



Teaming up with New home Shop, New Build Co's experienced and knowledgeable team of professionals provide complete turn-key opportunities to all of our clients. Architecturally designed floor plans, stylish facades, great inclusions and simple processes ensures your build journey is a unique and personalised experience. We provide our clients with confidence in their new build decision.

Our vision is to positively impact, create opportunities and support growing communities with their build journeys. Whether it be a first home, dream home or investment, this is ultimately "where homes begin."







NEW BUILD CO.

Modern and Contemporary living

New Build Co would like to introduce the Opal release consisting of 6 Double storey homes. The homes all contain 3 bedrooms, 2 bathrooms, and an open plan kitchen, meals and family. With some amazing inclusions, these homes will be sure to impress!

All the packages are 100% Turn-key including complete landscaping, concrete driveway, blinds, letterbox and roll out turf. Additional to the turnkey items you also will have 2590mm ceiling heights, heating and cooling.





The start of something beautiful

From the moment you arrive at Olivia, you'll appreciate the vision and thoughtful design of this master-planned community.

Located only 28kms west of Melbourne's CBD, Olivia is the ideal community to raise your family, upsize to your dream home, or invest in your future. Family, work, play, wellbeing – experience living with a prosperous, vibrant and flourishing community

- 6.5 hectares of magnificent green open spaces
- Exceptional education facilities nearby
- State-of-the-art playground for all ages and abilities
- Picturesque surrounds







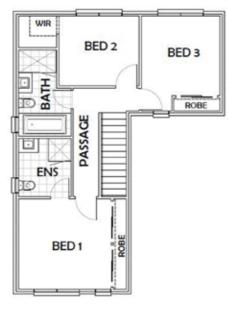






LOT1418 ² ³ ² ² ² ¹ ² ²

FIRST FLOOR



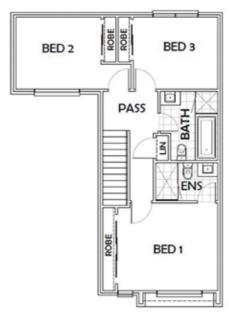
GROUND FLOOR

MEALS PDR COR PDR CARACE CARACE



LOT1419 ≅ 3 ₽² ₽¹ ₽²

FIRST FLOOR



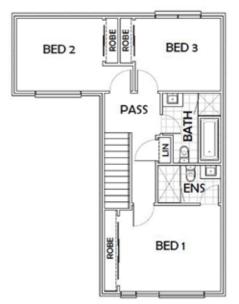
GROUND FLOOR





LOT1420 ³ ³ ² ² ¹ ²

FIRST FLOOR



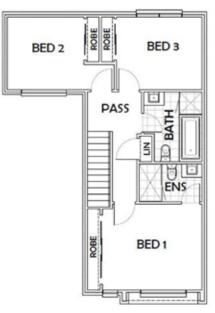
GROUND FLOOR





LOT1421 ≥ 3 2 2 1 = 1 2 2

FIRST FLOOR



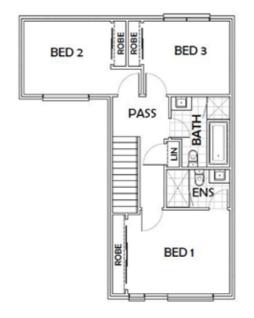
GROUND FLOOR





LOT1422 ≅ 3 4[°] 2 ₽ 1 ₽ 2

FIRST FLOOR



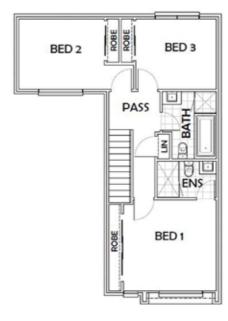
GROUND FLOOR



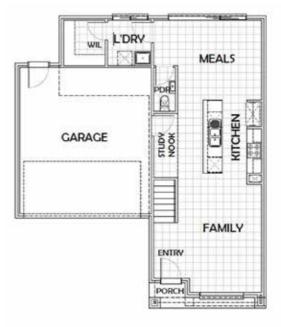


LOT1423

FIRST FLOOR



GROUND FLOOR





Standard Inclusions

KITCHEN APPLIANCES

- ▶ 600mm stainless steel gas cooktop.
- ▶ 600mm stainless steel canopy rangehood.
- 600mm stainless steel fan forced oven.
- Dishwasher (including water connections & water disposal point).
- Stainless steel double bowl countertop sink.
- Stainless steel chrome mixer tap.

CABINETRY/BENCHTOP

(as per plan)

- > Cupboards: Fully lined melamine modular cabinets to
- kitchen, laundry, bathroom and ensuite (as shown on plans).
- Doors/Drawers: Laminate from builder's range.
- 20mm stone bench to kitchen and island bench.

CERAMIC TILING

- Wall tiles to bathroom, ensuite and laundry (as shown on plans).
- ▶ Tiled splashback to kitchen.

FLOOR COVERINGS

- Choice of floor tiles and/or timber laminate floorboards to kitchen, meals, entry and rear hallway (as shown on plans).
- Floor tiles to wet areas (ensuite, bathroom, laundry & WC).
 Carpet to non-tiled areas.
- Note: In double storey designs, stairs will be carpeted

PAINTWORK

- Flat acrylic paint to ceilings.
- Low sheen acrylic to front entry door.
- Washable low sheen acrylic to internal walls.
- Semi-gloss enamel to internal doors, jambs & mouldings.
 Two coat paint application (your choice of colour from our builder's range).

INSULATION

- Glasswool batts to ceiling of roof space (excludes garage ceiling).
- Glasswool wall batts including sisalation to external brick veneer walls (excluding garage) and wall between garage and house.

INTERNAL FEATURES

- ▶ Flush panel 2040mm high doors.
- Single bevel MDF 67x18mm architraves and skirting.
- Plastic white door stops to hinged doors.
 Door seal to nominated internal doors in accordance with onorgy ratings report.
- energy ratings report.
- 75mm cove cornices throughout, 90mm in garage.
 Lever door handles in polished chrome finish to all rooms.

HEATING & COOLING

 Gas ducted heating to bedrooms and living areas (excluding wet areas); unit size and points are product specific.

FRAMING

MGP10 wall frame and roof trusses.

BATHROOM & ENSUITE

- Polished edge mirrors, full length of vanity.
- White acrylic bath in tiled podium.
- ▶ Tiled shower base.
- Semi-framed shower screen with clear glazed pivot door.
 Exhaust fans including self-sealing airflow draft stoppers.
- Square white vanity basin.
- Soft-close white toilet suite.
- Hand held shower rail and slider in chrom finish.
- Chrome basin mixer tap.
- Chrome bath mixer tap.
- Chrome double towel rail
- Chrome toiler roll holder.

STORAGE

- Robes: 1 melamine shelf and hanging rail.
- ▶ Walk-in Robe: 1 melamine shelf and hanging rail.
- Pantry/Linen: 4 white melamine shelves.
- Broom Cupboard: 1 white melamine shelf (design specific).
- Robe Doors: 2040mm high readicote flush panel hinged or sliding doors as per plan.
- Pantry/Linen/Broom Cupboard Doors: 2040mm readicote panel hinged doors (as per plan).
- Handles: Flush pull-in polished chrome.

PLASTER

 10mm plasterboard to ceiling and wall, water resistant plasterboard to ensuite and bathroom.

SOLAR HOT WATER SYSTEM

Solar hot water system with gas instantaneous back up booster and associated electrical and plumbing connections, solar panel and storage tank positioned at builder's discretion.

PLUMBING

> 2 external taps (1 to front & 1 to rear of home).

ROOFING

- ▶ Roof pitch 22.5 degrees.
- Coloured concrete roof tiles.
- Colorbond fascia, guttering and downpipes.

LAUNDRY

- 45 litre stainless steel trough into stand-alone laminate cabinet.
- Chrome washing machine stops/grubs.
- Chrome laundry mixer tap.

BLINDS & FLYSCREENS

Holland blinds (up to 12 windows & 2 sliding doors).
 Flyscreens to all opening windows (up to 11 windows).

ELECTRICAL

- Supply and install lights to all fittings (as per electrical plan).
 2 TV points including 5m of coaxial cable to roof space
- (as per electrical plan).2 pre-wired telephone points, 1 to lounge and 1 to master
- bedroom with wall plate (as per electrical plan).
 White wall mounted switch plates.
- Hardwired smoke detectors with battery backup.
- RCD safety switches and circuit breakers to meter box.
- TV antenna and connection.
- External LED flood light to garage/laundry exit (as per electrical plan).
- Internal LED downlights throughout (as per electrical plan).
- Double powerpoints throughout (as per electrical plan).

GARAGE

- Sectional overhead door with motor, remote control and 2 handsets.
- Plaster ceiling and concrete floor.
- Brick veneer (on boundary wall product specific, if required).
 Weatherproof flush panel pedestrian door, low sheen acrylic
- paint finish (product specific).Aluminium or timber door frame (job specific) with entrance lockset.

EXTERNAL FEATURES

Cladding (as per plan).

polystyrene finish.

CEILING HEIGHT

opening fees. • Up to 500m2 lot size.

CONNECTION COSTS

DRIVEWAY / CONCRETE

- Natural colour rolled mortar joints.
- Front elevation as per working drawings.
- Awning aluminium windows to front elevation, side and rear of first floor.
- Sliding aluminium windows to all other windows.
- Front entry door from builder's range.

Colour-through concrete driveway and porch

Colour-through concrete pad under clothesline

2590mm to ground floor, 2440mm to first floor

SITE CONDITIONS / FOUNDATIONS

Connection of services (water, gas, electricity, sewer,

stormwater and telephone conduit) - does not include

electricity, gas and telecommunication/fibre account

Foundation Class: Up to Class H concrete slab with a

maximum of 300mm fall over allotment up to 500m2 with a

maximum setback of 5m to the house. If rock excavation and

removal is required an extra charge will apply (if fixed site

costs including rock is not mentioned previously in quote)

Termite treatment spray where required by relevant authority.

- Stainless steel trilock entrance lockset with deadbolt to entry door.
- Door and weather seal to all external hinged doors (excluding garage).
 Note: In double storey designs first floor exterior will involve

ALFRESCO

(where applicable)

> Plain concrete base with plaster ceiling and brick pillar.

LANDSCAPING

(low maintenance, drought resistant)

- Landscaping to front (includes letterbox).
- Landscaping to rear (includes clothesline).

MAINTENANCE & WARRANTY

- ▶ 3 month maintenance period.
- ▶ 10 year structural guarantee.

NOTE: If double glazing or low E glazing is required extra costs may apply (requirements, window configurations and inclusions for energy ratings may change due to energy rating reports) subject to house orientation unless fixed price contract is previously mentioned in quote.

OCCUPATIONAL HEALTH & SAFETY

- Site toilet.
- Silt fence.
- Site bin.
- Crossover protection.
- Roof guard rail.

SITE ADDRESS:

CLIENT 1 NAME: CLIENT 1 SIGNATURE: DATE: CLIENT 2 NAME: CLIENT 2 SIGNATURE: DATE:

PLEASE NOTE:

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. Whilst 900mm appliances are included in the turnkey specifications, design practicality may allow only 600mm. In this instance, a price adjustment will apply. Refer to plan for specifications. Images are for illustrative purposes only.







