

DUAL  
OCCUPANCY  
by  Kingsbridge

The Paired  
*Collection*





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## About

Established in 1997, the Kingsbridge vision leans into almost three decades of construction experience. Under the banner of our parent company Hermitage Building Group (HBG) we build a diversified range of new homes, including investment homes, homes for owner occupiers, Townhomes, Specialty Disability Accommodation (SDA), social homes and custom luxury homes.

Our parent company, Synergy Living Australia, is part of the broader TRC Synergy Group, a publicly listed company with a diverse portfolio of global projects spanning land subdivision, roads, building construction, and specialised large-scale ventures such as airports, railway trackwork, stadiums, hospitals, and major property developments.

In addition to our new home builds, Synergy Living has expanded its portfolio with the completion of the Element By Westin hotel in Richmond. Our focus also extends to land releases, including Springridge Estate in Wallan, Skylark Rise Estate in Melton, Victoria, and a third release located in Grangefields.



## Award winning Builder

We take pride in delivering exceptional homes, and our industry recognition reflects our community to quality, innovation, and customer care. Over the years, we've earned awards across design, construction, and structural excellence, as well as accolades that celebrate our workplace culture and business practices.

From industry-voted honours to awards recognising how we collaborate with clients, suppliers, and trade partners, each achievement reinforces our dedication to excellence.



### HIA Most Professional Medium Builder

The Professional Builder Awards acknowledges outstanding business achievements amongst Australia's home builders. The Professional Building Award recognises quality and professionalism, within the home building industry, highlighting their commitment to customer service, business management and leadership.



2020 Finalist

2019 Winner

2018 Finalist

2017 Finalist

## Why *Kingsbridge?*

*We understand that building a home is one of the biggest investments you'll ever make.*

That's why, from your first conversation with us to the moment you step through your new front door, Kingsbridge Homes will be by your side.

With almost 30 years of experience and thousands of homes built across Victoria, we've earned a reputation for the highest quality builds and transparency, delivered from a place of genuine care.

Our multi-award-winning team is dedicated to delivering on more than just excellence in design. We build homes that feel just right; they're energy-efficient, excellent quality and designed for living.

## Why *choose us?*



### Industry Experts

As industry experts and HIA award winners, we capitalise on the well-established Hermitage Building Group.



### Understanding of Council

A thorough understanding of the council's land requirements to deliver the ideal product with years of proven operational cadence.



### In-house Design Team

A top-tier in-house design team with over 100 years of combined experience consistently delivers innovative, site-responsive designs tailored to each project.



### Simplify the Complexities

We simplify the complexities of the pre-construction and construction process with our specialised Dual Occupancy product.



### Dedicated Team

We have a dedicated Dual Occupancy team that streamlines the entire process, from sales to construction, ensuring maximum efficiency.



### Quality Designs and Cost-Effective Solutions

Our commitment to delivering quality Dual Occupancy designs and cost-effective solutions ensures the best value on the market.

## 7-Star *Compliant*

At Kingsbridge, we're committed to building homes that are comfortable to live in and ready for the future. That's why all our new homes meet the 7-Star energy efficiency standard, a key part of creating better living environments for Australian families.

A 7-Star rated home is designed to maintain a more stable internal temperature throughout the year, helping reduce the need for artificial heating and cooling. This can make a noticeable difference to your energy bills, as your home naturally stays cooler in summer and warmer in winter.

You'll also enjoy improved comfort and air quality, thanks to better insulation, ventilation, and design. These features help reduce drafts and condensation, making your home quieter and more enjoyable to live in.

On top of that, 7-Star homes are better for the environment. By using less energy, your home contributes to a lower carbon footprint, helping create more sustainable communities for the future.

Whether you're building your first home or your forever home, 7-Star efficiency means you're getting a space that's built with care, performance, and long-term value in mind.



## ISO 9001 *Certification*

ISO 9001 is the international standard for a Quality Management System ("QMS").

In order to be certified to the ISO 9001 standard, a company must follow the requirements set forth in the ISO 9001 Standard. The standard is used by organisations to demonstrate their ability to consistently provide products and services that meet customer and regulatory requirements and demonstrate continuous improvement. In terms of Hermitage, we look to show our quality and service by focusing on the following criteria:

- Customer satisfaction - striving to consistently achieve a 5 star rating
- Delivery in full on time - ensuring our projects are delivered on time and to agreed conditions
- Defects - minimising building defects
- Jobs quoted verses jobs achieved - finding the right balance for the jobs we quote in comparison to the jobs we achieve; and
- Build days - consistently improving on our building period.

We are very proud to be ISO 9001 Quality Certified. Quality is something that we believe sets us apart from our competitors and it's great to see we are now internationally recognised in this area. This standard ensures our products and services meet the needs of our customers through an effective Quality Management System. We are the only residential builders who have ISO 9001 certification and we are extremely proud to have achieved this certification.



# The Paired Collection

*Smarter Living* starts here...

## What is a Dual Occupancy Home?

Dual Occupancy homes are designed to maximise the potential of a single block by creating two separate, self-contained homes on one title. Whether attached or detached, each home is thoughtfully planned to offer independent-living, privacy, comfort and functionality—delivering the flexibility modern lifestyles demand.

## Thoughtfully Designed, Inside and Out Built for Comfort, Privacy and Style

Each Dual Occupancy home is carefully designed to feel like a standalone residence, with considered layouts, smart zoning and quality inclusions. From street appeal to liveability, every detail is crafted to ensure both homes feel equally considered and complete.

## A Smarter Way to Build

Dual Occupancy isn't just about building two homes—it's about creating more value, more flexibility and more opportunity for the future.



*Double* the opportunity

## The Benefits of Dual Occupancy

### Maximise Your Land Value

Make the most of your block by unlocking its full potential with two homes instead of one.

### Flexible Living Options

Live in one, rent the other, accommodate family, or create a dedicated work-from-home space—the choice is yours.

### Strong Investment Potential

Dual income streams can improve cash flow and long-term financial security.

### Future-Proof Your Lifestyle

Adapt your home as your needs change, whether it's welcoming family members or creating additional income.

*Designed for*  
the way you live...

## Who is Dual Occupancy For?

Dual Occupancy living suits a wide range of homeowners and investors, including:

- **Growing families** looking to keep loved ones close while maintaining independence
- **Multi-generational households** wanting to balance connection and privacy
- **Savvy Investors** seeking to maximise rental yield from a single property.
- **Homeowners** looking to offset their mortgage with an additional income stream
- **Downsizers** wanting to live in one home while renting or selling the other

# SOL + LUNA

A versatile and highly considered configuration that brings together the scale of the SOL with the efficiency of the LUNA. This pairing provides flexibility for mixed living arrangements or diversified rental outcomes, all while maintaining a cohesive.



## SOL + LUNA

House Width	15.2m
House Length	27.27m
Min. Block Width	15.24m
Min. Block Length	36.0m

Total Dwelling Size for Both Homes 565.72m<sup>2</sup>

<b>SOL</b> House Width:	8.525m
<b>SOL</b> House Length:	27.27m
<b>LUNA</b> House Width:	6.595m
<b>LUNA</b> House Length:	26.91m

## SOL features

5 4.5 2

FLOOR	DWELLING AREAS	AREAS m <sup>2</sup>
GROUND	GARAGE	39.59
GROUND	GROUND FLOOR	132.32
GROUND	PORCH	4.13
		176.04 m <sup>2</sup>
FIRST	FIRST FLOOR	153.90
	<b>TOTAL</b>	<b>329.94 m<sup>2</sup></b>

## LUNA features

4 2.5 1

FLOOR	DWELLING AREAS	AREAS m <sup>2</sup>
GROUND	GARAGE	24.82
GROUND	GROUND FLOOR	100.30
GROUND	PORCH	3.72
		128.84 m <sup>2</sup>
FIRST	FIRST FLOOR	106.94
	<b>TOTAL</b>	<b>235.78 m<sup>2</sup></b>



# SOL + SOL

The flagship dual occupancy home, pairing two full-sized SOL residences. Generous proportions, grand open-plan living zones, curved wall features and premium inclusions create a statement in dual living, delivering a level of space and finish rarely seen in this category. Ideal for maximising long-term capital growth and attracting premium tenants or buyers.



## SOL 1 features

🛋️ 5 🚿 4.5 🚗 2

SOL + SOL  
 House Width 17.05m  
 House Length 27.27m  
 Min. Block Width 17.17m  
 Min. Block Length 36.0m

Total Dwelling Size for Both Homes 659.88m<sup>2</sup>

SOL House Width: 8.525m  
 SOL House Length: 27.27m

FLOOR	DWELLING AREAS	AREAS m <sup>2</sup>
GROUND	GARAGE	39.59
GROUND	GROUND FLOOR	132.32
GROUND	PORCH	4.13
		176.04 m <sup>2</sup>
FIRST	FIRST FLOOR	153.90
	<b>TOTAL</b>	<b>329.94 m<sup>2</sup></b>

## SOL 2 features

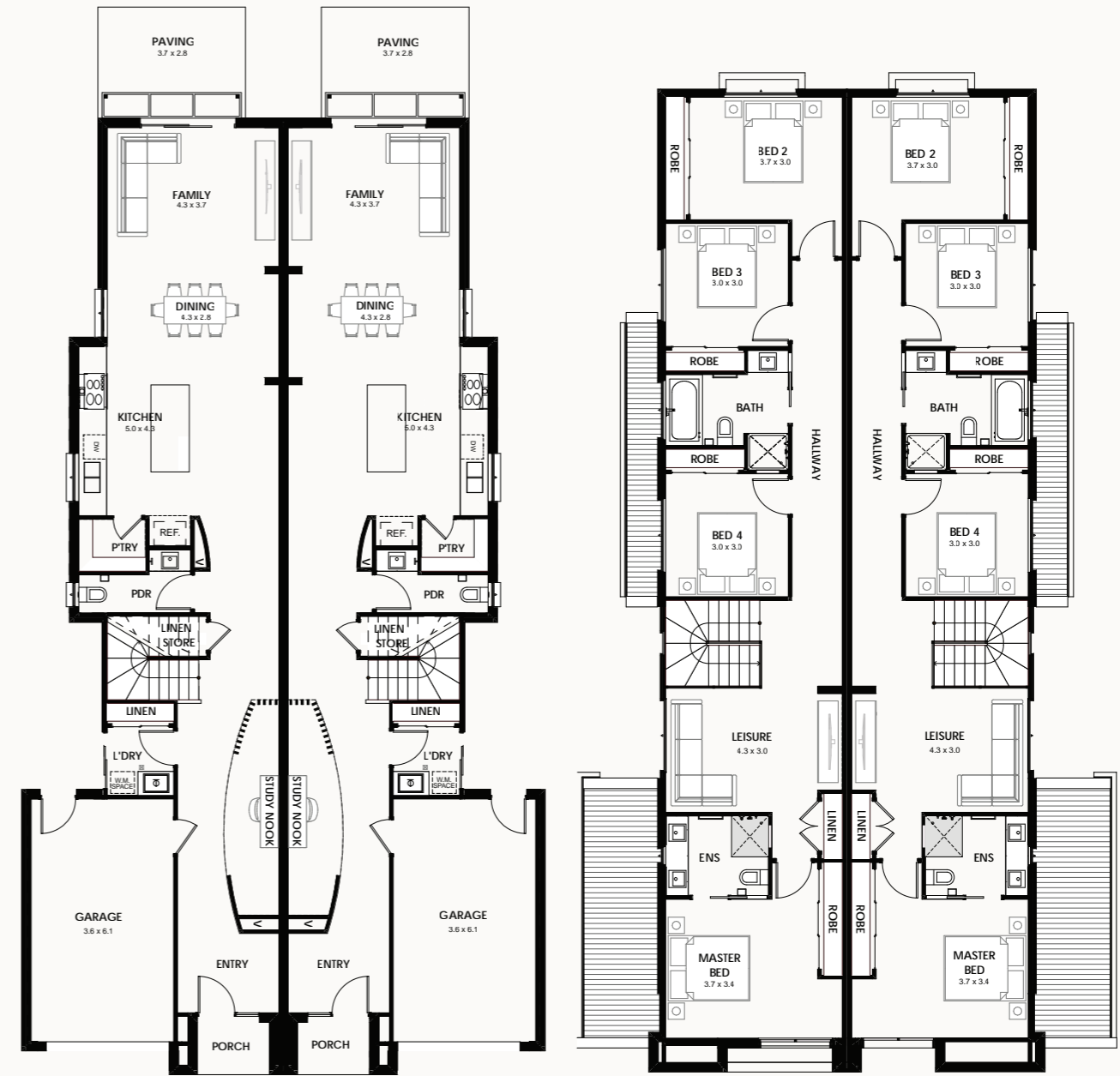
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FLOOR	DWELLING AREAS	AREAS m <sup>2</sup>
GROUND	GARAGE	39.59
GROUND	GROUND FLOOR	132.32
GROUND	PORCH	4.13
		176.04 m <sup>2</sup>
FIRST	FIRST FLOOR	153.90
	<b>TOTAL</b>	<b>329.94 m<sup>2</sup></b>



# LUNA + LUNA

A refined and efficient solution, featuring two well-appointed LUNA homes. Designed with intelligent layouts and a focus on comfort, this configuration delivers exceptional liveability and strong investment performance, without compromising on the premium Kingsbridge aesthetic.



## LUNA 1 features

🚗 4 🚿 2.5 🚲 1

### LUNA + LUNA

House Width	13.19m
House Length	26.91m
Min. Block Width	15.24m
Min. Block Length	36.0m

Total Dwelling Size for Both Homes 471.56m<sup>2</sup>

LUNA House Width:	6.595m
LUNA House Length:	26.91m

FLOOR	DWELLING AREAS	AREAS m <sup>2</sup>
GROUND	GARAGE	24.82
GROUND	GROUND FLOOR	100.30
GROUND	PORCH	3.72
		128.84 m <sup>2</sup>
FIRST	FIRST FLOOR	107.01
	<b>TOTAL</b>	<b>235.85 m<sup>2</sup></b>

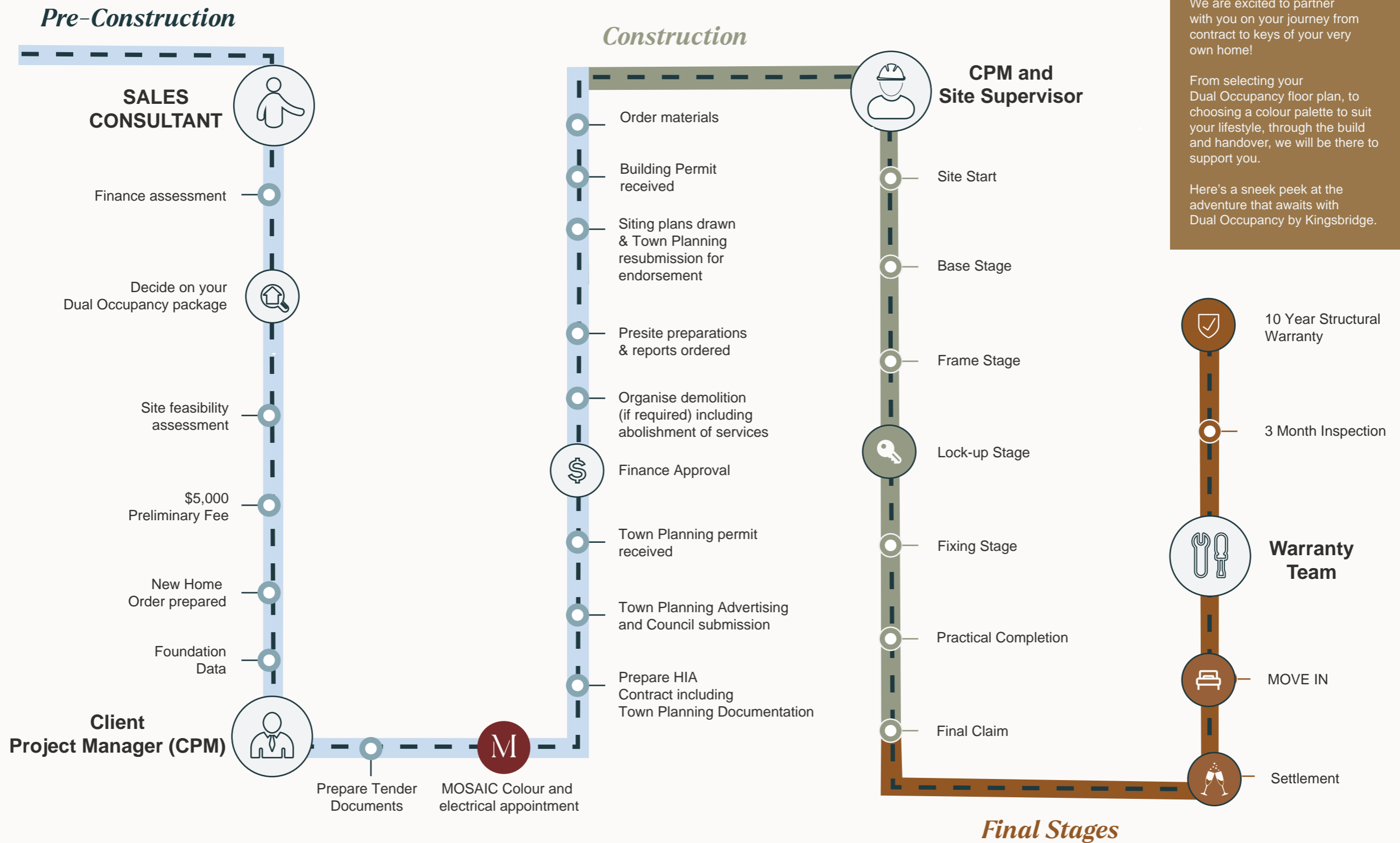
## LUNA 2 features

🚗 4 🚿 2.5 🚲 1

FLOOR	DWELLING AREAS	AREAS m <sup>2</sup>
GROUND	GARAGE	24.82
GROUND	GROUND FLOOR	100.30
GROUND	PORCH	3.72
		128.84 m <sup>2</sup>
FIRST	FIRST FLOOR	107.01
	<b>TOTAL</b>	<b>235.85 m<sup>2</sup></b>



# Your Dual Occupancy Journey



We are excited to partner with you on your journey from contract to keys of your very own home!

From selecting your Dual Occupancy floor plan, to choosing a colour palette to suit your lifestyle, through the build and handover, we will be there to support you.

Here's a sneak peek at the adventure that awaits with Dual Occupancy by Kingsbridge.

# Dual Occupancy Process guide

## Pre-Construction

### 01. Feasibility assessment on your block



We assess how to maximise your land's development potential. Your New Home Consultant will consider local government regulations alongside your objectives to clearly outline what's achievable.

### 02. Finance assessment



You are required to obtain finance pre-approval to understand your borrowing capacity.

If you don't already have finance pre-approval, your New Home Consultant can refer you to our partners at Build Start Finance to complete an obligation-free assessment.



Pre-approval or a letter from your Build Start Finance broker must be provided at the time of your initial payment. This is required to finalise the paperwork and ensure a smooth, timely progression towards your new home.

### 03. Home selection and personalisation



Your New Home Consultant will conduct a display home walkthrough to explore design options, inclusions and find the perfect fit for your lifestyle and budget.



Please provide a copy of your land contract, engineering plans, and vendor's statement. The vendor's statement should include a clear plan of subdivision, estate design guidelines (if applicable), Memorandum of Common Provisions (MCP), Section 173 Agreement, and any other documents relevant to the design or construction of your new home.

### 04. Deposit



Your New Home Consultant will prepare a preliminary sales quote based on your chosen home design, façade, and any requested upgrades or modifications.



To secure the current promotional offer, projected site start date, and base price (excluding any upgrades or selections made in Step 7), a \$5,000 preliminary payment is required, per house. Please provide a copy of the receipt for confirmation.



Please note that the initial \$5,000 preliminary payment becomes non-refundable after 14 days. To proceed, you must confirm your house type and façade selection.

### 05. New Home Order



Kingsbridge will prepare the New Home Order documents, which include:

- A sales sketch detailing any structural modifications,
- A site plan showing the placement of your home on the block,
- A quote incorporating any selected upgrades, and,
- Your site costs.



Please ensure all upgrade selections are finalised, any remaining structural changes are confirmed, and your New Home Order (NHO) documents are signed to lock in all details.

Your house design, façade, and all major structural elements (such as ceiling heights and home siting) must be confirmed and accurately reflected in the NHO. Any changes to these items after signing will incur a \$2,500 administrative fee, which will be included in your Tender.

## Pre-Construction cont.

### 06. File submitted



Your New Home Consultant will submit your file for approval. Once approved, Kingsbridge will commence preparation of the documentation for your Tender appointment and obtain your Foundation Data.



In the meantime, you will be introduced to your Customer Project Manager (CPM), who will schedule your Tender appointment, during which your colours including cabinetry and electrical appointments will be confirmed. To help you prepare, you may also book a walkthrough of the MOSAIC Colour Studio by appointment. The studio is available Monday to Friday during business hours.



Please note your walk through tour appointment is strictly upon request.

### 07. Tender appointment



Kingsbridge will prepare your Tender which will include your NHO and tender drawings which will be sent through to be reviewed.



Your tender documents represent your final opportunity to review all details, including tender drawings, and discuss any minor structural adjustments (such as window positioning or door heights) during your Tender appointment.



To ensure your Tender appointment runs smoothly, all requested minor structural changes must be clearly documented and submitted at least 48 hours prior. Any additional minor changes should be raised and finalised during the appointment so everything can be captured accurately. Once these changes are agreed, no further minor structural amendments can be accepted, allowing Kingsbridge to proceed with preparing your documentation for upcoming MOSAIC and Electrical appointments, which will then be scheduled by your CPM. Tender appointments are held Monday to Friday and typically run for approximately 2 hours.

### 08. MOSAIC & Electrical appointment



Please allow a full working day for your MOSAIC colour appointment and approximately half a day for your electrical appointment. These appointments are an exciting stage of your journey, with the support of an interior designer and electrical specialist you will begin to bring your home to life. Upon completion, your MOSAIC and electrical consultants will present your finalised colour and electrical documents. You will review, and sign these documents to confirm acceptance and allow the next stages of your build to progress smoothly.



You are required to carefully review your MOSAIC colour and electrical documents to ensure all selections are accurately reflected. Once satisfied, the documents must be signed prior to progressing to the next stage of the build.

### 09. Prepare HIA contract and Town Planning drawings



We will use the foundation data to prepare your town planning drawings and HIA contract. The HIA contract will then be issued to you via DocuSign for review and signing.

### 10. Signing of HIA contracts



Clients are required to sign the contract within 5 business days of issue. Once signed, the contract must be submitted to your financial institution for formal approval, and any required mortgage documentation completed within 14 days. Finance approval must also be obtained and provided within this timeframe.

Please note that once the HIA Contract stage is reached, no further changes can be accepted. In exceptional circumstances where changes are approved, administrative fees may apply.



Once your HIA building contract has been signed, Kingsbridge will issue the 5% deposit invoice. This amount is calculated as 5% of the contract price, less the \$5,000 already paid through the preliminary payment and tender payment. Delays in payment may impact the progress of your file.



Payment must be made within 7 days.

### 11. The Town Planning Permit



Your CPM will coordinate with our external planning partners to prepare and manage your town planning application through to approval. This is a two-stage process: first, obtaining the town planning permit, followed by satisfying all permit conditions to secure stamped and approved development plans.

### 12. Demolition



Once the home is confirmed vacant, we will begin the service abolishment process and apply for a demolition permit. Following approval, we will proceed with demolition, install the underground power pit, and cap the existing sewer and stormwater connections.



Please note, should there be any neighbouring overhead lines you will need to organise removal of these with your neighbour.

### 13. Final Engineering



Siting plans will be completed as soon as we have the final engineering, energy rating, and soil survey testing results.

#### DOCUMENT KEY



Client Action



Kingsbridge Action



Reminder

# Construction

## Pre-Construction cont.

### 14. Formal finance approval



Before commencing your build, Kingsbridge Homes will require either a copy of your signed formal approval from your lender (if applicable) and evidence of your ability to fund any shortfall, such as a current bank statement.



If you are not obtaining a loan, you must provide a bank statement in AUD demonstrating sufficient funds to cover the full build cost.

If you are using finance, a copy of your formal approval must be provided, along with bank statements showing your ability to cover any shortfall (if applicable).



Kingsbridge cannot proceed to site start without formal finance approval from your lender.

### 15. Pre-site preparation



Kingsbridge will conduct a pre-site inspection to confirm the site is clear of debris and that all boundary pegs are visible. We will then secure all required approvals, including the asset protection permit, energy report, and building permit, followed by a comprehensive review of all documentation for accuracy. Your CPM will then provide you with a copy of the building permit, stamped plans, insurance documents, and any other relevant signed documentation.



If site clearing is required, it will be the customer's responsibility to ensure the site is cleared before the file is transferred to construction

### 16. Build permit and ordering materials



Nearly there! The building permit will be obtained and materials ordered ready for the construction of your new home to commence.



You are required to review all provided documents and submit the building permit, stamped plans, insurance documents, and any other signed documentation to your lender for final review and processing

## Construction cont.

### 20. Fixing stage



The finishing touches are coming together. We will install the plaster, skirting, architraves and internal doors. Install the staircase, prepare for waterproofing, fit cabinetry in the kitchen, bathroom, laundry, ensuite and powder room (if applicable). Once the stage is complete we will send you written confirmation and photos of the works completed.



The Frame Stage payment is now due. Please forward the Frame Stage invoice to your lender (if applicable) to initiate the payment release.

### 21. Lock up stage



At the Lock-Up Stage, your home transforms from a frame into a secure structure. Roofing, windows, and external doors are installed, wall wrap is applied, and external wall cladding is completed. Your home now begins to truly take shape. Once this stage is complete, Kingsbridge Homes will provide written confirmation along with photos of the completed works.



The Lock-Up Stage payment is now due. Please forward the Lock-Up Stage invoice to your lender (if applicable) to initiate the payment release.



Payment is required within 7 days of receiving the invoice.

### 22. Fixing stage



The finishing touches are coming together. We will install the plaster, skirting, architraves and internal doors. Install the staircase, prepare for waterproofing, fit cabinetry in the kitchen, bathroom, laundry, ensuite and powder room (if applicable). Once the stage is complete we will send you written confirmation and photos of the works completed.



The Fixing Stage payment is now due. Please forward the Fixing Stage invoice to your lender (if applicable) to initiate the payment release.



Payment is required within 7 days of receiving the invoice.

### 23. Practical completion



You've reached the final stages of completing your new home. Painting, tiling, electrical, and plumbing fit-offs are finished. Essential fixtures such as shower screens, mirrors, stone bench tops, sinks and basins are installed, the completion of all external works. Kingsbridge will provide written notification of your Notice of Completion (Occupancy Permit), along with your final invoice and Occupancy Permit.



You'll be invited to join your Site Manager for a practical completion inspection within 7 days. Failure by the client to attend the inspection within 7 days will result in the final payment being due on the 7th day. During this inspection, your Site Manager will walk through your new home with you and compile a list of any defects in preparation for final handover. Additionally, clients are required to forward the Certificate of Occupancy to their financial institute (if applicable) to order a final valuation to release the final payment.



Kingsbridge will forward the certificate of occupancy once it becomes available.

### 24. Final claim






Kingsbridge will ensure all items identified during the Practical Completion Inspection have been addressed and will notify you once they have been completed.





Payment is required within 7 days of receiving the final invoice.

# Final Stage

## 25. Settlement

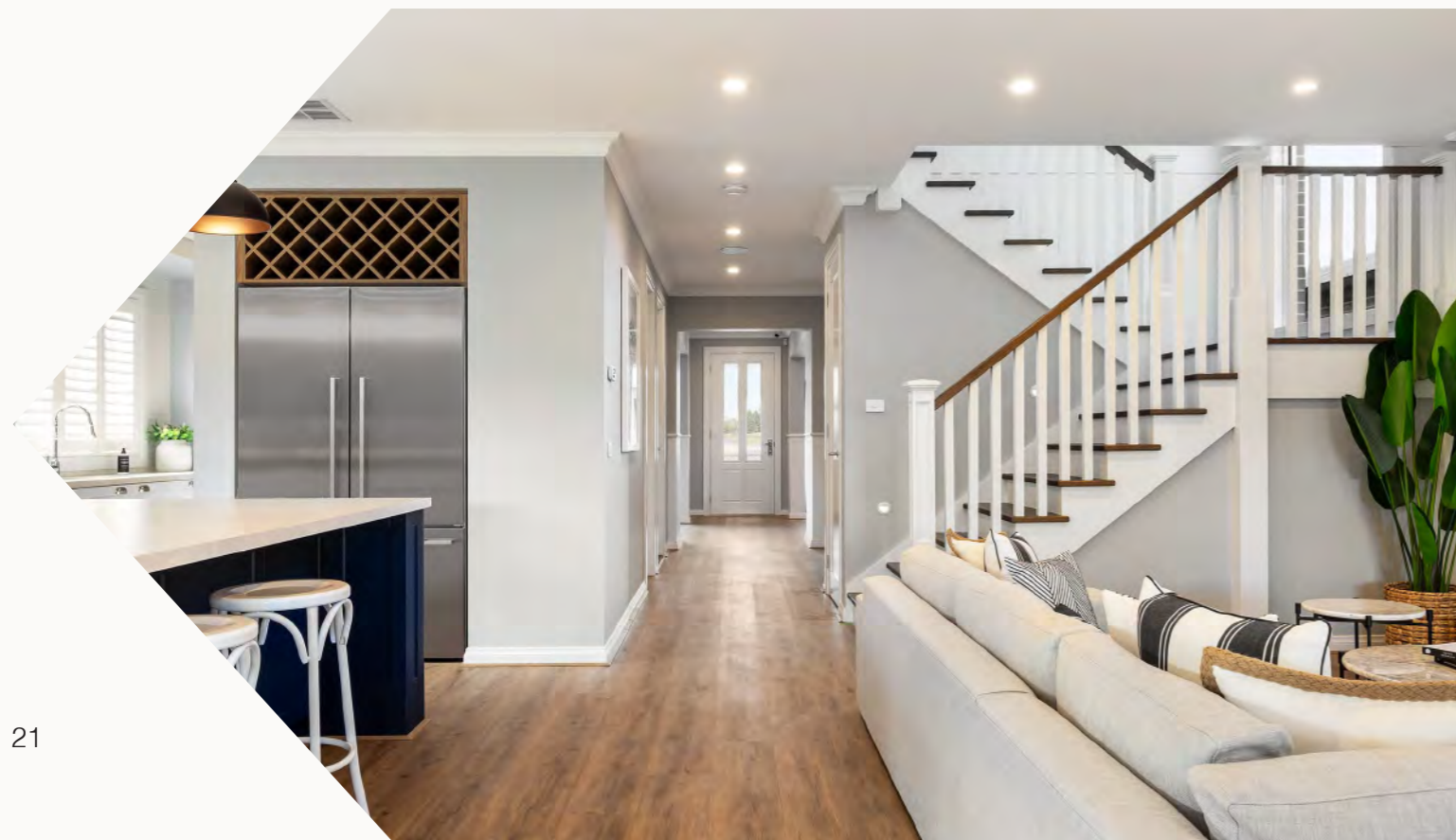
-  Final payment, including the last stage payment and any outstanding variations, must be made via bank transfer prior to settlement. Once received, your keys and settlement pack will be provided.
-  Prior to settlement a builders clean will be carried out. On the day of settlement, your Site Manager will conduct a handover, please allow the time to review the agreed items that have been completed. Appliances will be installed at an agreed time, ideally on the same day as settlement to prevent theft or damage.
-  Handover will be postponed until the final payment is received. Please note that Kingsbridge cannot be held responsible in event of delays caused by bank transactions, even if moving trucks are booked. Your keys will be presented at the handover appointment.

## 26. After-care services

-  Kingsbridge will enrol you in RACV Emergency Home Assist for the initial 12 months to address any emergencies. Following this, we will provide you with a 10-year structural warranty in accordance with HIA regulations
-  Approaching 90 days you are encouraged to compile a list of any maintenance tasks to be addressed during the three-month maintenance check. Please forward the list of items through to the Kingsbridge maintenance team and book in your maintenance inspection. In the first 12 months, you are advised to contact RACV Emergency Home Assist in the event of emergencies. For more information, please visit: [RACV Emergency Home Assist](#).  
  
Before proceeding to sign, please be aware that this document is legally binding under Victorian Contract Laws. By signing, you acknowledge and accept all terms, conditions, and responsibilities outlined herein. Please review the document thoroughly before providing your signature.

Sign: \_\_\_\_\_

Date: \_\_\_\_\_



# Kingsbridge Dual Occupancy

## *Inclusions*

### 1 - SITE COSTS

1. Building permit inclusive of fees, working drawings, engineering & specifications
2. Site analysis including soil test, survey plan & property information
3. Site & service connections for lots up to 42lm for sewer drains , 60lm for stormwater & single phase underground wiring upto 12lm
4. Up to 300mm fall over building area & 6m set back

### 2 - EXTERNAL ITEMS

1. Bricks from Builder's Range Category 3
2. COLORBOND® roof as per Builder's Range
3. Full Sarking to entire roof
4. Skylights (Design specific)
5. 920mm wide XN5 front entry door with clear glazing (Sidelights as per master plan)
6. Garden tap to front & rear
7. Flush panel rear garage door
8. Painted external frames to front entry, rear garage & garage/house access doors
9. Plaster lined ceiling to porch and outdoor living (if applicable)
10. Entrance Set (to all external hinged doors)

### 3- INTERNAL ITEMS

1. 2590mm high ceilings to ground floor & 2440mm high ceilings to first floor of double storey
2. Painted staircase with MDF treads, risers, stringers & pine posts, balustrading & handrails
3. Plasterboard walls, ceilings and cornices
4. Square Set ceilings. ( Refer plans)
5. 75mm cove cornice . ( Refer plans)
6. 67mm skirting and architrave
7. 870mm wide garage/house access door
8. 2040mm high flush panel internal doors
9. Melamine shelf with hanging rail to robes
10. Double hanging rails , open shelving and drawers to WIR.( where applicable)
11. 4 melamine shelves to pantry & linen
12. Three coats Cat 2 upgrade paint to internal walls
13. Sliding vinyl robe doors
14. Satin water based enamel paint to internal doors, skirting & architrave
15. Privacy lock (if applicable)
16. Door stops (where applicable)

### 4 - GARAGE

1. COLORBOND® sectional panel door, motor & 3 remotes

### 5- WINDOWS

1. Obscure glazing to ensuite, bathroom & WC/powder room (if applicable)
2. Double glazed aluminium windows & sliding doors
3. Double glazed aluminium entertainer sliding doors 2400mm wide & above
4. Keyed alike window locks to openable windows
5. Flyscreens to all openable windows

### 6 - ENERGY EFFICIENCY

1. Electric heat pump hot water system
2. 7 Star energy rating report incl. whole of home assessment & compliance
3. R2.5 Insulation batts & sisalation to external walls & garage/house internal wall (excludes garage external walls)
4. R2.5 to Intermediate floor overhangs (i.e porch, alfresco and garage) where applicable.
5. 2.2kW solar PV array with 5No. solar PV panels and 3kW inverter
6. Exhaust fans to bathroom, ensuite & powder.
7. External venting to all exhaust fans & rangehoods

### 7 - ELECTRICAL

1. Dimmable tri-colour LED downlights to entire house, porch & outdoor living (excludes garage) (dimmers not included)
2. Electric heating panels to all bedrooms
3. Single power points to fridge, dishwasher & rangehood
4. Reverse cycle wall hung split units to ground floor living & upper floor leisure.
5. Double power points to remainder of home
6. Television point to living & leisure
7. External double LED spotlight with sensor
8. Hardwired smoke detectors
9. Safety swith to meter box
10. Phone point

### 8 - DEMOLITION

1. Refer to Dual Occupancy demolition package allowance in the NHO

### 9- PLANNING REQUIREMENT

1. Deemed to comply planning including 1 x tree removal
2. Refer to additional planning fees site specific in the NHO

## 10 – KITCHEN

1. 20mm M0 mineral surface with 40mm aris edge to all benchtops
2. 1000mm wide kitchen island benchtop with waterfall end
3. 900mm electric cooktop & 900mm under bench oven
4. 900mm undermount integrated rangehood
5. 600mm dishwasher
6. Laminate overhead cabinets to full width
7. Laminate overhead cabinets above fridge space
8. Laminate base cabinets with open shelving (where applicable)
9. 4No. Drawers
10. Soft close to all cabinet doors & drawers
11. Double bowl stainless steel undermount sink
12. Single bowl stainless steel sink to pantry (where applicable)
13. Choice of chrome or black builder's range sink mixer
14. Capped water point to fridge space at 1950mm
15. Category 1 tiled splashback

## 11 – ENSUITE / BATHROOM

1. Laminate cabinetry with open shelving ( where applicable)
2. 20mm M0 mineral surface, 20mm aris edge
3. Choice of round ot square inset basin
4. Tiled shower base
5. 330mm x 535mm shower niche
6. Semi framed shower screen
7. 1No. Hobless shower (location design specific)
8. Rimless back to wall toilet suite
9. Acrylic bath (where applicable, size as per plan)
10. Choice of chrome or black builder's range mixer taps
11. Choice of chrome or black builder's range shower on rail
12. Polished edge mirror to full width of vanity
13. Category 1 floor tiles with tiled skirtings
14. Category 1 wall tiles
15. Choice of chrome or black builder's range towel rails
16. Choice of chrome or black builder's range toilet roll holder (where applicable)

## 12 – WC POWDER ROOM

1. Rimless back to wall toilet suite
2. Choice of chrome or black builder's range towel ring (where applicable)
3. Laminate cabinetry with open shelving ( where applicable)
4. Choice of chrome or black builder's range toilet roll holder (where applicable)

## 13 – LAUNDRY

1. Laminate base Cabinet with laminate benchtop
2. 45 litre stainless steel insert trough
3. Choice of chrome or black builder's range sink mixer
4. Category 1 floor tiles with tiled skirtings
5. Category 1 wall tiles to splashback
6. Concealed washing machine connection

## 14 – FLOORING

1. Category 1 vinyl direct stick flooring to entry & living areas connected to the kitchen (as per standard house plan.)
2. Up to category 2 carpet to bedrooms, hallway & living areas not connected to the kitchen (as per standard house plan)
3. Expansion trim/joint required (for lengths greater than 12 metres)

## 15 – LANDSCAPING

1. Combination of plants, mulch & toppings to front and rear. 1 tree each to front yard & rear yard. ( Site specific)
2. Section of turf to front & rear yards (site specific)
3. Drip irrigation connected to two (2) garden taps with timers
4. Compacted paths around perimeter of home and under clothesline
5. Treated pine paling fence to be installed as per builder's standard specification
6. Water tank pump and mains backup for connection to toilets. (Site specific)
7. Nature strips levelled & seeded
8. Garden shed to 1no. dwelling (Site specific)
9. Clothesline
10. Letterbox (with Numbers) to suit developer requirements

## 16 – GENERAL

1. Provide dwelling in accordance with NCC22 May 24 edition including liveability, energy & condensation management requirements. ( Site specific )
2. All permits as required by Building Regulations
3. Brick infills above all windows & doors, including front (design specific)
4. Engineered roof trusses
5. Engineered H1 class concrete waffle slab
6. Color through concrete to driveway , porch and rear patio.
7. Survey and drafting plans
8. Concrete floor to garage poured as part of slab
9. Zero step between garage and dwelling
10. Full house clean on completion
11. Two part termite treatment in accordance with Aust. Standard AS3660
12. 2No. independent quality inspections, above industry standard
13. Three month homecare warranty period
14. RACV Emergency Home Assist for 12 months
15. Neighborhood survey & title establishment survey

# MOSAIC

## COLOUR STUDIO

*more than just a showroom...*

**M** It's an experience designed to make creating your dream home an inspiring and exciting journey. Building with Kingsbridge Homes means having access to this exclusive benefit, ensuring every detail is perfectly tailored to you. *Let's bring your vision to life!*



*Here's what to expect during your MOSAIC journey*

### **Step 1: Explore Your Options**

You can prepare your MOSAIC Colour appointment session by reviewing your online Colour Selection Booklet to make some initial choices.

### **Step 2: Attend an Information Session**

Join us at the MOSAIC Colour Studio for an information session. This is your opportunity to meet for the first time with our interior design team, explore upgrade options, and review our colour selections to spark your creativity..

### **Step 3: Attend Your Colour Selection Appointment**

You'll spend up to six hours in the MOSAIC Colour Studio, working with your dedicated MOSAIC Interior Designer to choose colours, finishes, and fixtures for your home. Every detail will be carefully selected to reflect your style. You'll leave with a colour selections document and, where available, samples of your chosen materials

### **Step 4: Review Your Final Statement**

Our team will prepare a final statement of your selections. If you've chosen any upgrades, a detailed quote will be sent to you within a week of your appointment for review.

### **Step 5: Finalise Your Electrical Plan**

All of your electrical selections will be completed during a separate appointment with our electrical consultant. Pricing for your electrical plan will be provided on the spot as a variation to your new home contract, ensuring transparency and clarity.





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