



PERSONA SPECIFICATIONS | NORTH QUEENSLAND

These are the standard features that earn Fresh Homes a reputation for outstanding value and quality. With award winning designs & specifications to suit your busy lifestyle and the environment in which we live.

At Fresh Homes we build your new home to suit your needs not ours. Of course, we offer friendly advice on design aspects along with ways to save time and money to achieve your desired look & feel and to keep your dream home affordable.

FIXED PRICE CONTRACT

At Fresh Homes we understand that buying a home is a major investment and the last thing you need are extra or hidden costs at the end of construction. That's why we offer a fixed price contract, so the amount that you agree to is the amount that you pay... not a cent more (subject only to contract terms & conditions; HIA QC1 will be used as default).

This specification is based on the following site conditions and allowances...

- Standard engineer designed "S" class residential concrete slab on a flat level block up to 800m² • A concrete pump is included for the standard slab design
- Standard house set back up to 6m • Underground power, Water & Sewerage connection to existing services • Surplus soil generated during the construction of the home, including topsoil and/or vegetation, will be stockpiled onsite. Removal of this material from site is not included in this contract, unless noted otherwise
- Wind Speed C1 • Retaining walls, rock excavation and requirements to comply with sound transmission legislation are not included in this contract unless specifically noted otherwise
- Our price includes the preparation of plans • Includes standard building permit application fees based on Townsville City Council • Includes BSA Insurance fees • Includes PLSL fees • The home is insured during the course of construction and professionally cleaned upon completion. Price includes G.S.T.

WARRANTIES

All Fresh Homes carry our exclusive 25 Year Written Structural Warranty* (applies to the original Owner; Limited to structural defects as determined by a registered & certified structural engineer). This is four times the period offered by most builders. The home is covered by a 12 month defects liability period from the time of completion.

PLUMBING

Fully completed with hot and cold water to all WELS approved fixtures or fittings. Front and rear garden tap provided as shown on the Master Plans. 90mm painted PVC down pipes.

FUTURE REWARDS

Not only will you enjoy the quality craftsmanship, intelligent design, value for money and practical features of your new Fresh Home but we believe that you'll discover that these same high standards create a very attractive resale value.

ENERGY EFFICIENCY

Full 6 Star Energy Efficient Design with R2.5 Bulk Insulation to ceilings throughout including Alfresco and Garage (excluding front patio ceiling), improving your quality of life and saving you money on a daily basis.

CAR ACCOMMODATION

Car accommodation provided as shown on the Master Plans.

GARAGE DOORS

Automatic Colorbond™ Sectional Panel Door as shown on the Master Plans includes two (2) remote handsets. Compliant up to C1 cyclonic wind loads per AS/NZS 4505:2012&AS/NZS11170.2:2011

TERMITE TREATMENT

Only Termite Resistant Primary Building Elements will be used in accordance with the Building Code of Australia.

EXTERNAL WALLS

2.5m high 200 series Masonry Block with square corners and two coat architectural textured coating with sealer incorporated - Professionally painted (as per Australian Standard AS/NZS 2311:2009)

INTERNAL WALLS

Fully lined plasterboard walls to steel framed partitions (treated timber frame load bearing walls) and internal face of block walls to living (Garage walls to be unlined pointed block work where applicable) all professionally painted in washable low sheen acrylic (as per Australian Standard AS/NZ 2311:2009)

CEILINGS

10mm plasterboard with 90mm cove cornice painted in ceiling white throughout.

SKIRTINGS

67 x 11 decorative profile timber skirtings. (Painted in wall colour). Choose from Builder's Standard Range.

ARCHITRAVES, JAMBS AND REVEALS

Gloss Painted Finish with decorative 41x11 profiled timber Architrave select from Builder's Standard Range.

ROOF

Attractive Colorbond™ Metal Roof in a wide range of fashion colours from the Builder's Range with flat eaves and light weight cladding to gable ends (where applicable); roof pitch as shown on the Master Plans.

GUTTERS & FASCIA

Quality Colorbond Trimline Gutters & Colorbond™ Fascia, in a wide range of colours.

GLASS WINDOWS & SLIDING GLASS DOORS

Choose from a wide range of frame colours for windows & sliding glass doors. Obscure glass to bathroom, ensuite (if applicable) & toilet windows for added privacy.

SAFETY BARRIER SCREENS

Fitted to windows and sliding glass door openings only. Swing safety barrier door to front hung door and external hung door (design specific if shown on Master Plan). Frame colour as per window frame colour with black grill. Swing safety barrier door to garage passage door or external door are not included.

ENTRY DOOR

Choice of Humes Vaucluse (painted finish) to front entry with selections from the Builders Range. Rear door either flush panel (painted finish) or sliding glass as shown on the Master Plans.

INTERNAL DOORS

Hardboard flush panel painted doors (Gloss Finish).

DOOR FURNITURE

Gainsborough Lockset Range to front and back door (design specific, if shown on the Master Plans) keyed alike. Internal doors... Gainsborough lever set on a round rosette with choice of finish and style from the fresh Homes Persona Range. Privacy sets to Bathroom, WC and Main Bedroom.

ELECTRICAL

(Allowance is design specific and as per the Master Plans) with a minimum allowance of:

Electrical to include up to 10 lineal meters of single phase mains from pillar to Meter Box (default position of Meter Box is closest point to the pillar at the builder's discretion);

Power Points:- 1 x double GPO per room over 3 m² (does not include halls); 1 x dishwasher point; 1 x fridge point; 1 x oven point; 1 x range hood point; 1 x garage door opener point;

Light Points & Fittings:- 10 x LED down lights for placement in living; 1 x Builder's standard oyster fitting with compact fluorescent light bulb to: Bedrooms, Study, Bathrooms, W.C., W-I-Robes, W-I-Linens, W-I-Pantries (all design specific), 1 to alfresco; 1 to front entry; and 1 to front patio. Otherwise, 1 x 32w circular fluorescent fitting to Kitchen; 1 x 18w tube fluorescent fitting (nil diffuser) to Garage & under eave outside Laundry;

General Items:- 1 x 1200mm white ceiling fan provided to: Bedrooms/Study, Living/Lounge, Family/Rumpus, Media, Teen Retreat (all design specific); and to Alfresco; 2 x T.V. points; 1 x Telephone points and an RCD safety switch installed for your protection.

AIR-CONDITIONING

Builders Standard Split System Air-Conditioners throughout (design specific).

SMOKE DETECTORS

Fitted inside the home for your safety and peace of mind.

HOTWATER SYSTEM

Builder's Standard 250 litre Electric hot water heater.

LINEN PRESS

Consists of four melamine shelves and broom space, behind attractive aluminum framed vinyl covered sliding doors (or hinged doors) as shown on the Master Plans. Select from Builder's Std Range.

ROBES

Fitted to all bedrooms with single melamine shelf, hanging rail & aluminum framed vinyl covered sliding doors (or hinged door) as shown on the Master Plans. Select from Builder's Std Range.

WALK-IN ROBES

Walk-in robe with a single melamine shelf and hanging rail.



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KITCHEN (DESIGN SPECIFIC)

Laminated base cupboards and overhead cupboards in standard melamine white board with laminated colour board (with colour matched PVC edge as applicable) to finished faces of bar backs, gable ends, doors, drawer fronts and kick boards. Laminated bench tops and level serving bar provided (design specific). All laminate colour selections from the builder's range (1 colour selection for cabinetry and 1 colour selection for bench tops applies). Overhead cupboards provided to 2200 mm head height. A built in or custom-made Pantry is included (design specific refer to Master Plans). Fridge space provided; Dishwasher space (in white board) with power and water point. 4 x fixed melamine shelves to walk in pantry (design specific if shown on Master plan) NOTE: Adjustable shelves to custom cabinet made pantries only (design specific). Builder's Standard 1 & 3-4 bowl stainless steel sink with designer style sink mixer with selections from the Builders Persona Range. Stainless Steel European cooking appliances from the Builder's Range, including fan assisted multi-function under-bench oven and Ceran cook-top. A Builder's Standard 600mm stainless steel recirculating Canopy Range-Hood. All with an exclusive 5 years parts and labour warranty. This package combines superb functionality with stunning visual appeal and peace of mind.

BATHROOM

Bath tub 1525mm white acrylic.

Pre-made 900mm Gloss White Vanity. Features one piece china top with chrome pop up waste, 2 Doors and 3 Drawers on metal runners. 1000mm high x length of vanity framed mirror.

Double towel rail or 2 towel rings from Builder's Range as shown on the Master Plans.

Separate shower with pivot/sliding door in clear laminated glass (only if shown on Master Plans) with ceramic soap holder.

ENSUITE (DESIGN SPECIFIC)

Pre-made 900mm Gloss White Vanity. Features one piece china top with chrome pop up waste, 2 Doors and 3 Drawers on metal runners. 1000mm high x length of vanity framed mirror. (NB. Where designs do not accommodate a 900mm vanity a smaller unit will apply with the manufacturer's standard configuration refer to Master Plans). Pivot/sliding door in clear laminated glass to shower with ceramic soap holder. Double towel rail or 2 towel rings from Builder's Range as shown on the Master Plans. White "Easy Clean" close coupled pan with dual flush china cistern with a luxurious soft close lid - with a designer style toilet roll holder with selections from Builder's Persona Range.

LAUNDRY

45 litre rustproof polymer tub and cabinet.

TAPWARE

On-trend chrome mixer tapware throughout bathrooms and ensuite (if shown on Master Plans) with selections from the Builder's Persona Range. Builders Standard chrome finished mixer to Laundry and chrome finished Builder's Std taps to Washing Machine.

TOILET SUITE (WC)

White close coupled pan with a dual flush china cistern and a luxurious soft close seat - coupled with a chrome designer style toilet roll holder with selections from Builder's Range.

WALL & FLOOR TILES (WET AREAS)

2000mm high overall to shower.

2 Tiles high splashback tile to bathtub & laundry tub with a 600mm splashback to underside of overhead cupboards. Up to 250mm high skirting to bathroom, WC, laundry and ensuite (if shown on the Master Plans). Make it feel just right with a modern range of decorator tiles that are included to shower and bath walls. Choose from the Builder's Persona Range.

STAIRCASE & BALUSTRADE – 2 STOREY AND SPLIT-LEVEL HOMES ONLY (DESIGN SPECIFIC REFER TO MASTER PLANS).

Builders standard carpet grade staircase supplied and professionally installed. Paint grade timber handrail or balustrade with painted metal balusters or plasterboard dwarf wall (all design specific refer to the Master Plans). Selections from the Fresh Homes Persona selection range.

DECKS & BALCONIES & BALUSTRADE (DESIGN SPECIFIC REFER TO MASTER PLANS).

Treated pine decking finished in oil base sealer to decks with exposed timberwork under. External rated tiles to balconies with lined ceiling under. Powder coated aluminium balustrade. All selections from the Builders Persona Range.

FLOOR COVERINGS

Quality carpet and ceramic tiles to the living areas are included as shown on the Master Plans - choose from the Fresh Homes Persona Range.

ALFRESCO AREAS

Under main roof as shown on the Master Plans with plain broom finished concrete floor.

PEACE OF MIND

First, last and foremost, our clients remain our priority. Fresh Homes offers peace of mind with our 25 Year "Lifetime" Structural Guarantee, which amounts to a massive four times the industry requirement.

All Fresh Homes are built for the individual and to the same high standards. We make building your new home worthwhile. Fresh Homes "Built New Just For You".

NB. Fresh Homes reserves the right to change or alter the specification without notice. Please confirm with your Fresh Homes Design Consultant that the specification is current at the time of your enquiry.

Current Specifications as at Feb 2024 (*Some inclusions are design specific and the Builder may change the inclusions without notice)



