

**HURRY!
LIMITED OFFER**

THE HOME OF CHOICE



Personalise your space with **your choice** of 3 upgrades.

GOLD UPGRADES: SELECT TWO

☐

31c ceilings throughout

☐

Ducted Airconditioning

☐

**Vinyl plank flooring
and carpet**

☐

Double glazing

☐

Elevation upgrade

☐

Triple Garage

☐

Internal painting

SILVER UPGRADES: SELECT ONE

☐

Kitchen upgrade

☐

**Bathroom and Ensuite
Upgrade**

☐

Solar Package

☐

Outdoor Kitchen

That's **\$30,000 worth of value** in your home, for a limited time only at no extra cost to you.

Name and Signature of Sales Representative: _____

Date: / /

Name and Signature of Owner/s: _____

Date: / /

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south-west
redink
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the locals choice

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BC 12049. October 2024.

Scott Park
MANAGING DIRECTOR





DOUBLE GLAZING



**GET COMFORTABLE.
REDUCE POWER BILLS.**

Choosing the correct windows and doors is one of the most important elements in designing an energy efficient home.

While windows may seem like a small part of the home they have significant influence on a home's energy efficiency and comfort levels. Some benefits of double glazing include; making your home cooler in summer and warmer in winter, your home is quieter and helps you save on power bills!

8mm air gap
for a 33% thermal
improvement compared
to standard glazed
products.

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AIR CONDITIONING



FULLY DUCTED REVERSE CYCLE AIR CONDITIONING.

Enjoy whole-home comfort with ducted air conditioning, the ultimate climate control solution. Whisper-quiet, energy-efficient, and seamlessly integrated, it allows you to cool or heat your entire home at the touch of a button. Say goodbye to hot summers and chilly winters- experience luxury comfort all year round.

Plus with Daikin's MyAir Controller & technology, you will keep the whole family happy with unlimited zones; your room- your temperature!



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31 COURSE CEILINGS THROUGHOUT



HIGH CEILINGS TO LIVING, BEDROOMS AND BATHROOMS.

Raising your ceiling height from 28 to 31 courses creates a spacious, airy feel in your new home, adding both visual appeal and comfort. Higher ceilings allow more natural light to flow, creating an open, inviting atmosphere. This upgrade not only enhances the overall design but also increases property value by making rooms feel larger and more luxurious. Elevate your living experience with extra height, and enjoy a home that truly stands out.

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FLOORING THROUGHOUT

VINYL PLANK FLOORING AND CARPET THROUGHOUT.

Including flooring in your new home ensures a seamless, stylish and move-in-ready finish. Select from our Builder's Standard Range vinyl plank with matching scotia to living areas and Builder's Standard Range carpets for bedrooms. Adding flooring before you move in enhances comfort, durability, and aesthetics while adding value to your home. Avoid the hassle of post-build installations- enjoy a beautifully finished space from day one!



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ELEVATION UPGRADE



Take your home's street appeal to the next level with an elevation upgrade allowance. An elevation upgrade can create a stunning first impression, whether it be through the use of hardiplank cladding, feature bricks, external wall tiles or an additional gable. This is your chance to make the front of your home truly unique, customised to reflect your style and taste!

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TRIPLE GARAGE



Why stop at a double when a triple garage offers so much more? Gain extra storage for tools, bikes, or a home gym, secure space for a third vehicle, and increase your home's value and functionality. Whether it's for hobbies, work, or growing family needs, a triple garage future-proofs your home. This upgrade includes an auto sectional door from our Builder's Standard Range (Centurion).

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INTERNAL PAINTING



INTERNAL WALLS, DOORS AND CEILINGS.

Make your new house feel like home from day one with a fresh, clean, and modern look. Painting before moving in means no furniture hassles, no paint smells while living there, and a perfect finish. Select a colour from our Builders Standard Range, Taubmans 2 Coat Paint System and move in with confidence knowing your home is fresh and truly finished!

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KITCHEN UPGRADE

PLUS

Microwave recess with
1 pot drawer below
(including SGPO)

Overhead cupboards
(up to 4 meters)



FISHER & PAYKEL 90cm Integrated Rangehood
HP90ICSX4



FISHER & PAYKEL French Door Refrigerator
with Water Dispenser RF522ADUX5



FISHER & PAYKEL Contemporary Dishwasher
DW60FC1X2



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BATHROOM UPGRADE



Upgrade your bathroom

- ✓ Choice of 2 free standing baths
- ✓ Choice of 2 above counter basins
- ✓ 2 x Heater towel rails per bathroom & ensuite
- ✓ 3 Additional colour choices for accessories, tap-ware & waste

Brushed Nickel

Brushed Brass

Gun Metal

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OUTDOOR KITCHEN

Nexgrill
Cucino 6 Burner
Sink Unit &
Nib Wall



NEXGRILL Cucino BBQ Island Including 6 Burner BBQ, Sink & Range and nib wall built to comply. CCN61SLQ

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SOLAR PACKAGE

LOVE THE ENVIRONMENT.
REDUCE POWER BILLS.



Looking to reduce your energy bills and embrace sustainability?

By harnessing the power of the sun, you can:

- ✓ Slash your electricity costs
- ✓ Boost your property value
- ✓ Help the environment
- ✓ Enjoy long-term savings

Solar package includes Solar Power System, Solar Panels and Inverter matched to the size of your home; supply and install included.

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Home of Choice



Terms and Conditions

- The Home of Choice Promotion is available to new clients only.
- The builder can discontinue or change The Home Of Choice at any time.
- The offer is valid for clients who signed their Preliminary Plans Agreement (PPA) on or after 6th January 2025.
- No undertaking by the Sales Consultant, whether written or verbal, over rides the contents of this Terms and Conditions document, nor the content of the HIA Building Contract itself.
- The Home of Choice is available in conjunction with Redink Southwest Choice Standard Range only; where items are listed on both Promotional Flyer and Choice Specification; inclusions stipulated on the Promotional Flyer overwrite those listed on Choice Specification.
- No other promotional offers or retail discounting will apply in conjunction with this offer.
- The builder reserves the right to review validity of each component of the promotion upon submission & acceptance of the project.
- This promotional offer is only available on Greenfield's lots that do not require area loading. Eligible lots will be decided upon by the builders, the builder's decision is final.
- The builder will honour the price for 45 days of Contract Signing as per HIA Building Contract.
- The offer is valid for homes being built on blocks titled at time of sign up only.
- Clients must select two upgrades from the Gold list and one upgrade from the Silver list.
- No credits will be given if clients do not elect to use the permitted allocations, and the upgrades cannot be swapped or transferred.

Gold Tier Inclusions:

Two upgrades to be selected.

31c ceilings throughout

Upgrade from standard 28 course ceiling to 31 courses internally. 28 course to remainder of the home (garage, alfresco & porch).

Ducted Airconditioning

Supply and install of Daiken ducted reverse cycle air conditioner throughout, with MyAir Controller. Size of unit & number of vents to be determined by size of the home as per the suppliers recommendation.

Vinyl Plank Flooring and Carpet

Carpet to bedrooms from Builders Standard Range. Vinyl plank with matching scotia to living areas from Builders Standard Range.

Double Glazing

Glass Co Double Glazing System applied to all windows & doors excluding wet areas.

Elevation Upgrade

Elevation Upgrade refers to \$10,000 allowance for upgrades to be made to external façade. Upgrades must be agreed upon at time of sale, with Sale Representative to include Upgrade specifics within the PCQ, up to the value of \$10,000.

Triple Garage

Upgrade of an additional garage from standard double; inclusive of single auto sectional door from Builders Standard Range.

Internal Painting

Taubman's 2 coat paint system; selection of 1 colour from Builders Standard Range. Internal walls only.

Silver Tier Inclusions:

One upgrade to be selected.

Kitchen Upgrade

- Microwave recess with 1 Pot Drawer below inclusive of SGPO
- Overhead cupboards (up to 4m) finished to Builders Standard Range
- Fisher & Paykel 90cm Contemporary Dishwasher (DW60FC1X2)
- Fisher & Paykel integrated Rangehood (HP90ICSX4)
- French door fridge with water dispenser (RF522ADUX5)

Bathroom & Ensuite Upgrade

- Choice of 2 freestanding bath upgrades; select from Kado Lux Freestanding Bath or Posh Domaine Back to wall bath.
- Choice of 2 above counter basins; Roca The Gap Round Above Counter Basin or Roca Inspira Above Counter Basin.
- 2 Additional colour choices for bathroom/ ensuite accessories, tapware and waste; Brushed Nickle, Brushed Brass and Gun Metal (in addition to the standard black & chrome option).
- 2 heated towel rails per ensuite & bathroom; Mizu Soothe Vertical Heater Towel Rail.

Solar Package

Supply and install of Solar PV System with panels & inverter. (Number of panels, size of inverter and power (three phase or single) to be determined by size of the home as per suppliers recommendation.

Outdoor Kitchen

Supply & install of Nexgrill Cucino BBQ Island 6 Burner BBQ with sink (Product #CCN6ISLQ) or product of equal value at Builders discretion. Nib wall built (if required) in alfresco to comply with relevant building regulations.

Client Signature: _____

Date: / /

Client Signature: _____

Date: / /

Builder's Signature: _____

Date: / /

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BC 12049. Jan 2025

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Choice Specification

Our Choice Specification is packed with big name brands and a long list of quality inclusions. It's a generous starting point for you to add what you want, without paying for things that appeal to someone else. Pull out the pen and personalise your home design by making changes in red ink, add a bathroom, increase bedroom sizes, or up the level of finish – it's your home, it's your choice.

General Inclusions

- ✓ Housing Industry Association (HIA) Building Contract and Insurance
- ✓ Full working drawings and addenda for local authority submissions
- ✓ Full builder's indemnity insurance
- ✓ Site contour survey
- ✓ Structural site report and engineer certified working drawings
- ✓ Fully engineered concrete slab and footing
- ✓ Shire building permit fees and standard Water Corporation fees
- ✓ 12 months defects liability period
- ✓ Lifetime Structural Guarantee*
- ✓ Full Perimeter termite treatment
- ✓ Ongoing consultation with one of our Design and Sales Consultants
- ✓ Personalised Interior Design Consultation
- ✓ Council approved Energy Efficiency report
- ✓ Allowance for sewer run in (10m past last connection point)
- ✓ Allowance for water run in (6m past last fixture)
- ✓ Full cavity wall insulation

Exterior Inclusions

- ✓ 2c double brick construction*
- ✓ COLORBOND® custom orb steel roof, gutters, fascia and downpipes
- ✓ 25 degree roof pitch*
- ✓ 28c ceiling height to porch and garage
- ✓ 25c ceiling height to alfresco^
- ✓ Feature concrete brick paving to driveway (garage door width x 6m in length or to boundary, whatever occurs first), porch and alfresco from builder's range^
- ✓ H2 treated pine roof (Blue Pine)
- ✓ Hardiflex lining to all eaves, alfresco and garage
- ✓ Extent of eaves as show on plan, with fibre cement lining
- ✓ 2 outdoor garden taps with non-return valves
- ✓ Remote sectional door to garage with 3 remotes from builder's range
- ✓ 28c ceiling height internally*
- ✓ Heat pump hot water unit
- ✓ Acrylic render to front elevation (two colours)
- ✓ 2 course face brick, with rolled cream mortar joints from builder's standard range (where applicable)
- ✓ Full paint finish internally and externally (excluding internal walls)
- ✓ Choice of feature cornices throughout
- ✓ Protective metal corner beading to all internal trafficable areas
- ✓ White set hard wall plaster*
- ✓ R4 insulation to ceiling throughout*
- ✓ Gate valve to water metre (for owners future reticulation)
- ✓ 90mm PVC pipe under driveway

Door and Window Inclusions

- ✓ Powder coated aluminium window frames and sliding doors throughout
- ✓ Flyscreens to all awning and sliding windows and sliding doors
- ✓ Keyed vent locks to all sliding windows
- ✓ Aluminium framed front door
- ✓ Feature front door including weather draft seals
- ✓ All external door locks keyed alike
- ✓ Tri-lock entry set to front door. Lever set and single deadlock to garage entry door
- ✓ Lever handles to all internal doors from builder's range
- ✓ Privacy latches to ensuite, bathroom and WC (where applicable)
- ✓ Painted 25c flush panel internal doors from builder's standard range
- ✓ Metal internal door frames

Kitchen Inclusions

- ✓ 20mm VCS benchtops from builders standard range with 300mm breakfast bar overhang
- ✓ ABS edging and soft closers to drawers and cupboards from builder's Laminex range
- ✓ Drawer and cupboard handles from builder's range
- ✓ Feature undermount stainless steel sink with feature chrome mixer tapware
- ✓ 900mm under bench oven
- ✓ 900mm induction cooktop
- ✓ 900mm canopy rangehood
- ✓ 700mm high tiled splashback to behind hotplate (from builder's standard range)
- ✓ Bank of 4 cutlery drawers (450mm)
- ✓ Four shelves to pantry
- ✓ Dishwasher recess with plumbing and electrical provisions
- ✓ Flick mixer tapware throughout
- ✓ Choice of chrome or black tapware

Bedroom Inclusions

- ✓ Walk-in robe with shelf and rail to master suite
- ✓ Double robes with shelf and rail to minor bedrooms
- ✓ Choice of mirrored or vinyl sliding doors to double robes with shelf & rail to minor bedrooms

Bathroom/Ensuite/WC Inclusions

- ✓ 20mm VCS benchtops from builders standard range
- ✓ ABS edging and soft closers cupboards from builder's standard Laminex range
- ✓ Drawer and cupboard handles from builder's range
- ✓ Choice of fully framed or frameless direct stick mirrors to bathroom and ensuite
- ✓ Feature tapware from builder's range
- ✓ Dual flush back to wall toilet with soft closing lid
- ✓ Feature towel rail and toilet roll holder from builder's standard range
- ✓ Dual shower to ensuite

- ✓ Choice of chrome or black tapware
- ✓ Choice of feature inset vanity basins from builder's standard range
- ✓ Hobless showers throughout (including reflux valve where necessary) with Bermuda tile inset floor waste (chrome)
- ✓ Semi-frameless shower screens with pivot door
- ✓ 2100mm high tiling to showers (from builder's standard range)
- ✓ 1525mm bath
- ✓ Energy compliant approved self closing flumed exhaust fans to ensuite, bathroom and WC (where applicable)
- ✓ Bermuda tile inset floor waste
- ✓ Choice of rectified porcelain floor tiling (300x300) and non-rectified ceramic wall tiles (200x600) from builders standard range. Laid with a standard grout joint and cut with a standard tile cutter

Laundry Inclusions

- ✓ 20mm VCS benchtops from builders standard range
- ✓ ABS edging and soft closers cupboards from builder's standard Formica or Laminex range
- ✓ Choice of rectified porcelain floor tiling (300x300) and non-rectified ceramic wall tiles (200x600) from builders standard range. Laid with a standard grout joint and cut with a standard tile cutter
- ✓ Stainless steel inset trough and cupboard to laundry from builder's range
- ✓ Choice of mirrored or vinyl sliding doors to linen (where applicable)
- ✓ Washing machine taps
- ✓ Bermuda tile inset floor waste
- ✓ Choice of chrome or black tapware

Electrical Inclusions

- ✓ Three phase power*
- ✓ Western Power safety switch
- ✓ Double power points throughout the home (1 per room)
- ✓ Modern light switches in choice of grey or white
- ✓ 1 x standard bayonet light point to each room (including bayonet globe)
- ✓ Hard wired smoke detectors installed to Australian Standards (interconnected)
- ✓ 3 point pack (1 x TV, 1 x Data and 1 x Phone Point)
- ✓ 1 x single power point to dishwasher recess
- ✓ External lights to porch, laundry and alfresco^
- ✓ Telecommunications conduit (when located next to power dome and within 30m of meter box)
- ✓ Provision for National Broadband Network connection
- ✓ TV antenna
- ✓ Single GPO next to meter box
- ✓ Double GPO to alfresco^

* Unless otherwise noted

^ Only if alfresco is included in design

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The builder reserves the right to substitute products of a similar value when items become obsolete or are unavailable. Images for illustrative purposes only. BC 12049. January 2025.

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