



AGENT MARKETING PACK

KITCHEN COLOUR THEME 1



Artist impressions are for illustration purposes only. Finished product may differ from impression above.

KITCHEN COLOUR THEME 2



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URBAN FACADE



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MODERN FACADE



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CLASSIC FACADE



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CALI FACADE



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ANGELA 1216

MINIMUM FRONTAGE 12.5M



bhc bright homes constructions		Area	
Residence	108.43m ²		
Garage	36.69m ²		
Porch	3.57m ²		
TOTAL	148.69m²		
			16.01SQ

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KATIA 1217

MINIMUM FRONTAGE 12.5M



bhc
bright homes constructions

Area	
Residence	117.33m ²
Garage	36.66m ²
Porch	3.57m ²
TOTAL	157.56m² 16.96SQ

EMMA 1218

bhc
bright homes constructions

Area	
Residence	127.20m ²
Garage	36.37m ²
Porch	3.57m ²
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TOTAL	167.14m ² 17.99SQ

MINIMUM FRONTAGE 12.5M



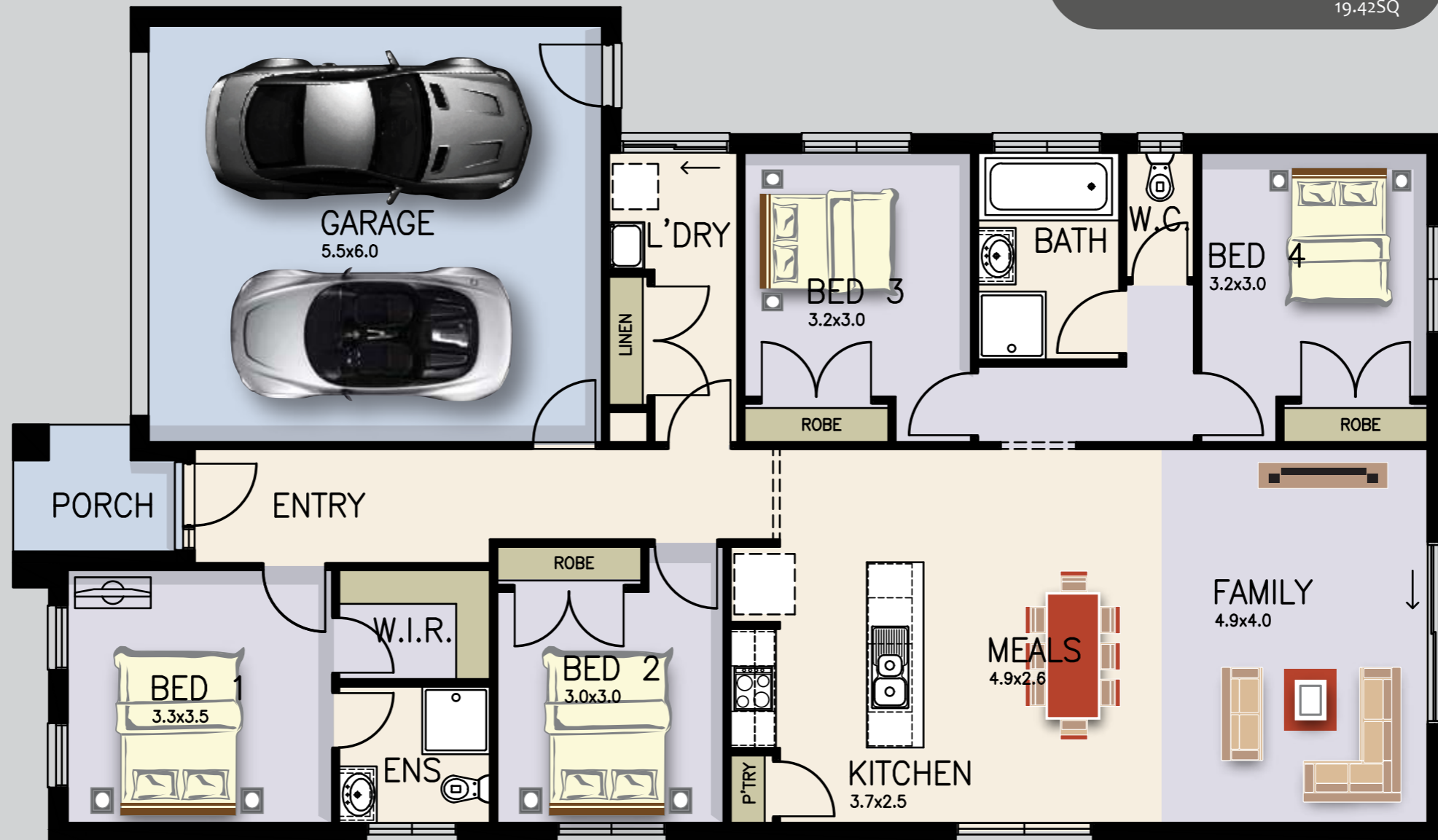
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LINDSAY 1219

bhc
bright homes constructions

Area	
Residence	140.51m ²
Garage	36.37m ²
Porch	3.57m ²
TOTAL	180.45m²
	19.42SQ

MINIMUM FRONTAGE 12.5 M



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REBECCA 1220

MINIMUM FRONTAGE 12.5M



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SPECIFICATIONS

STANDARD SPECIFICATION

Exterior

- Brick veneer construction with bricks from builders standard range (PGH) with natural rake, rolled or flush mortar joints
- Concrete roof tiles from standard builders range (Monier)
- Aluminium powder coated window including locks. Awning to front, sliding to remainder
- Fly screens
- Dead locks to entry and laundry
- Aluminium sliding doors (house specific)
- Obscure glazing to W/C, Bathroom & Ensuite windows (if applicable)
- Colorbond steel fascia, gutter and down pipes (100x50)
- Hume XN1 clear glazed front door as per Builders Range
- Front door paintwork, Haymes external low sheen two coat system
- External ceilings, Haymes premium ceiling white flat finish two coat system
- Gainsborough lever sets with deadbolts to external hinged doors
- 2 x External garden taps (one at meter)
- Engineered designed class M or H waffle slab
- MPG10 pine timber wall frame/roof trusses
- Roof pitch 22.5'
- Panel lift garage door.
- Plaster ceiling, weather proof door at rear, concrete slab and brickwork above front door opening to garage

Interior

- 2440mm ceiling height throughout
- 75mm Scotia cornice
- Architraves 67 x 18mm Single Beveled or Colonial MDF with paint finish
- Skirting's 67 x 18mm Single Beveled or Colonial MDF with paint finish
- Redicote flush panel or 4 panel hollow core doors with painted finish 2040 high

- White cushion door stops
- Builders range Gainsborough lever door furniture
- Built in robes with sliding flush panel or 4 panel doors 2040 high, single melamine shelf and hanging rod 450mm, as per plan
- Linen cupboard & pantry with hinged door/s with 4 melamine shelves 450mm deep, as per plan (if applicable)
- Doors, Architraves & Skirting painted in quality Haymes enamel two coat finish – your choice of one colour from our extensive range or equivalent
- Haymes washable Low Sheen Interior wall paint two coat
- Haymes premium ceiling white flat two coat
- R1.3 Sisalation foil attached to the outside of the living areas frame and R1.5 wall batt insulation to external walls of living areas
- R2.5 blow in ceiling insulation to roof space of living areas
- Carpet from builders range to all non-tiled areas
- Rubber door stops

Kitchen

- Laminated cabinets fully lined with white melamine shelves
- 4 x draws including insert cutlery draw
- Dishwasher Provision
- Laminate benchtops with 600mm deep post formed edge
- Laminated doors with handles from builders range
- Laminated overhead cupboards as per plan
- 1 3/4 bowl Abbey stainless steel sink
- Hot/Cold mixer tap
- Dual water filter
- Ceramic tiles splashback above benchtops
- Ceramic tiles to floor
- Provide power point and cold water connection for dishwasher

Appliance

- Venini 600mm stainless steel electric oven VFFo6SS

- Venini 600mm stainless steel gas hot plate VGC6SS
- Venini 600mm slide-out rangehood GEH6001
- Gas Ducted Heating
- Rinal Sunmaster 215lt x1 panel solar hot water service (if applicable)

Bathroom/Ensuite/Powder-room

- Ceramic floor tiles as per Builders range
- Ceramic wall tiles as per builders range above bath, fully tiled shower recess & skirting tiles to required areas
- Vanity: Porcher Heron vitreous china vanity bowl with 3 tap holes
- Bath: Posh Solus Rectangular Bath 1675mm white acrylic with matching waste
- Shower base: Marbletrend 900mmx900mm Easy RX Square Acrylic white shower base
- Showerscreen: Semi-frameless toughened glass
- Mirror: Polished edge frameless mirror or framed mirror above vanities
- Taps: Hot and Cold Chrome taps
- Toilet: Dual flush white Porcher Heron CC full china Suite
- Siena Chrome towel rails and toilet roll holders

Laundry

- Ceramic floor tiles as per builders range
- Ceramic wall tiles as per builders range, 400mm above trough and skirting tiles
- Trough: Milena 45 litre single white acrylic bowl with bypass unit and white cabinet
- Hot/Cold mixer taps and washing machine cocks

Electrical

- Smoke detectors wired in with battery backup where required
- Weather proof lights to exit and rear of dwelling
- Wall mounted white two way switch to entry
- Safety switch and circuit breaker to meter box
- Power points as per Electrical Plan
- Light Points: Batten fix as per electrical plan including globes

- 2 Television & 2 telephone points as per plan
- Exhaust fan to ensuite, toilets and bathroom
- Bonair MB3 ducted heating to bedrooms and living areas – 8 points

Energy Efficiency

- 6 star energy rating to walls and ceilings
- Client choice between Solar hot water system or 2200Lt round water tank
- Energy saving Light globes fitted to Battens
- Draft stoppers to Exhaust Fans

General & Site Allowance

- 7 year structural guarantee & 3 months maintenance
- Standard site costs are based on 300mm fall using cut & fill; "H" class slab, up to N2 wind speed and 4m setback, with underground power
- Slab: 20mpa including reinforcement as per engineering
- Termite protection as per council requirements
- Garage Step down
- Service connections of gas, electricity, water supply sewerage system and storm water drains (based on a standard allotment up to 600m2 with 400mm fall over building area)

Turn Key Inclusions

- Plain coloured concrete driveway and path
- TV antenna
- Split system cooling
- Remote control garage
- Landscaping up to 600m2 lot
- Letterbox
- Clothesline
- Fencing including wing fence
- Venini 600mm dishwasher
- Holland blinds throughout