

TRIBECA



FUTURES.



REIMAGINED.

Home Upgrade Packages

January 2019



ADD VALUE WITH STYLISH UPGRADES

When you choose Tribeca to build your home, you can sit back, relax, and feel confident that we will take care of every detail. Now, we've gone one step further to make it easier than ever to walk straight into your dream home with six carefully crafted upgrade options.

All you have to do is follow a simple process and identify what is most important for you.

Leave the rest up to us, and we'll add value to your investment with no extra hassle.

We've done the homework, so you don't have to.

Our Upgrade selections have been carefully designed for key areas such as your kitchen, laundry, bathroom, flooring, garden and energy.

Each package combines the very latest in contemporary trends with durable materials to create an elegant finish ideally suited to your home.



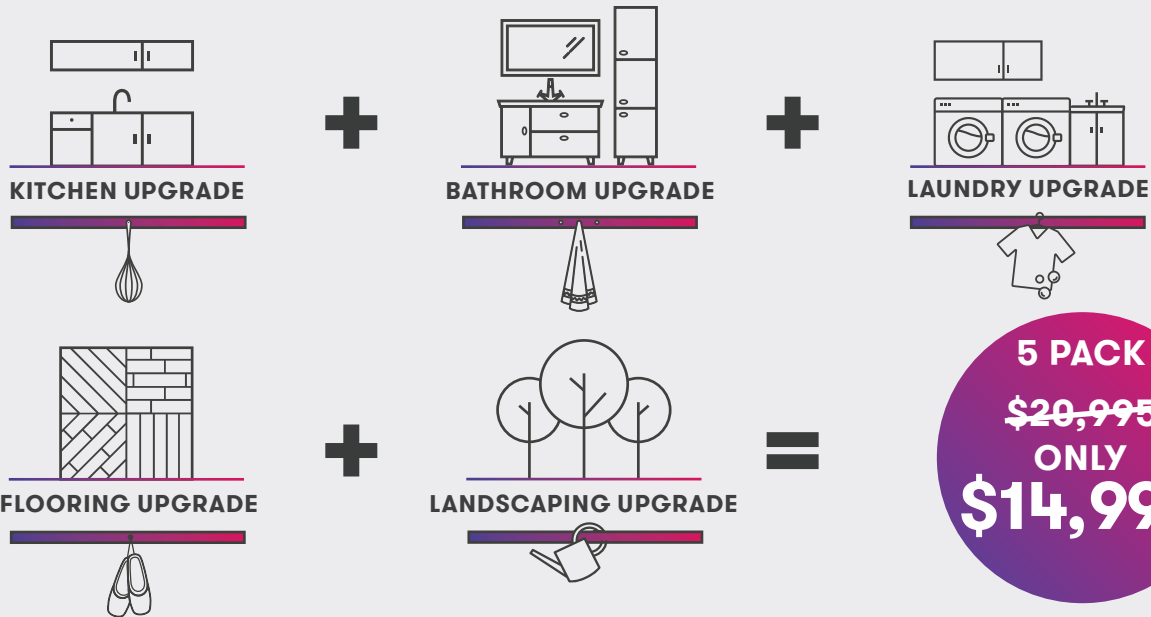
WE'VE BUILT A LOT OF VALUE INTO THESE PACKS SO YOU GET MORE OF WHAT YOU LOVE FOR LESS. THE BIG DECISION WILL BE IF YOU GO WITH ONE PACK OR ALL SIX OF THEM.



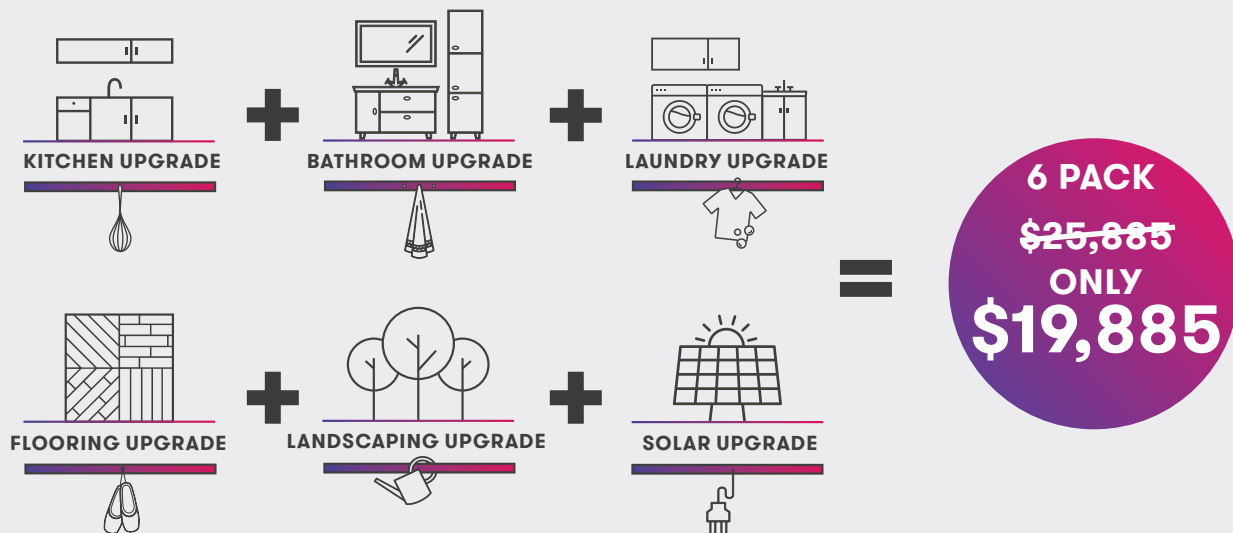
TRIBECA VALUE PACKS

Save with Tribeca Value Packs

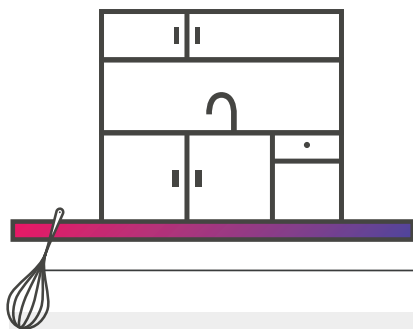
Save **\$5,996** when you bundle kitchen + bathroom + laundry + flooring + garden.



Save **\$6,000** when you bundle kitchen + bathroom + laundry + flooring + garden + solar.



Terms and Conditions: Flooring upgrade is timber look only. Refer to individual upgrade packs for full list of inclusions, terms and conditions. Upgrade items are not redeemable for cash and credits will not be provided for any deletion of any inclusion within the value pack.



KITCHEN UPGRADE

The kitchen is the heart of the home. With our stunning upgrade package, your kitchen will be thoughtfully designed for budding chefs, entertaining guests, and be a spot for the whole family to gather.

All materials and appliances have been carefully selected for their long-lasting utility, quality and finish to create a functional and elegant space.



CHOOSING OUR KITCHEN UPGRADE IS AN EASY WAY TO ADD VALUE TO YOUR NEW HOME OR INVESTMENT PROPERTY.



ONLY
\$4,999



Kitchen upgrade features include:

- 900mm Omega oven
- 900mm Omega cooktop
- 900mm Omega slide out range hood
- Glass splashback
- 40mm stone to all edges in Kitchen
- Waterfall gable/s to island bench where applicable
- Soft close mechanisms to draws and doors
- Water connection fridge tap

***Terms and Conditions:** Terms and Conditions: Upgrade items are not redeemable for cash and credits will not be provided for any deletion of any inclusion within this upgrade pack. Items are in addition to or in lieu of Tribeca Homes standard inclusions. Appliance pack includes one (1) Omega 90cm OO986X electric oven SS, one (1) 90cm Omega OCG90X gas cooktop (Note: Natural gas will be connected if available otherwise an LPG provision will be allowed) and one (1) Omega 90cm ORT9WXA slide out range hood SS. Standard builders range glass splashback colour will be at the discretion of Tribeca Homes in accordance with internal colour scheme. QLD/VIC/NSW: Includes Builders standard range 20mm stone with 40mm edging to kitchen benchtop and 40mm edge waterfall gable/s (when applicable). Soft close mechanisms will be from Builders standard range. Water connection fridge tap is positioned at nominal height at Builders discretion. Tribeca Homes has the right to change or substitute the model, make, range and/or type of any product within this pack at their discretion.



BATHROOM UPGRADE



WHETHER YOU'RE INVESTING IN OR
CREATING YOUR DREAM HOME, THE
QUALITY OF THE BATHROOM IS ONE
OF THE FIRST THINGS PEOPLE NOTICE
ABOUT A HOME



Nothing says quality like a luxurious and elegant bathroom. Follow our easy steps to this upgrade, and you'll have a stunning bathroom without lifting a finger.

From the freestanding bath, right down to the finer details, this upgrade has been designed to give you elegance and efficiency. Leave all the hassle to Tribeca and enjoy your efficient and luxurious bathroom from the day you move in.

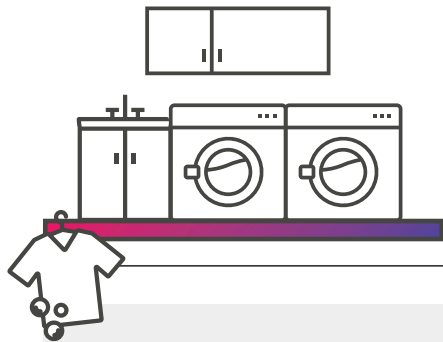
ONLY
\$4,999

Bathroom upgrade features include:

- Back to wall Freestanding bath to Bathroom
- Full height wall tiles to Bathroom and Ensuite
- Extended mirror
- Feature niche above bath
- Soft close mechanisms to doors/drawers



***Terms and Conditions:** Upgrade items are not redeemable for cash and credits will not be provided for any deletion of any inclusion within this upgrade pack. Items are in addition to or in lieu of Tribeca Homes standard inclusions. Builders standard range back to wall freestanding round bath (Raymor Aruba) will be positioned and sized according to specific design and available space. Upgrade pack is not available to designs without sufficient space. Excludes floor mounted mixer. The position and size of the feature niche will be at Tribeca discretion. Bathroom mirror extension includes additional width to the standard mirror and may contain joins subject to design and overall width (Main Bathroom only). Full height tiles to QLD/VIC includes standard builders range ceramic tiles to Ensuite, Bathroom and Powder room (if applicable), Full height tiles to NSW includes standard builders range porcelain tiles to Ensuite, Bathroom and Powder room (if applicable). Soft close mechanisms will be from Builders standard range and included to both Bathroom and Ensuite. Tribeca Homes has the right to change or substitute the model, make, range and/or type of any product within this pack at their discretion.



LAUNDRY UPGRADE

With our laundry upgrade, you will get stylish efficiency without the hassle of organising it yourself. We've done the research for you and found the brands and inclusions guaranteed to last and most likely to add to the perceived value of your home.

For investors, the upgrade uses quality materials to give your laundry the durability and style that will impress the most discerning of buyers.

“

TRIBECA WILL SAVE YOU TIME AND INCREASE THE VALUE OF YOUR HOME WITH THIS SUPERIOR PACKAGE UPGRADE.

”

ONLY
\$2,999

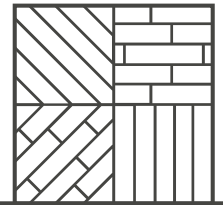


Carefully designed to give you maximum space while remaining compact, your laundry consists of:

- 20mm stone benchtop with under bench cupboard
- 20mm stone benchtop with (open under) section
- 45 litre drop in laundry tub
- Sink mixer
- Overhead cupboards
- Soft close mechanisms to under bench cupboard and overhead cupboard.

***Terms and Conditions:** Upgrade items are not redeemable for cash and credits will not be provided for any deletion of any inclusion within this upgrade pack. Items are in addition to or in lieu of Tribeca Homes standard inclusions. 20mm stone benchtop and laminate finish is from builder's standard range and colours selected by Tribeca Homes in accordance with internal colour schemes. Length and position of benchtop and cupboards will be subject to house design and available space. Includes additional tiled splashback. Soft close mechanisms will be from Builders standard range. Laundry sink mixer is in lieu of standard wall mount spout kit and includes sink mounted location at Builder's discretion. Tribeca Homes has the right to change or substitute the model, make, range and/or type of any product within this pack at their discretion.

FLOORING UPGRADES



It's amazing what a difference a floor can make to a home. Purchase our flooring upgrade package, and you will be walking on a high-value feature of your home in comfort. With a few simple choices, Tribeca will lay assured quality flooring, finishing off your dream home with comfort, style and sophistication.

Don't risk a mistake in measurements - leave it all up to us and you'll be walking on perfection.

“

OUR SELECTION OF CLASSIC AND CONTEMPORARY FLOORING OPTIONS HAVE BEEN CURATED TO GIVE YOUR HOME THE LUXURIOUS FINISH IT DESERVES.

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OPTION 1 TIMBER LOOK

- Timber Laminate flooring to main living areas
- Upgraded carpet range
- Upgraded carpet underlay

ONLY
\$4,999

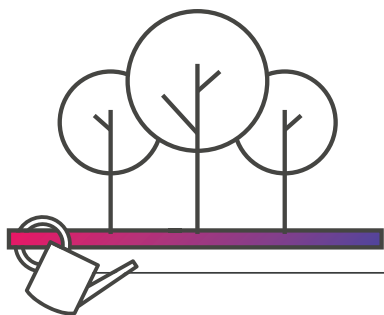
OPTION 2* PORCELAIN TILES

Provide 600mm x 600mm porcelain tiles from Builders upgraded range to main floor living areas and external tiled slabs in lieu of standard (exc wet areas)

* Available to QLD and VIC clients only

ONLY
\$6,999

***Terms and Conditions:** Upgrade items are not redeemable for cash and credits will not be provided for any deletion of any inclusion within this upgrade pack. Items are in addition to or in lieu of Tribeca Homes standard inclusions. Laminate flooring includes a Builder's nominated colour from Parador Easy Click range and is in lieu of main floor area tiles only. Direction of flooring is to be at Tribeca's discretion. Colour selection is to be nominated by Tribeca Homes in accordance with internal colour scheme. Carpet range: Silver. Carpet colour nominated by Tribeca Homes in accordance with internal colour scheme. Underlay: Luxury Plus. Tribeca Homes has the right to change or substitute the model, make, range and/or type of any product within this pack at their discretion.



LANDSCAPING UPGRADE

Enjoy an elegantly designed front garden on the very first day you move in with our landscaping package.

Included in the package are a wide variety of plants and shrubs with an increased maturity, plus additional landscaping features such as attractive pathways.



FOR INVESTORS, INCREASE YOUR PROPERTY'S KERB APPEAL WITH INVITING LUSH GREENERY AROUND THE HOUSE.



ONLY
\$2,999

Personalise your garden to your taste with a choice of 3 themes:

- Select from:
 - > Formal theme
 - > Tropical theme
 - > Native theme

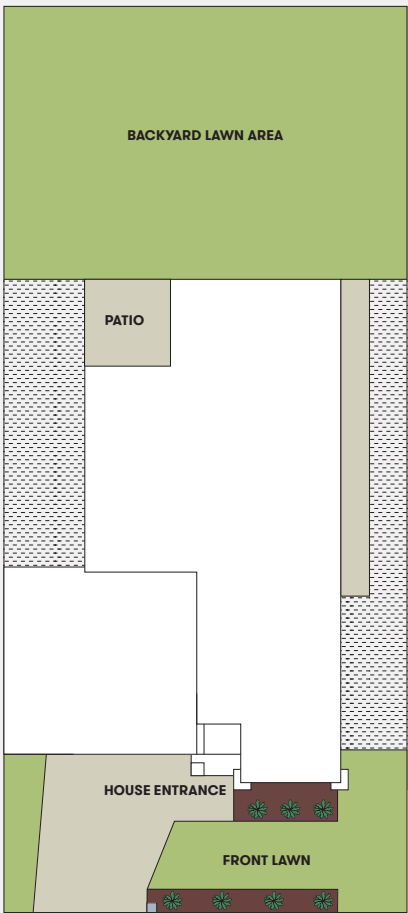


***Terms and Conditions:** Upgrade items are not redeemable for cash and credits will not be provided for any deletion of any inclusion within this upgrade pack. Items are in addition to or in lieu of Tribeca Homes standard inclusions. Additional plants include up to approximately ten (10) shrub plants and one (1) 45ltr plant. Plant selection and position is to be at the discretion of Tribeca Homes to suit climate, orientation and garden bed position. Garden beds are to remain the same size as standard allowance. Increased maturity includes upgraded pot sizes to shrub plants only, based on plant type and availability. QLD: Exposed aggregate pathways will be increased and positioned at the discretion of Tribeca Homes to the perimeter of the house. Excludes sealing. NSW/VIC: Colour through pathways will be increased and positioned at the discretion of Tribeca Homes to the perimeter of the house. Excludes sealing.

LANDSCAPING UPGRADE

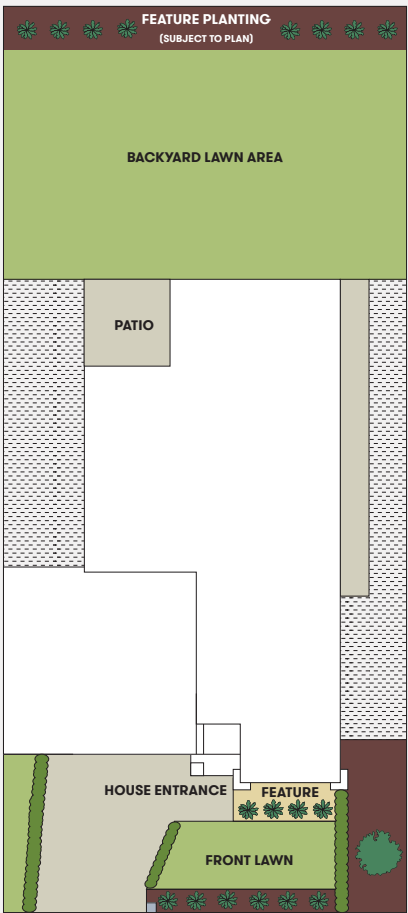
At Tribeca, we really mean everything is included in our house and land packages! That includes a well-designed front and back garden both stylishly landscaped to increase the kerb appeal of each Tribeca home. Nothing comes at an extra cost.

STANDARD LANDSCAPING



*INDICATIVE PLANS ONLY.

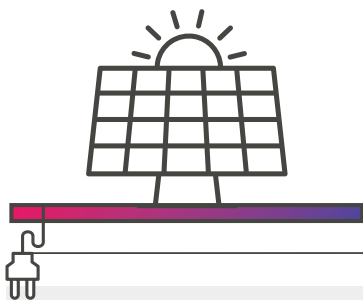
UPGRADE LANDSCAPING



*INDICATIVE PLANS ONLY.

CRUSHED ROCK	CONCRETE SURFACE	PINE MULCH
RIVER PEBBLE MULCH	TURF	SELECTED LETTERBOX
FEATURE PLANTING	TREES	SHRUBS

Disclaimer: All images are for illustration purposes only. Colours and materials are indicative only and subject to change. They may not accurately represent the final built form of the house. Natural products and finishes result in variations from one batch to another of the same material. All sizes are approximate. Site conditions may alter the landscaping. Species and plants, style and location are subject to change based on availability, weather conditions and seasonality.



SOLAR UPGRADE 3KW

Tribeca has partnered with Bradford Solar to bring you the ChargeLite pack with 3kw inverter, offering a customized solar solution that enables you to access the free, abundant power of the sun and increase energy savings.

As one of Australia's most trusted solar brands, Bradford have built our reputation on excellence. Only using the highest quality, most efficient technology, and backed by expert technicians and our 'Life of the system' warranty. That's why the biggest benefit that Bradford Energy offers is complete peace of mind.



POWER YOUR HOME
WITH CLEAN
SUSTAINABLE
ENERGY.



ONLY
\$4,890



SOLAR PANELS

Canadian Solar is one of the three biggest solar companies in the world by revenue. They employ over 8,900 people and operate on 6 continents. Worldwide, their customers have embraced these panels for their excellent performance, superior reliability and enhanced value.

SINGLE PHASE INVERTER

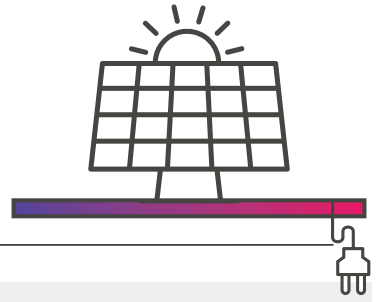
This Zeverlution inverter combines simplicity, reliability and affordability. An increased efficiency of 97.5% makes the use of PV systems even more affordable

SIMPLE MONITORING

Integrated monitoring via Ethernet or WiFi communication is available.

***Terms and Conditions:** Placement & arrangement of the roof solar panels to be at Tribeca's discretion System monitoring can't be finalised without a Wi-fi internet connection. CSR Bradford can facilitate the completion of the system monitoring post-handover with the client direct. CSR Bradford reserves the right to replace products included in the package with new generation technology and may substitute, at no extra charge to you, a product which is of equivalent quality and performance. This may result in a slight variation to the generation capacity originally quoted, but under no circumstances will the new generation capacity be lower than as originally quoted. All prices include the assignment of small scale technology certificates (STCs.) System purchase is eligible for STCs and Tribeca assign the rights to the STCs to Bradford Energy. All system installations are subject to relevant Distribution Network Service Provider's approval to be connected to the utility grid.

SOLAR & STORAGE UPGRADE



“

AT NIGHT, YOUR HOME DRAWS
ELECTRICITY FROM YOUR BATTERY,
POWERING YOUR HOME WITH CLEAN,
SUSTAINABLE ENERGY 24/7.

”

Tribeca is now offering the Bradford Solar ChargePack including a 13.5kwh Tesla Powerwall. This customised solar-plus-battery solution enables you to access the free, abundant power of the sun and increase energy savings. With Tesla Powerwall you can store solar energy generated during the day for use any time. During the day, the sun shines on your solar panels, charging your battery.

Tesla Powerwall's sleek, wall mounted design can be installed inside or outside the home. There is virtually no system maintenance required as the software updates are implemented via your home's Wi-Fi.

ONLY
\$21,799

Powerwall can provide a number of benefits:

- Increasing self-consumption of solar power generation – Tesla Powerwall can store surplus solar energy during daylight hours.
- Load shifting – Powerwall can charge during low rate periods when demand for electricity is lower and discharge during more expensive rate periods when electricity demand is higher.
- Back-up power – Assures power in the event of a grid outage.



***Terms and Conditions:** Solar panel location will be at the Builders discretion. System monitoring can't be finalised without a Wi-fi internet connection. CSR Bradford can facilitate the completion of the system monitoring post-handover with the client direct. No STC's are applicable to client. Battery will include ground mounted position at the builders & CSR Bradford's discretion.

TRIBECA HOME INCLUSIONS

Tribeca's fixed price House & Land packages that are ready to move into straight away, with no hidden or extra costs.

- ✓ Full turnkey inclusions
- ✓ Window furnishings
- ✓ Quality appliances
- ✓ Manufactured stone benches
- ✓ Raised ceilings
- ✓ Air conditioning
- ✓ Tiles and carpet floor coverings
- ✓ Quality joinery and finishes
- ✓ Landscaping, including driveway and fencing



6 Star Rated
Energy Efficiency



Statutory 7 Year
Structural Warranty



Complete Settlement
Process Guidance



Customer Service
& Progress Updates



Professional
Colour Selection



Turn-key Fixed
Price Packages



Independent Final
Building Inspection



Air
Conditioning



Premium
Inclusions



Minimum Six Month
Defect Liability Period



Upgrade Options
Available



NEW STANDARD INCLUSIONS

Tribeca is committed to continuous improvement in our designs and product.

We have improved our already fantastic standard inclusions to now feature multiple improvements, making your Tribeca home or investment unmatched in quality at no extra cost.

OUR NEW ENHANCED STANDARD INCLUSIONS

Our new enhanced standard specifications include:

- Additional planting to the landscaping
- Additional LED lights across the home and the outdoor alfresco areas (where applicable)
- Additional double powerpoints to each room
- Larger tiles (450mmx450mm) in bathroom and ensuites for a premium look
- New handheld shower rail
- Niches to bathroom and ensuite showers

OUR DIFFERENCE IS SEEN IN
THE MOST OBVIOUS PLACES,
BUT ALSO THE SMALLER ONES.



TRIBECA

TRIBECA HOME DESIGN FEATURES



A HOME THAT LETS YOU LIVE LIFE YOUR WAY

Every Tribeca home features one ensuite and one family bathroom as a minimum. Some floor plans feature an extra toilet and refreshment room for added comfort.

DESIGNED FOR LIFE

Every Tribeca home is well fitted out with connectivity, convenience and safety measures.



EVERY TRIBECA HOME IS A HOME CREATED FOR EASY LIVING

Most of our homes have an alfresco space that blends your indoor and outdoor areas – offering flexibility and an ability to enjoy your natural surroundings.

WE BUILD HOMES THAT ARE COMFORTABLE TO MOVE AROUND IN

Combining living zones that support a busy lifestyle with the need for rest and reflection.



TRIBECA

FOUNDED IN 2007 AS A RESIDENTIAL CONSTRUCTION
COMPANY, TRIBECA HAS BECOME A LEADING RESIDENTIAL LAND
DEVELOPMENT AND HOME BUILDING BUSINESS IN AUSTRALIA.

Still privately owned, the Tribeca team – licensed by the Building Services Authority (BSA) and the Housing Industry Association (HIA) – proudly operating from offices in Sydney, Melbourne, Gold Coast and Brisbane, has delivered over 5,000 family homes across QLD, NSW and VIC.

We have a record of continuous growth and innovation in the industry, thanks to the many decades of experience of our team. We've created an integrated land development and home building business model, meaning we're able to actively operate across each phase of the build.

It's always been important – from both a company and customer perspective – for us to be cost effective. Our efficient construction methodologies go part of the way towards making this happen, but we also know that through construction, costs need continuous monitoring.

We believe that Tribeca is redefining the art of property development. We do this by building homes and communities that are built to last. We do this by giving each residential estate its own distinct character and identity. And we do this by creating opportunities for clients that range from big businesses to small families.

We see everything we build as an opportunity to redefine the art of property development. From the moment we break ground to the day we hand over the keys, we're creating investments – and futures – that are simple, beautiful, and built to last.



FUTURES.



REIMAGINED.

TRIBECA.COM.AU

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