



SINGLE STOREY HOMES

HOUSE & LAND PACKAGE

LOT 175 MORNINGSDALE DV, ROCKBANK
ROCKDALE ESTATE



BARKLEY FACADE



OSLO 17



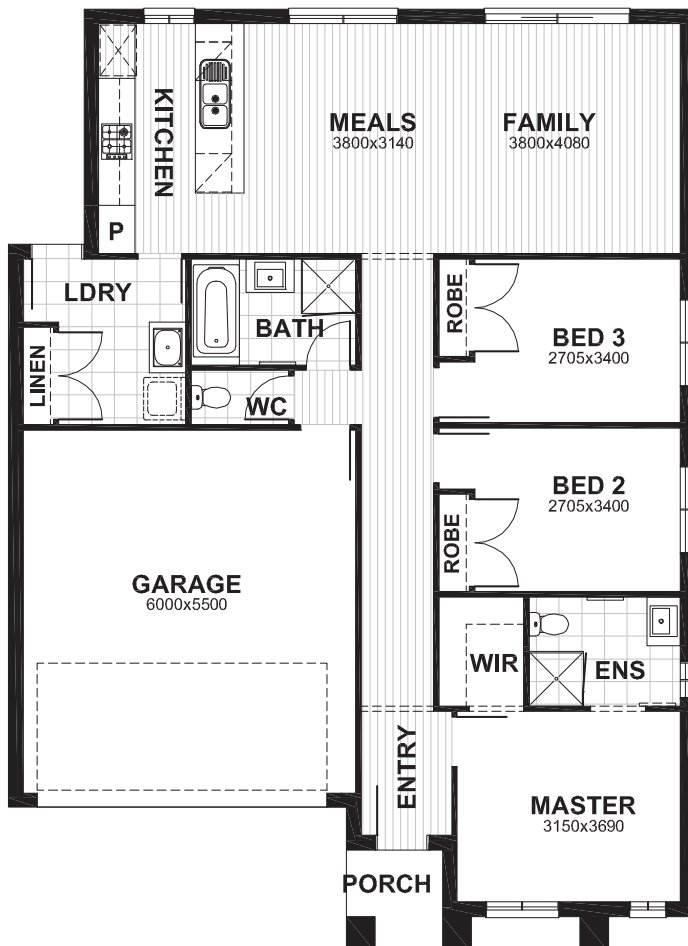
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\$254,140*

Land size: 263.00 sqm | House size: 157.22 sqm

Turn Key Inclusions

- 20mm Composite Stone Benchtop with Square Edge to Kitchen
- Dishwasher - Stainless Steel
- Split System Air Conditioner (cooling only) to Living
- Colour Sealed Concrete Driveway and Paths
- Flooring throughout
- Downlights
- Letterbox
- Window Coverings throughout
- Premium Facade
- Front and Rear Landscaping
- Fencing
- Flyscreens
- Alarm System
- Fixed Price Contract

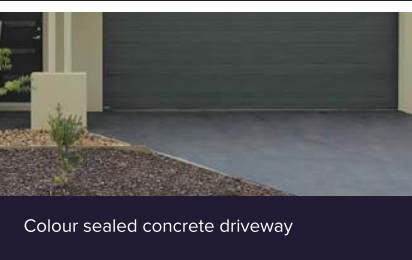
Land Contract: \$219,000

Build Contract: \$254,140

The builder reserves the right to amend specification and price without notice. All plans and facades are indicative concepts and are not intended to be an actual depiction of the building. Fencing, paths, driveway or landscaping are for illustration purposes only. All dimensions are approximate, refer to contract documentation for details. The First Home Owners Grant is a government incentive and is subject to change.



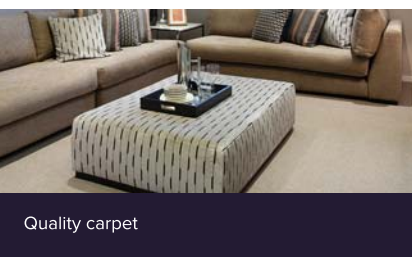
AS YOU WOULD EXPECT FROM A LEADING BUILDER, AHB AUSTRALIA OFFERS A COMPREHENSIVE RANGE OF TURNKEY INCLUSIONS.



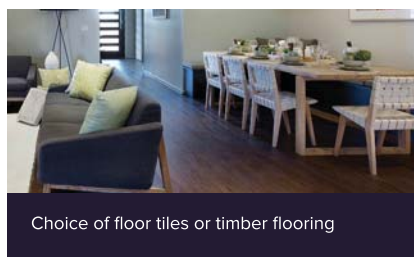
Colour sealed concrete driveway



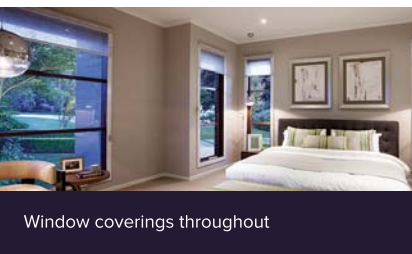
Split system airconditioner



Quality carpet



Choice of floor tiles or timber flooring



Window coverings throughout



20mm Composite stone benchtop

Included in the price of your new home:

- 20mm composite stone benchtop with square edge to kitchen
- Dishwasher - stainless steel
- Split system airconditioner (cooling only) to living
- Colour sealed concrete driveway and paths
- Flooring throughout
- Down lights
- Letter box
- Window coverings throughout
- Premium facade
- Landscaping



The builder reserves the right to substitute the make, model or type of any of the above products to maintain the quality and product development of its homes. Changes may be made subject to Res Code requirements. Window and sliding door sizes may vary subject to energy rating requirements. Electricity transfer fee applies. Images displayed for illustrative purposes only.



SINGLE STOREY SPECIFICATIONS



Kitchen Appliances

Oven	Stainless steel 600mm fan forced oven.
Hot Plate	Stainless steel 600mm gas cook top with wok burner.
Rangehood	Stainless steel 600mm wide canopy range hood.
Dishwasher	Stainless steel dishwasher.
Sink	Double bowl stainless steel sink.
Tap	Flickmixer tap, chrome finish.

Cabinetry

Cupboards	Fully lined melamine modular cabinets.
Doors/Drawers	Standard laminate from builder's pre determined colour boards.
Microwave Provision	Standard laminate including single power point.
Kitchen Bench Top	Laminate square edge from builder's pre determined colour boards.
Vanity Bench Tops	Laminate square edge from builder's pre determined colour boards.
Handles	Selected from builder's pre determined colour boards.

Bathroom & Ensuite

Basins	Vanity basin (white).
Mirrors	Polished edge mirrors full length of vanity.
Bath	1625mm acrylic bath (white) in tiled podium.
Shower Bases	Tiled shower bases with waterproof system throughout.
Shower Screens	Semi framed shower screens with powder coated aluminium frame (polished silver finish) and clear glazed pivot door.
Taps	Chrome mixer tapware.
Shower Outlet	Hand held shower, rail and slider in chrome finish to ensuite and bathroom.
Toilet Suite	Vitreous china, close coupled toilet suite in white with soft close top.
Accessories	600mm single towel rail and toilet roll holder in chrome finish.
Exhaust Fans	250mm exhaust fans including self sealing air flow draft stoppers.

Ceramic Tiling

Wall Tiles	Wall tiles to kitchen, bathroom, ensuite and laundry where shown on plans. Tile selection as per builder's pre determined colour boards.
Floor Tiles	Floor tiles to ensuite, bathroom, laundry and WC. Selections as per builder's pre determined colour boards.
Floor Coverings	Builders range laminated flooring as shown on plan. Selection as per builder's pre determined colour boards.

Carpet

Carpet	Carpet to area's not tiled or with laminate flooring. Selections as per builders pre determined colour boards and as shown on plan.
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Paint – 2 Coat Application

Timberwork	Gloss enamel to internal doors, jambs & mouldings.
Ceilings	Flat acrylic to ceilings.
Internal Walls	Washable low sheen acrylic to internal walls.
Entry Door	Gloss enamel to front entry door.
Colours	Colours selected as per builder's pre determined colour boards.

External Features

Brickwork	Clay bricks from builder's pre determined colour boards.
Mortar Joints	Natural colour rolled joints.
Front Elevations	As per Working Drawings. Acrylic render to selected areas as per plan (Product Specific).
Windows	Feature aluminium windows to front elevation (Product Specific). Sliding aluminium windows to sides and rear. Aluminium improved windows throughout.
Entry Frame	Aluminium, powder coat finish, (Product Specific).
Front Entry Door	Feature front door as per facade with clear glass.
Door Furniture	Front Door: Entrance lockset in polished stainless steel with deadbolt. (Product Specific).
Ext. Hinged Door	Entrance lockset in polished stainless steel to external door.
Infill over windows	Brick to front facade windows. Painted cement sheet infill above side and rear elevation windows and doors.
Door Seal	Door seal and weather seal to all external hinged doors.

Insulation

Ceiling	Installation requirements as per 6 Star energy report.
External Brickwork	Glasswool wall batts including sisalation to external brick veneer walls (excluding garage) and wall between garage and house. Note: Wall wrap will be sealed around openings in accordance with energy rating assessor's report. 6 Star standard compliant (excluding double glazing and low E).

SINGLE STOREY SPECIFICATIONS



Garage

General	Garage with tiled hip roof including colourbond sectional overhead door with remote control, painted finish infill over garage door, plaster ceiling and concrete floor.
External Walls	Brick veneer (on boundary wall or product specific if required).
Pedestrian Door	Door: Weatherproof flush panel, low sheen acrylic paint finish. (Product Specific).
Door Frame	Aluminium powder coat finish.
Door Furniture	Entrance lockset.

Internal Features

Doors	Flush panel, 2040mm high. Either hinged or sliding as per plan.
Door Furniture	Lever door furniture in polished chrome finish to all rooms.
Mouldings	67 x 18mm Beveled MDF skirting & 67 x 18mm MDF beveled architraves.
Door Stops	Plastic white door stops to hinged doors (where applicable).
Door Seals	Door seal to nominated internal doors. Note: This will be in accordance with energy rating assessor's report.

Solar Hot Water System

Solar Hot Water	Solar hot water system with gas boost back up and the necessary electrical and plumbing connections. Note: Panel and storage tank positioned at the builders discretion.
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Laundry

Trough	Stainless steel tub and melamine cupboard with bypass.
Tap	Flickmixer tap, chrome finish.
Washing Machine	Chrome washing machine stops/taps.

Plaster

Plasterwork	10mm plasterboard to ceiling and wall, water resistant plaster to ensuite, bathroom, above laundry trough, 75mm cove cornice throughout.
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Plumbing

Taps	2 No. external taps (1 to front water meter and 1 next to laundry exit).
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Roofing

Pitch	Roof pitch to be 22.5 degrees.
Material	Concrete colour on roof tiles from builder's pre determined colour boards.
Fascia & guttering	Colourbond fascia, guttering and downpipes.

Heating

Heating	Gas ducted heating to bedrooms and living areas, (excludes 'wet areas'). Total number of points and unit size product specific.
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Framing

Framing	Engineered pine wall frame and roof trusses.
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Storage

Shelving	Walk In Robe: One white melamine shelf with hanging rail.
Robes	One white melamine shelf with hanging rail.
Pantry/Linen	Four white melamine shelves.
Robes	2040mm high readicote flush panel hinged or sliding doors as per plan.
Pantry/Linen	2040mm high readicote flush panel, hinged door(s).
Handles	Handle in polished chrome finish.

Ceilings

Height	2440mm (nominal) height throughout.
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Electrical

Internal Lights Points	100mm diameter 240V downlights fittings (colour – white) throughout as per standard electrical layout (supply/install light globes to all light fittings in the home).
External Lights	100mm diameter fixed 240V white recessed downlight to front entry and alfresco. Weather proof Para flood light to rear as per drawings.
Power Points	Double power points throughout excluding dishwasher and fridge space.
TV Points	Two points including 5 metres of coaxial cable to roof space (one to main bedroom and one to living area).
Telephone Point	Two pre-wired telephone points to kitchen & Master Bedroom with wall plate as per working drawings including connection availability to the National Broadband Network (NBN) - basic pack only.

SINGLE STOREY SPECIFICATIONS



Switch Plates	White wall mounted switches.
Smoke Detector(s)	Hardwired with battery backup.
Safety Switches	RCD safety switch and circuit breakers to meter box.

Site Conditions / Foundations

Foundation Class	Up to Class 'P1' rigid concrete slab (no piers or suspended slab allowed) with a maximum of 500mm fall over allotment. If fill shown on allotment, lot specific level 1 compaction report required or extra charge may apply. Allotment up to 600m ² with a maximum setback of 5m to the house.
Temporary Fencing	Supply and hire of temporary fencing to site where required to council requirements.
Silt Fence	Supply and hire of environmental silt fence to front of property as required by council.
Rock Allowance	Allowance of rock excavation and removal (If explosives or core drilling required, extra charge will apply).
Termite Treatment	Termite spray system where required by relevant authority.
Angle of Repose	Home to be sited to a minimum of three metres off easement. (If sited closer then additional charges may apply).

Structural

Warranty	10 year structural warranty and 3 month maintenance warranty.
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Connection Costs

Connection of services (dry tapping water connection, gas electricity, sewer, stormwater and telephone conduit where allowed). Does not include electricity and telephone consumer account opening fees. NBN basic, including enclosure, cable, telephone points / 1 of data point, NBN conduit and connection point.

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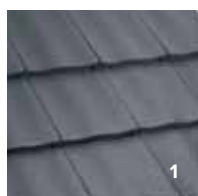


EXTERNAL COLOUR LEGEND

COMO



Please select your desired colour selection by ticking the selection box below



1



3



5



7



8



2



4



6



9

1. Roof Tile - Monier Atura Barramundi

2. Gutter - Basalt Colorbond®

3. Fascia / Downpipes - Dune Colorbond®

4. Brick - Boral Oak

5. Windows - Southern Star Surf Mist

6. Paintwork / Render 1 - Colour

match - Dune Colorbond® WattyI

Paintwork: External Doors - Colour

match - Surfmist Colorbond® WattyI

7. Paintwork / Render 2 - Basalt

Colorbond® WattyI

8. Paintwork / Timber Cladding,

Window Infill - Surfmist Colorbond®

WattyI

9. Garage Door - Steel Line Surfmist



COMO SELECTION

Client(s) initials _____ / _____

Builder's initials _____

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EXTERNAL COLOUR LEGEND

DUNE



Please select your desired colour selection by ticking the selection box below



1



3



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2



4



6



9

1. Roof Tile - Monier Atura Sambuca

2. Gutter - Monument Colorbond®

3. Fascia / Downpipes - Dune Colorbond®

4. Brick - Boral Malt

5. Windows - Southern Star Dune

6. Paintwork / Render 1 - Colour match - Gully Colorbond® WattyL
Paintwork: External Doors - Colour match - Dune Colorbond® WattyL

7. Paintwork / Render 2 - Monument Colorbond® WattyL

8. Paintwork / Timber Cladding, Window Infill - Dune Colorbond® WattyL

9. Garage Door - Steel Line Dune



DUNE SELECTION

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EXTERNAL COLOUR LEGEND

KAHLUA



Please select your desired colour selection by ticking the selection box below



1



3



5



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8



2



4



6



9

1. Roof Tile - Monier Atura Aniseed

2. Gutter - Dune Colorbond®

3. Fascia / Downpipes - Dune Colorbond®

4. Brick - Boral Mocha

5. Windows - Southern Star Dune

6. Paintwork / Render 1 - Colour match - Dune Colorbond® WattyI
Paintwork: External Doors - Colour match - Jasper Colorbond® WattyI

7. Paintwork / Render 2 - Jasper Colorbond® WattyI

8. Paintwork / Timber Cladding, Window Infill - Gully Colorbond® WattyI

9. Garage Door - Steel Line Dune



KAHLUA SELECTION

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EXTERNAL COLOUR LEGEND

KOKO



Please select your desired colour selection by ticking the selection box below



1



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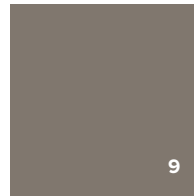
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4



6



9

1. Roof Tile - Monier Atura Babylon

2. Gutter - Jasper Colorbond®

3. Fascia / Downpipes - Evening Haze Colorbond®

4. Brick - Boral Brushwood

5. Windows - Southern Star Jasper

6. Paintwork / Render 1 - Colour match - Jasper Colorbond® WattyI
Paintwork: External Doors - Colour match - Jasper Colorbond® WattyI

7. Paintwork / Render 2 - Evening Haze Colorbond® WattyI

8. Paintwork / Timber Cladding, Window Infill - Gully Colorbond® WattyI

9. Garage Door - Steel Line Gully



KOKO SELECTION

Client(s) initials _____ / _____

Builder's initials _____

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INTERNAL COLOUR LEGEND

ESPRESSO



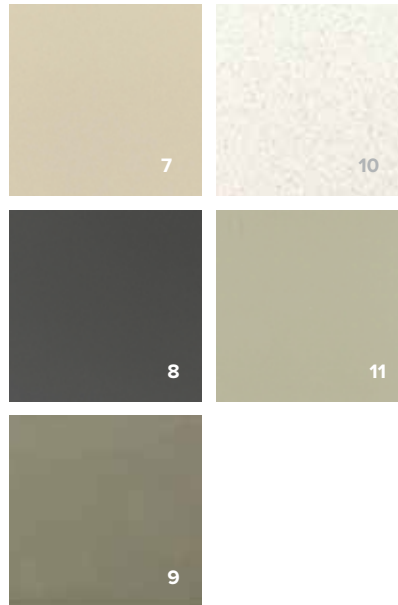
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Throughout



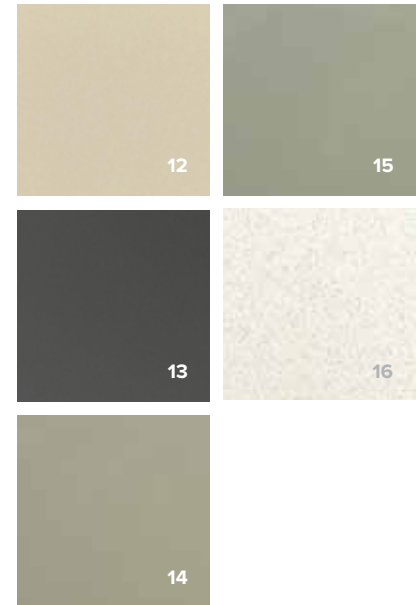
1. Carpet (As per plan)
2. Timber Laminate Floor (As per plan)
3. Floor Tiles - Wet Areas (As per plan)
4. Paintwork - Internal Walls
5. Paintwork - Internal Woodwork
6. Paintwork - Ceilings

Kitchen



7. Laminated Bench Tops
8. Laminated Cabinets
9. Wall Tiles - Splashback
10. ESSA Stone (Optional)
11. Glass Splashback (Optional)

Bathroom



12. Laminated Bench Tops
13. Laminated Cabinets
14. Wall Tiles
15. Feature Wall Tiles
16. ESSA Stone (Optional)



ESPRESSO SELECTION

Client(s) initials _____ / _____

Builder's initials _____

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INTERNAL COLOUR LEGEND

GRAPHITE



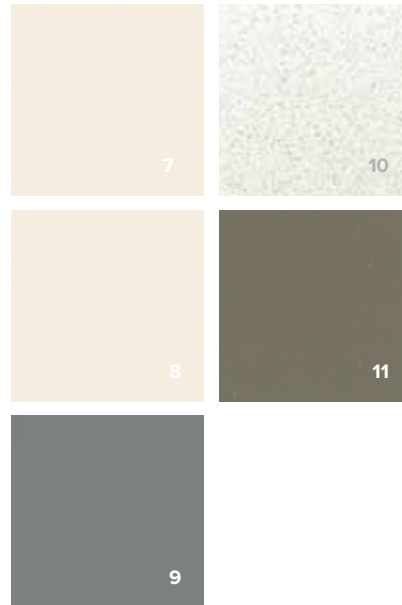
Please select your desired colour selection by ticking the selection box below

Throughout



1. Carpet (As per plan)
2. Timber Laminate Floor (As per plan)
3. Floor Tiles - Wet Areas (As per plan)
4. Paintwork - Internal Walls
5. Paintwork - Internal Woodwork
6. Paintwork - Ceilings

Kitchen



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9. Wall Tiles - Splashback
10. ESSA Stone (Optional)
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Bathroom



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GRAPHITE SELECTION

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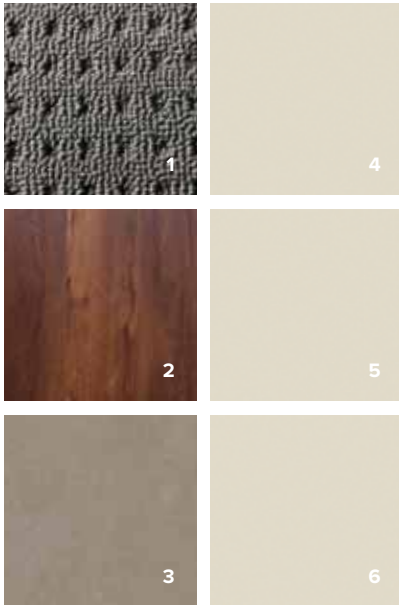
INTERNAL COLOUR LEGEND

NOUGAT



Please select your desired colour selection by ticking the selection box below

Throughout



Kitchen



Bathroom



1. Carpet (As per plan)
2. Timber Laminate Floor (As per plan)
3. Floor Tiles - Wet Areas (As per plan)
4. Paintwork - Internal Walls
5. Paintwork - Internal Woodwork
6. Paintwork - Ceilings

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15. Feature Wall Tiles
16. ESSA Stone (Optional)



NOUGAT SELECTION

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INTERNAL COLOUR LEGEND

PEPPER



Please select your desired colour selection by ticking the selection box below

Throughout



Kitchen



Bathroom



1. Carpet (As per plan)
2. Timber Laminate Floor (As per plan)
3. Floor Tiles - Wet Areas (As per plan)
4. Paintwork - Internal Walls
5. Paintwork - Internal Woodwork
6. Paintwork - Ceilings

7. Laminated Bench Tops
8. Laminated Cabinets
9. Wall Tiles - Splashback
10. ESSA Stone (Optional)
11. Glass Splashback (Optional)

12. Laminated Bench Tops
13. Laminated Cabinets
14. Wall Tiles
15. Feature Wall Tiles
16. ESSA Stone (Optional)



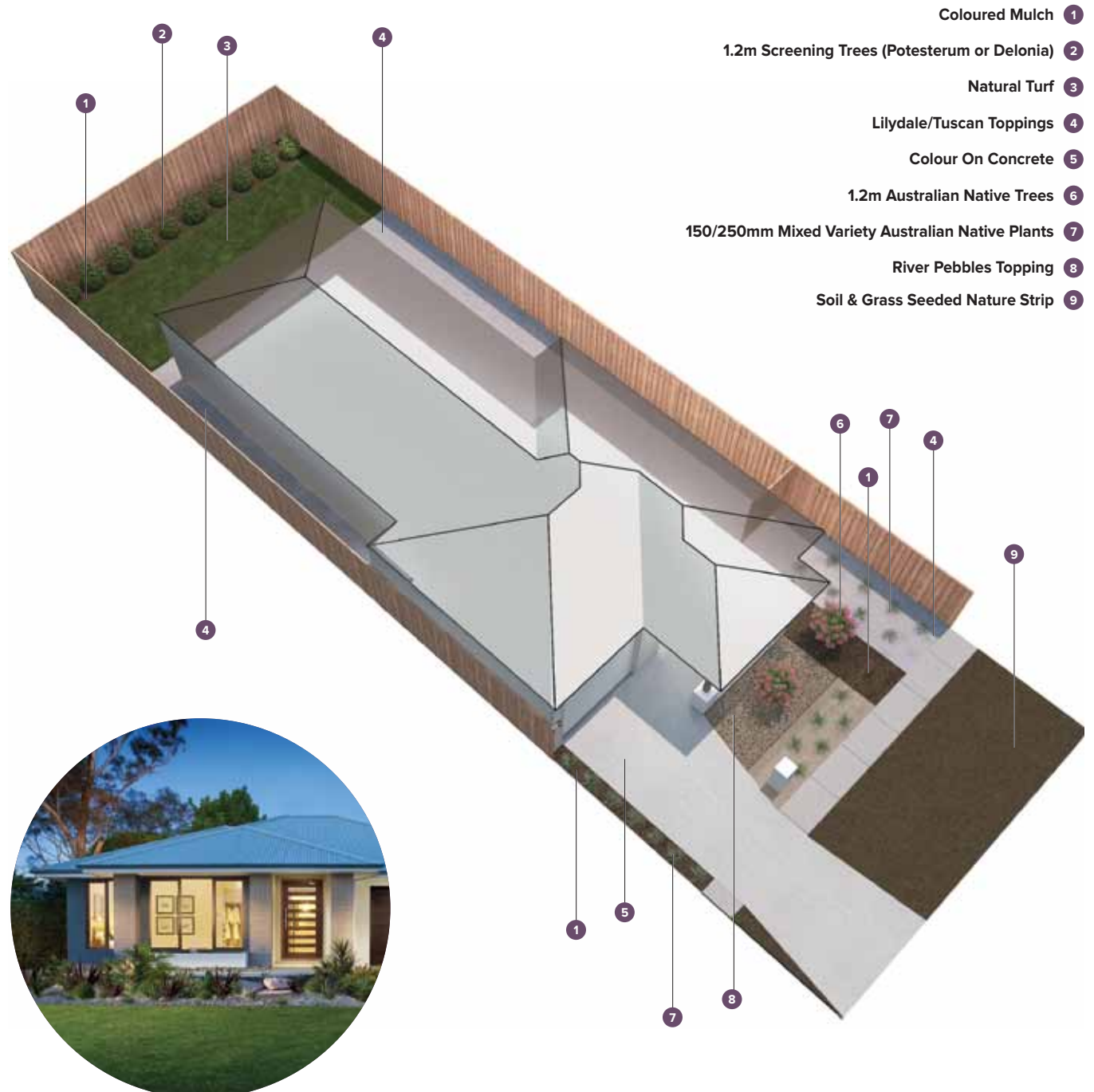
PEPPER SELECTION

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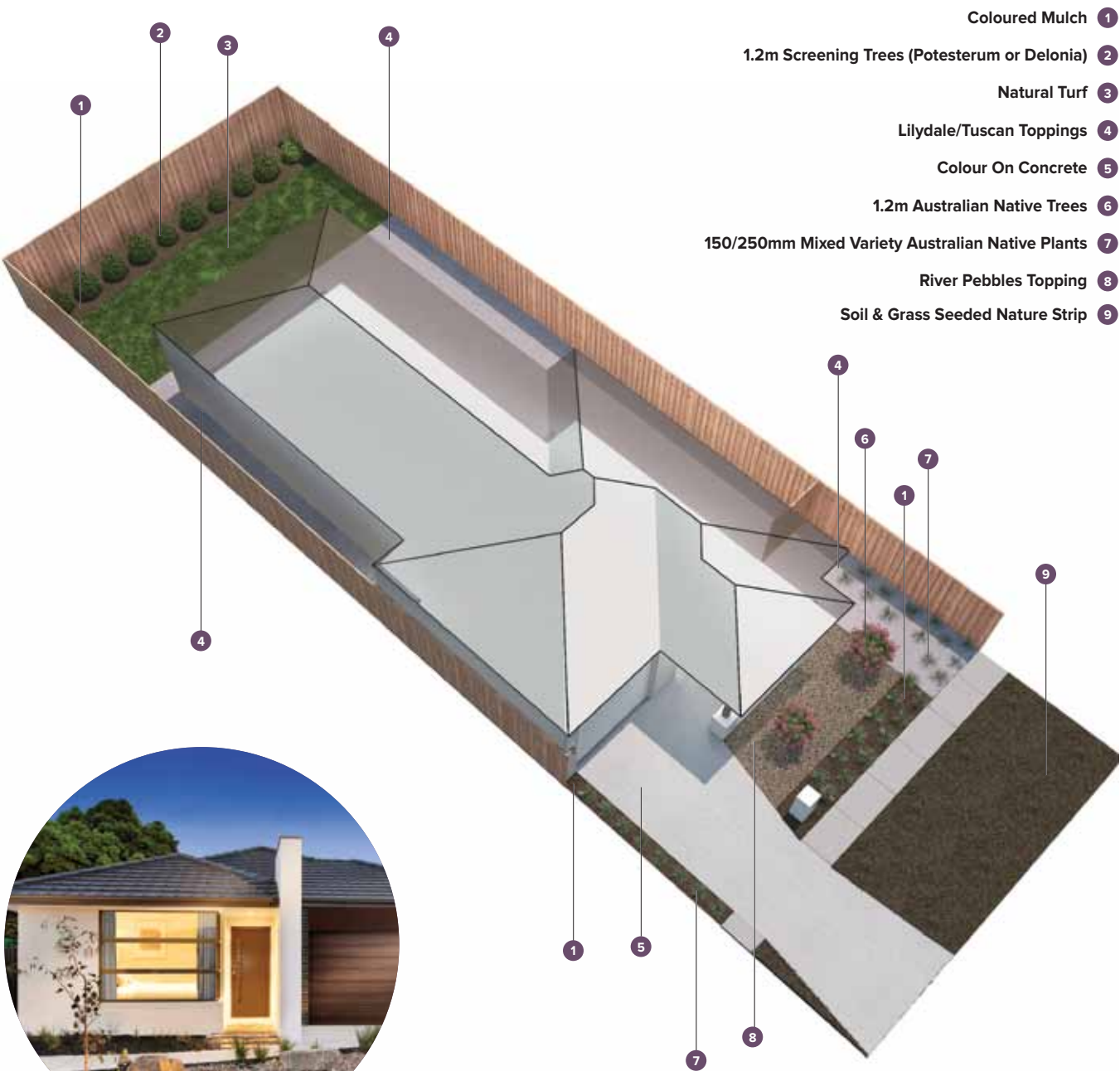




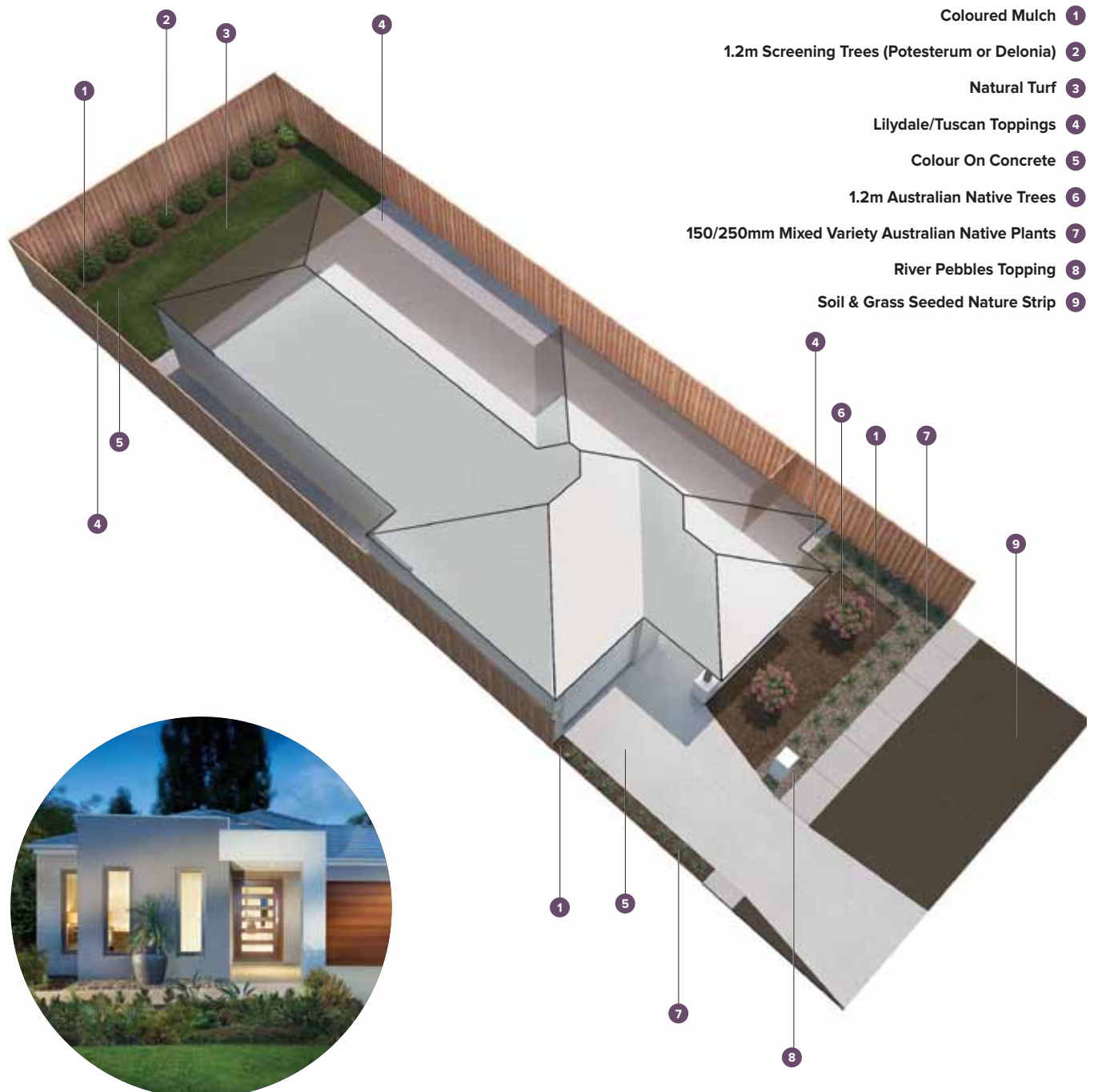
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GET THE AHB ADVANTAGE!

AHB has been in operation since June 2006 comprising of a structured and streamlined staff both internally and externally with a primary focus in the investor market allowing us to offer a wholesale solution. Our aim is to provide a one stop shop for our clients from pricing packages including calculation of site costs through to providing a completely finished house ready for tenants to occupy. Our service is backed by years of industry knowledge by our founding directors and well experienced estimating, drafting and on site staff ensuring smooth progress from start to finish including a full time maintenance division. Due to strong relationships formed with suppliers, contractors and developers, we feel we are able to provide a competitive price to the market for both build only and house and land packages backed by our 600 per annum build buying power.

To find out more, contact Daniel Perri on 0438 701 242



THE ADVANTAGE!

FIXED SITE COSTS allowance for fall and rock. Once we submit our price, there are no further charges incurred.

REVERSE BUILD construction times down to 144 days due to streamlined processes and predetermined bill of quantities ensuring smooth and precise ordering to site.

FULL TURN KEY PRODUCT upon handover, the keys are handed straight to the tenant to move into a completely finished house with items such as:

1. **Front and rear landscaping**
2. **Full share fencing**
3. **Concrete driveway, path and porch**
4. **Fly screens**
5. **Letter box**
6. **Split system air conditioner**
7. **Alarm system**
8. **Holland blinds plus more...**

BUILD ONLY OR PACKAGES whether you source your own blocks, or require them, we can service all requirements.

DESIGNS ranging from narrow to wide and short to long blocks, we have a design that works.

WALK THROUGH HOMES we have 3 unbranded homes located in the west, south, east and north open for inspection 24/7, 365 days a year.

STANDARDS all our builds meet the required 6 star energy rating including termite protection, 3 month maintenance and 6.5 year construction warranty.

SELECTIONS for ease we have pre-packaged options for facades, landscaping layouts and the interior and exterior makeups.

INFORMATION when packaging house and our land, depreciation schedules and rental appraisals are provided including marketing.

SERVICE whether by email or phone we have a support structure in place to accommodate queries or requests with fast turn around.



AHB Australia Pty Ltd 56 Barclay Road, Derrimut VIC 3030

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