Suite/s throughout.
- Chrome finish Toilet Roll Holders to toilets.
- 600mm Single Chrome Towel Rails to bathroom and ensuite.
- 20mm stone benchtops.

## LAUNDRY

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- Cabinetry with melamine interior shelving.
- Laundry Trough with bypass and flip mixer tap ware.
- Set of Chrome Hot & Cold Washing Machine Taps.
- 20mm stone benchtops.

## TILING

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- Ceramic Wall Tile to Shower walls.
- Ceramic Splash Back Wall Tiles to Kitchen, Bathroom, Ensuite, WC & Laundry Cabinetry, Vanity, Wall Basin or Bath Areas.
- Ceramic Floor Tile to Entry Hallway, Kitchen, Meals, Bathroom, Ensuite, WC & Laundry Wet Areas.
- Ceramic Skirting tile to Bathroom, Ensuite, WC & Laundry Wet Areas.

## CARPET

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- Category 1 Floor Carpet with Underlay to the following areas:
  - » All Bedrooms
  - » All Robe Areas
  - » Study Room (If a separate room)
  - » Living & Rumpus Areas (If Applicable)
  - » Theatre Room (If Applicable)
  - » Staircase (If Applicable)
  - » All First Floor Areas (Other than Wet Areas & WC / Powder Rooms)

## WINDOWS FURNISHINGS

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- Internal Holland Blinds to all accessible Windows and sliding doors.

## CONCRETE DRIVEWAY

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- Colour Concrete Finish to Driveway, Porch & Path Areas.

## FENCING & LANDSCAPING

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- Full share 1800mm High Timber Paling Fence.
- 1800mm High Timber Paling Wing Return Fence to Front.
- Topsoil to Garden Bed & Seeded Grass areas.
- Feature Pebble as per design.
- Pine Mulching's to all remaining Garden Bed areas.
- Tuscan Toppings (or similar) to path, side or walkways.
- Feature tree to front and rear landscaping.
- Garden Plants located at Builders discretion.
- Preformed Letterbox.
- Wall Mounted single fold down Clothesline.
- Concrete pavers as per design.

## HOT WATER SYSTEM

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- 150L Solar Hot Water System.
- 20L Gas Booster.
- Roof Mounted Solar Panel.

The builder reserves the right to substitute the make, model or type of any of the above products to maintain the quality and product developments of its homes. Changes may be made subject to Res Code requirements. Window and sliding door sizes may vary subject to energy rating requirements.

# Build With Confidence

Our passion lies in delivering on a wide selection of quality new homes that offer timeless designs and turnkey inclusions at exceptional value.

You can confidently embark on the journey of building your dream home alongside our team, knowing that our comprehensive building approach and longstanding reputation for upholding our commitments will guarantee a successful outcome.



### STRUCTURAL GUARANTEE

Peace of mind and long-term protection.

10  
year

### ASSURANCE

A proven track record for quality and delivery.



### VALUE

All inclusive, upfront, and fixed price contract.



### SERVICE

Committed customer service making the journey simple.



### INDEPENDENT INSPECTIONS

Providing unbiased evaluations of the construction quality.



### TURNKEY

Driveway, Fences, and Landscaping included. No extra work needed!



### QUALITY

Built to the highest of standards and engineered for long lasting durability.



### 6 STAR ENERGY

Energy efficient features to reduce ongoing costs of living.



### DESIGN

Future proof living with a large range of designs to select from.

# The Building Process

At Oreana Homes your project is our passion. Our expert team are here to make your building experience a simple and enjoyable one.

We make things easy with our clear approach, constant communication and an open door if you have any questions along the way.

Our selection of quality materials, reliable tradespeople and careful quality control provides peace of mind that your home will be built to a high standard.

Our process is straightforward and transparent, allowing you to easily follow your home's journey through its stages of construction.

## 1. CONTRACT



**5%** Deposit Payment Due\*

Congratulations on choosing Oreana Homes to bring your dream home to life!

During this time, we will carefully review all the details of the contract with you, ensuring transparency and clarity regarding the scope of work, timelines, and payment terms. Once the contract is signed and the deposit is received, we will secure your place in our construction schedule, initiating the process of turning your vision into a reality.

## 4. LOCK UP STAGE



**35%** Progress Payment Due\*

The exterior, look and feel of your new home is now taking shape!

Here we will have completed all external wall and roofing structures and claddings, along with also securing all entry points so the home is now in a position where we can commence internal works safely.

## 2. BASE STAGE



**10%** Progress Payment Due\*

The base of your new home is complete!

During this stage we have created a level building platform on your site and installed all underground services prior to building the concrete base. The building surveyor, along with our team undertake rigorous quality inspections to ensure all works have met the required building standards.

## 3. FIXING STAGE



**25%** Progress Payment Due\*

The interior is now coming to life as the completion of your home nears!

Our team have been busy completing all internal plaster, and joinery, along with the internal fixtures. Painting and tiling will follow this stage, while externally we will be pushing ahead with preparation for the driveway, fencing and landscaping.

## 7. SETTLEMENT & HANDOVER



## 5. FRAME STAGE



**15%** Progress Payment Due\*

The skeleton of your new home has now been formed!

Our construction team have erected the timber frame to match your new home design and specifications. The building surveyor will once again complete an inspection of the frame and will issue an approved certificate once satisfied all works have met the required building standards.

## 6. PRACTICAL COMPLETION



**10%** Progress Payment Due\*

Get ready to move in as your home is just about ready for handover!

The building surveyor will have completed a final occupancy inspection and we will be well underway with finalising the finishing touches. We will issue you with a formal notice of practical completion and invite you to undertake an inspection of your new home.

## CONGRATULATIONS!

You now have a new home and it's time to move in! Once the final balance payment is received, our construction team will arrange to meet you at the home for a final walkthrough and handover of the property where we will present you with the keys and a welcome pack.

\*Progress payments due are a percentage of the contract value

# Inclusions Range



## EXTERNAL



Garage door - Slimline



Coloured Concrete driveway



Letterbox



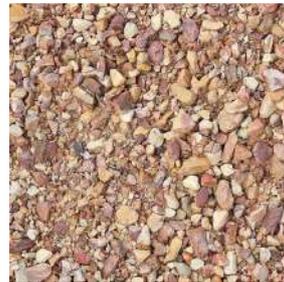
Clothesline



Plants



Garden bed mulch & edging



Ground coverings - Tuscan topping



Seeded grass



Established tree



Timber fencing



Solar hot water system



External lighting

## INCLUSIONS RANGE CONTINUED

### INTERNAL

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Built in electric oven



4 Burner gas cooktop



Canopy rangehood



Retractable rangehood



Double bowl sink



Freestanding dishwasher



Kitchen mixer



Basin Mixer



Bath & shower mixer



Shower head



Counter basins - white



Toilet suite with soft close seat - white



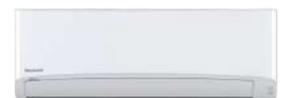
Exhaust fans



Internal passage handles



Downlights



Split system

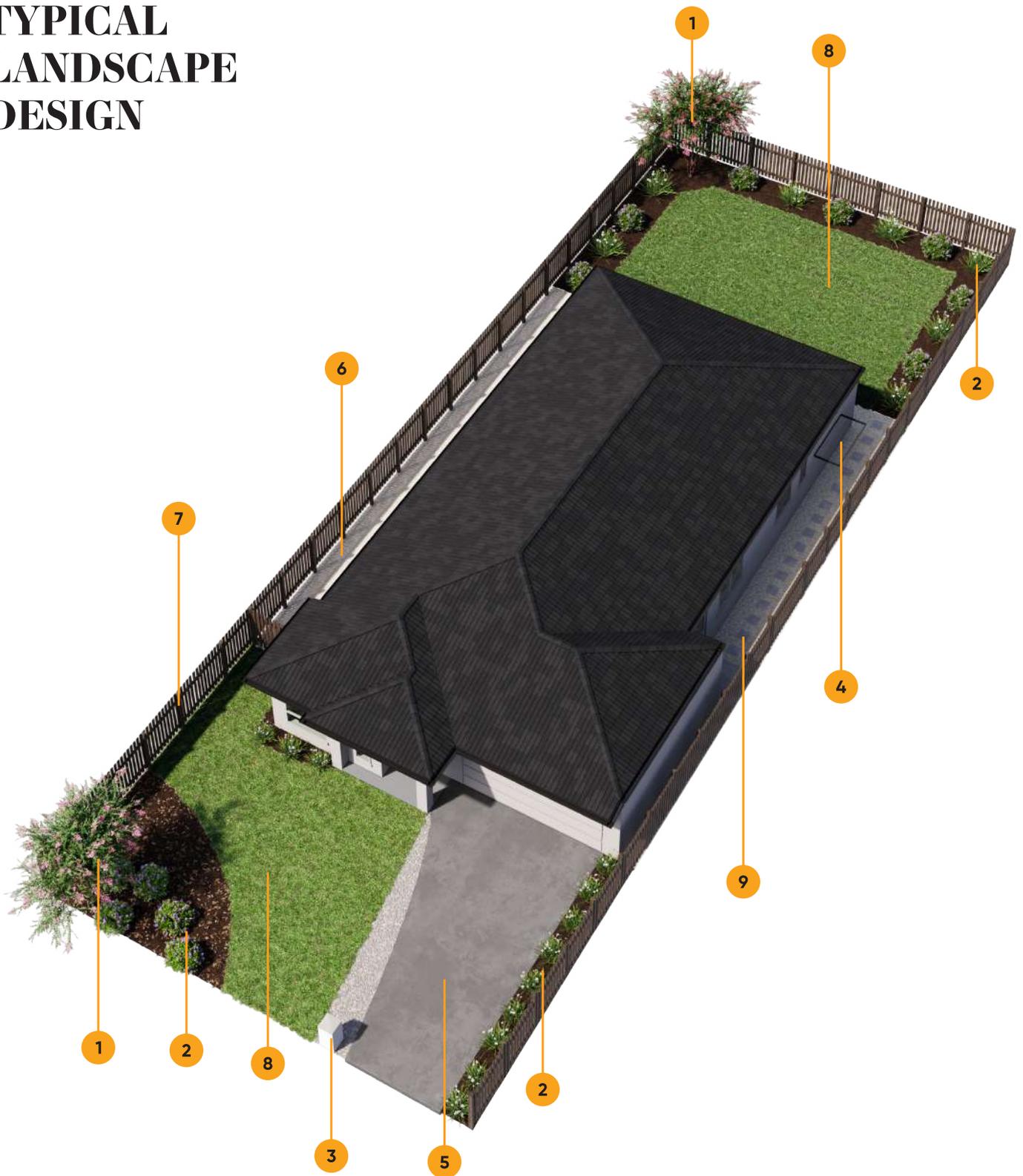


Power point / switch



Blinds

# TYPICAL LANDSCAPE DESIGN

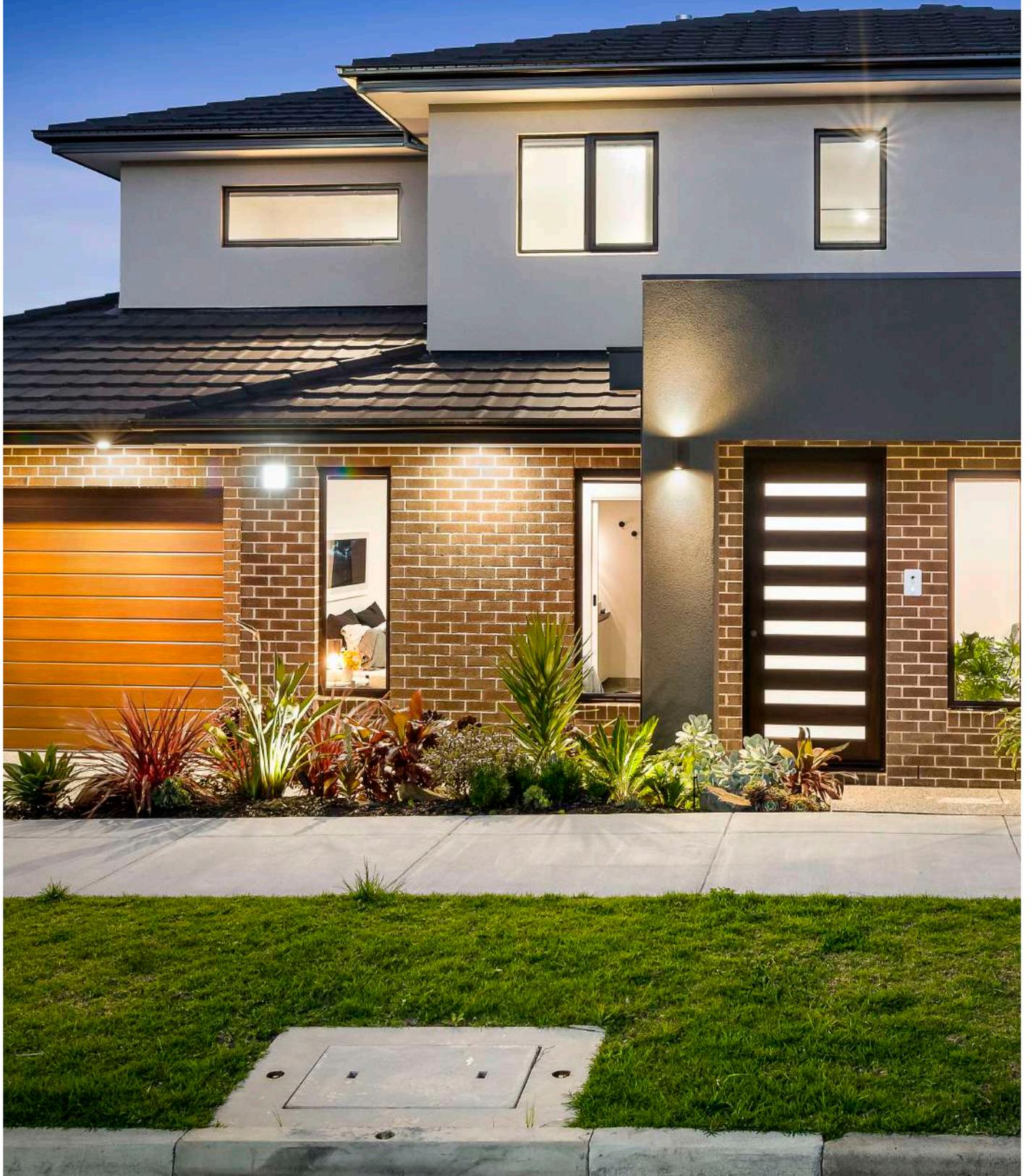


## Specifications

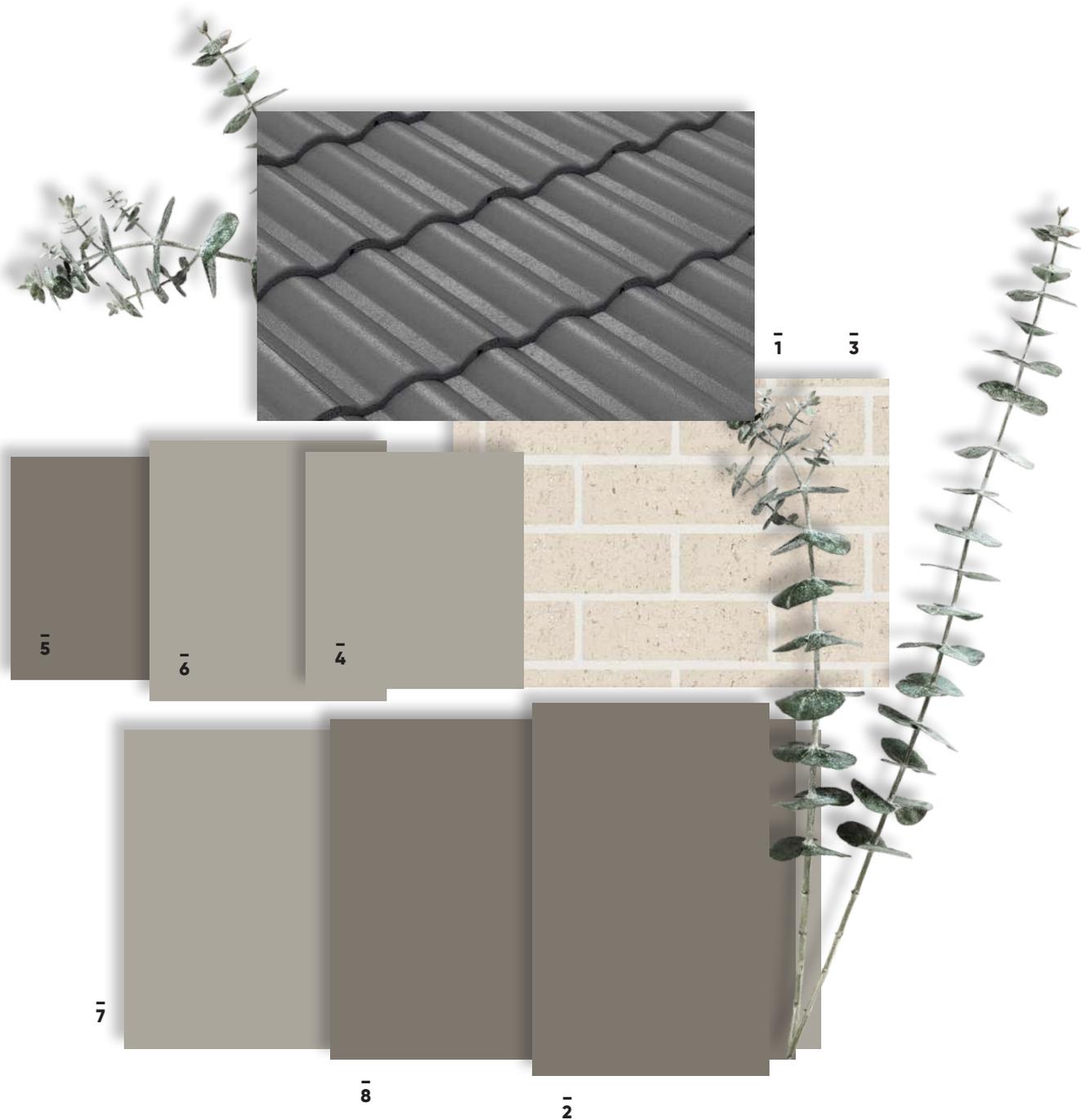
- |                       |  |                              |
|-----------------------|--|------------------------------|
| 1. Feature trees      | 4. Clothesline   | 7. Full share timber fencing |
| 2. Feature garden bed | 5. Coloured concrete to driveway, porch and rear paved areas | 8. Grass                     |
| 3. Letterbox          | 6. Tuscan toppings   | 9. Pavers                    |

\*All images are for illustration purposes only. Some items featured may be upgrades or not included.

# External Colour Schemes



Images are for illustration purposes only. Some items featured may be upgrades or not included.



# Ash

## EXTERNAL

### Specifications

1. <b>Roof Tile</b>	Late Mist	5. <b>Garage Door</b>	Gully
2. <b>Fascia, Gutter &amp; Downpipes</b>	Gully	6. <b>Front Door</b>	Dune
3. <b>Brick</b>	Access Ash	7. <b>Face Colour</b> (if applicable)	Dune
4. <b>Windows</b>	Dune	8. <b>Porch Colour</b> (if applicable)	Gully

\*Please view physical samples for correct depiction of colour. All images are for illustration purposes only. Some items featured may be upgrades or not included.



# Chestnut

## EXTERNAL

### Specifications

1. <b>Roof Tile</b>	Cool Smoke	5. <b>Garage Door</b>	Woodland Grey
2. <b>Fascia, Gutter &amp; Downpipes</b>	Woodland Grey	6. <b>Front Door</b>	Woodland Grey
3. <b>Brick</b>	Access Chestnut	7. <b>Face Colour</b> (if applicable)	Dune
4. <b>Windows</b>	Woodland Grey	8. <b>Porch Colour</b> (if applicable)	Woodland Grey

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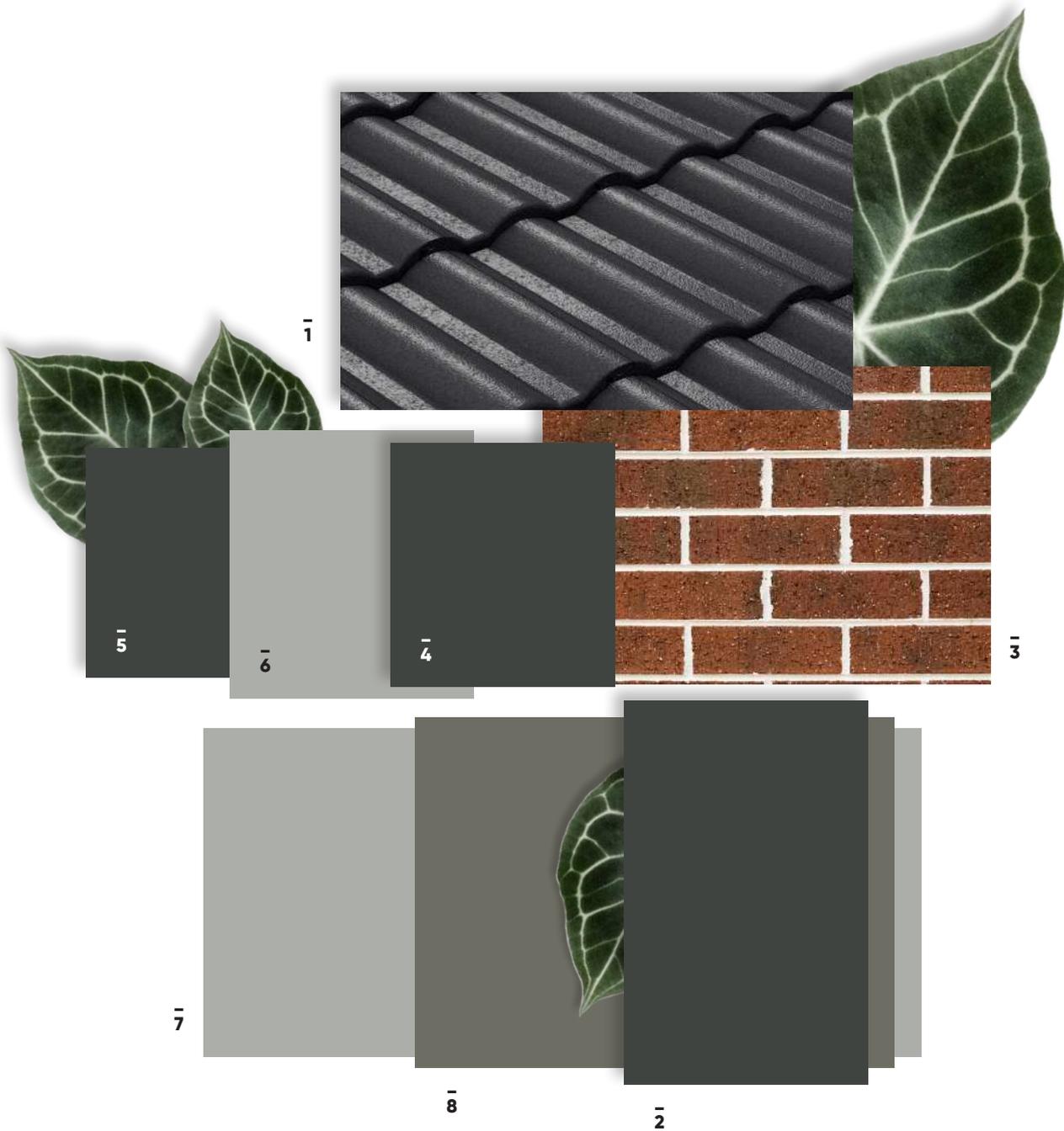
# Fawn

## EXTERNAL

### Specifications

1. <b>Roof Tile</b>	Cool Smoke	5. <b>Garage Door</b>	Monument
2. <b>Fascia, Gutter &amp; Downpipes</b>	Monument	6. <b>Front Door</b>	Dune
3. <b>Brick</b>	Access Fawn	7. <b>Face Colour</b> (if applicable)	Dune
4. <b>Windows</b>	Monument	8. <b>Porch Colour</b> (if applicable)	Granite Grey

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# Haven

## EXTERNAL

### Specifications

1. <b>Roof Tile</b>	Cool Smoke	5. <b>Garage Door</b>	Woodland Grey
2. <b>Fascia, Gutter &amp; Downpipes</b>	Woodland Grey	6. <b>Front Door</b>	Shale Grey
3. <b>Brick</b>	Domain Haven	7. <b>Face Colour</b> (if applicable)	Shale Grey
4. <b>Windows</b>	Woodland Grey	8. <b>Porch Colour</b> (if applicable)	Gravel Grey

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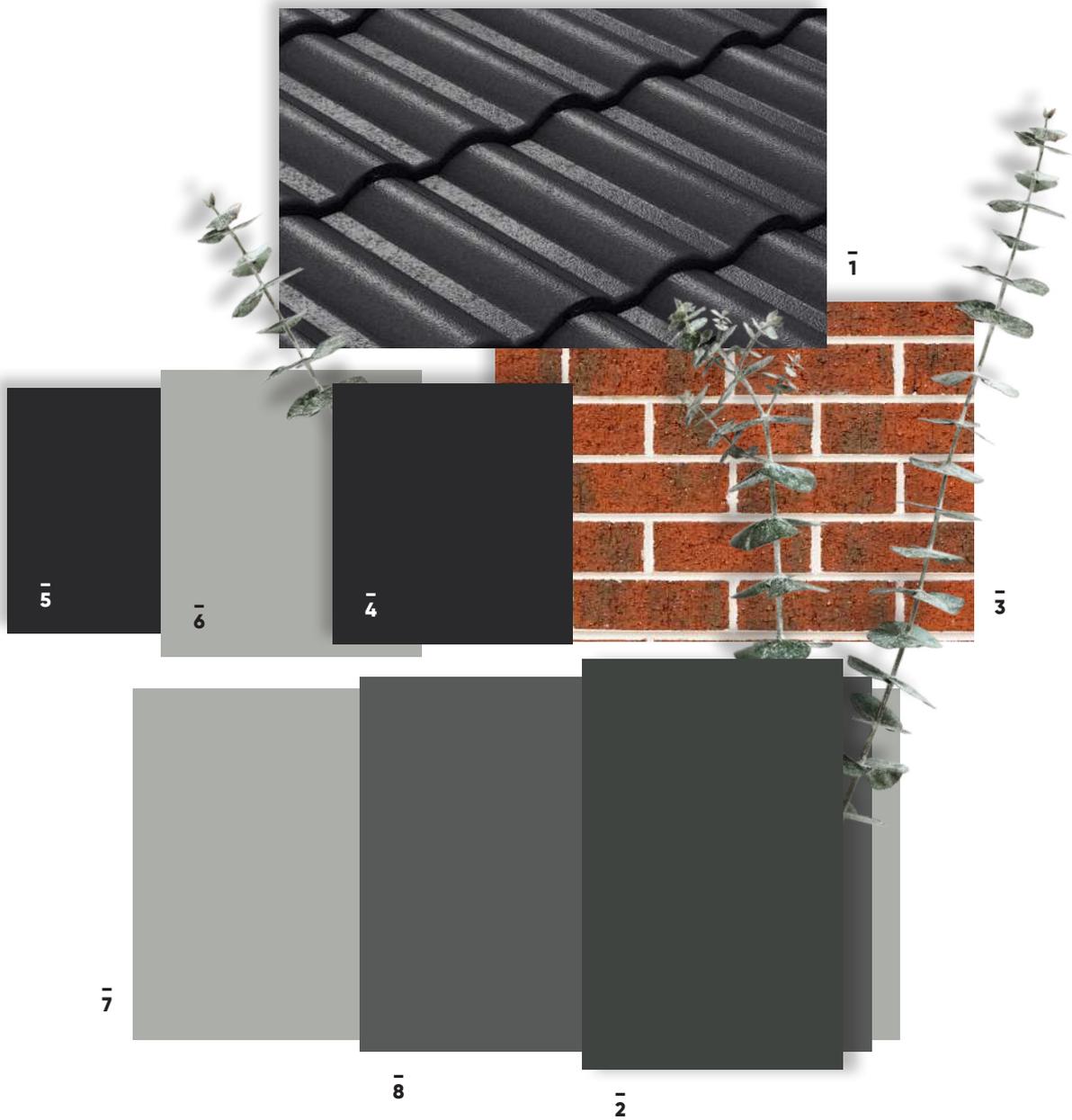
# Phoenix

## EXTERNAL

### Specifications

1. Roof Tile	Cool Smoke	5. Garage Door	Dune
2. Fascia, Gutter & Downpipes	Monument	6. Front Door	Dune
3. Brick	Access Tan	7. Face Colour (if applicable)	Dune
4. Windows	Monument	8. Porch Colour (if applicable)	Wallaby

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# Retreat

## EXTERNAL

### Specifications

1. <b>Roof Tile</b>	Cool Smoke	5. <b>Garage Door</b>	Monument
2. <b>Fascia, Gutter &amp; Downpipes</b>	Woodland Grey	6. <b>Front Door</b>	Shale Grey
3. <b>Brick</b>	Domain Retreat	7. <b>Face Colour</b> (if applicable)	Shale Grey
4. <b>Windows</b>	Monument	8. <b>Porch Colour</b> (if applicable)	Chimney Ash

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# Ruby

## EXTERNAL

### Specifications

1. <b>Roof Tile</b>	Storm Grey	5. <b>Garage Door</b>	Woodland Grey
2. <b>Fascia, Gutter &amp; Downpipes</b>	Woodland Grey	6. <b>Front Door</b>	Dune
3. <b>Brick</b>	Access Ruby	7. <b>Face Colour</b> (if applicable)	Dune
4. <b>Windows</b>	Woodland Grey	8. <b>Porch Colour</b> (if applicable)	Woodland Grey

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# Stone

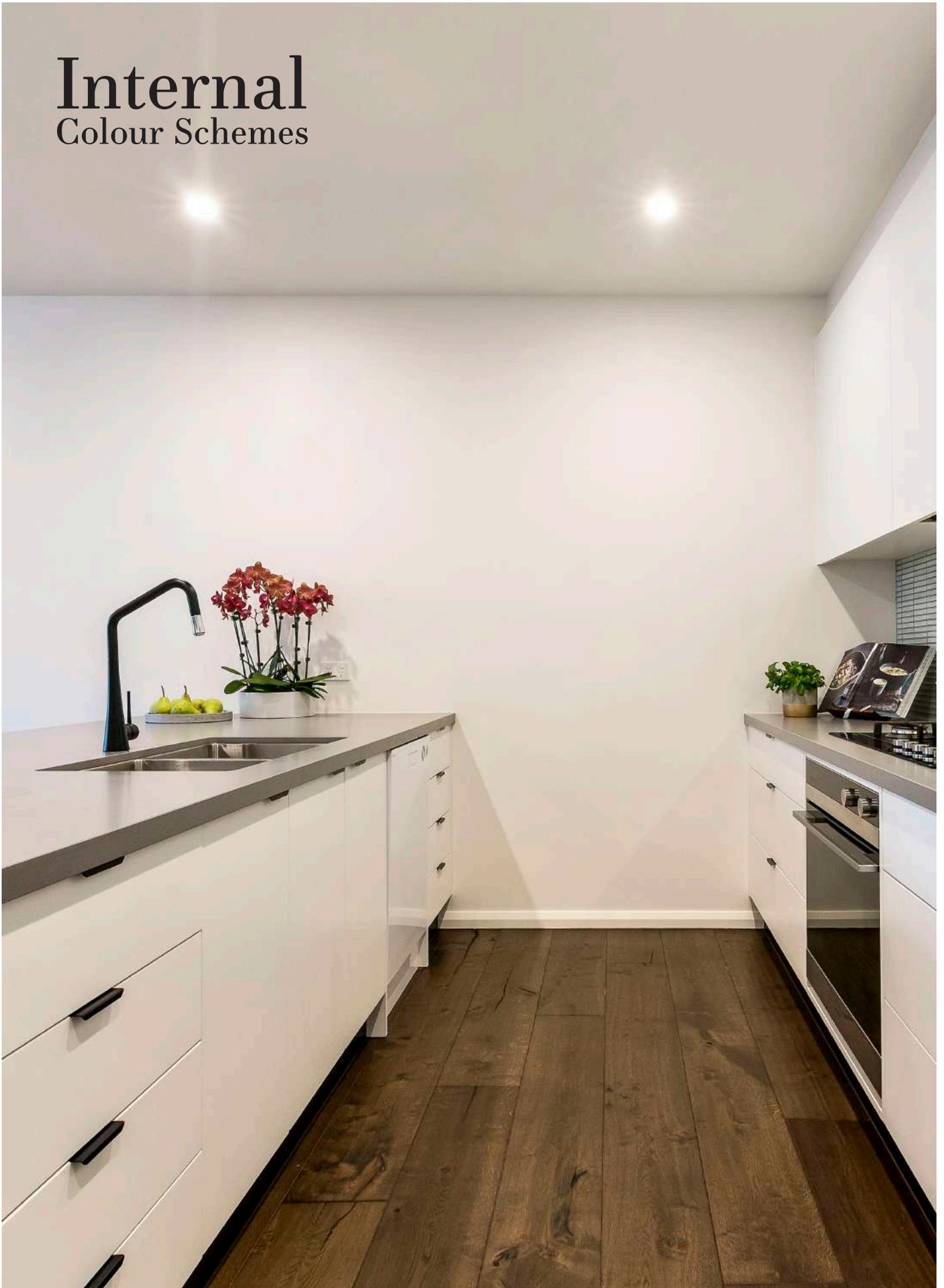
## EXTERNAL

### Specifications

1. Roof Tile	Storm Grey	5. Garage Door	Dune
2. Fascia, Gutter & Downpipes	Basalt	6. Front Door	Basalt
3. Brick	Access Stone	7. Face Colour (if applicable)	Dune
4. Windows	Dune	8. Porch Colour (if applicable)	Basalt

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# Internal Colour Schemes



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# Brooklyn

## INTERNAL

### Specifications

1. Main Floor Tile	Laurissa White Matt	6. Overhead Cabinetry to Kitchen and cabinetry colour to bathroom and ensuite	Marni Lini Matt
2. Laminate Flooring^	Mosi	7. Kitchen and Laundry Splashback Tile	Urban Light Grey Matt
3. Carpet	Rumble - Jaguar	8. Paint Colour	Greyology 1
4. Stone Benchtop	Astral	9. Blinds	Chalk
5. Base Cabinetry (Kitchen)	Classic White Sheen	10. Mosaic Feature Tile^	White Gloss

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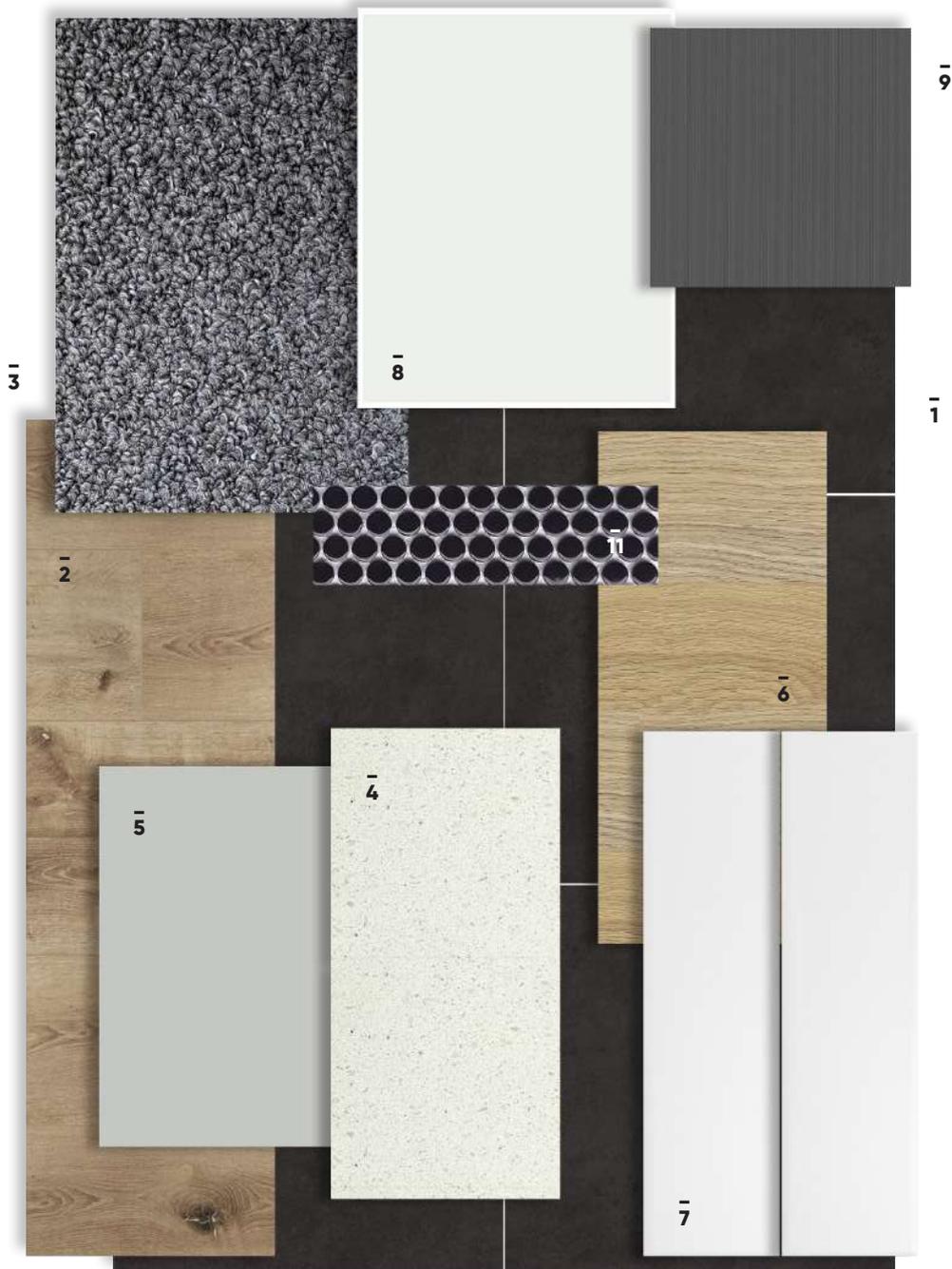


# Manila

## INTERNAL

### Specifications

1. Main Floor Tile	Laurissa Grey Matt	6. Overhead Cabinetry to Kitchen and cabinetry colour to bathroom and ensuite	Cavia Lini Matt
2. Laminate Flooring^	Mosi	7. Kitchen and Laundry Splashback Tile	Urban Light Grey Gloss
3. Carpet	Rumble - Pivot Grey	8. Paint Colour	Greyology 1
4. Stone Benchtop	Marengo	9. Blinds	Tempest
5. Base Cabinetry (Kitchen)	Classic White Matt	10. Mosaic Feature Tile^	Grey Blend Gloss



# Raven

## INTERNAL

### Specifications

1. Main Floor Tile	Laurissa Charcoal Matt	6. Overhead Cabinetry to Kitchen and cabinetry colour to bathroom and ensuite	Natural Oak Matt
2. Laminate Flooring^	Boski	7. Kitchen and Laundry Splashback Tile	Urban White Matt
3. Carpet	Rumble - Pivot Grey	8. Paint Colour	Greyology 1
4. Stone Benchtop	Astral	9. Blinds	Coal
5. Base Cabinetry (Kitchen)	Oyster Grey Matt	10. Mosaic Feature Tile^	Black Gloss

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# Rio

## INTERNAL

### Specifications

1. Main Floor Tile	Laurissa Beige Matt	6. Overhead Cabinetry to Kitchen and cabinetry colour to bathroom and ensuite	Soft Walnut Matt
2. Laminate Flooring <sup>^</sup>	Kenda	7. Kitchen and Laundry Splashback Tile	Urban White Gloss
3. Carpet	Rumble - Pepplestone	8. Paint Colour	Greyology 1
4. Stone Benchtop	Santorini	9. Blinds	Focus Drift
5. Base Cabinetry (Kitchen)	Blossom White Matt	10. Mosaic Feature Tile <sup>^</sup>	Antique White Gloss



# Velour

## INTERNAL

### Specifications

1. Main Floor Tile	Atlas Stone Grey Matt	6. Overhead Cabinetry to Kitchen and cabinetry colour to bathroom and ensuite	Tessuto Milan Matt
2. Laminate Flooring^	Mocha	7. Kitchen and Laundry Splashback Tile	Urban Taupe Matt
3. Carpet	Rumble - Pivot Grey	8. Paint Colour	Greyology 1
4. Stone Benchtop	Triton	9. Blinds	Tempest
5. Base Cabinetry (Kitchen)	Blossom White Sheen	10. Mosaic Feature Tile^	Antique White Gloss

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