



**Build the Smart Build way.**

# The simple way, the fun way. **Build the Smart Build way.**

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Building can be a daunting and time-consuming prospect, but it needn't be. When undertaking your property project you want to ensure the home building process is prompt, and that the finished home is both functional and desirable so that your resale value is protected now and into the future... simple.

Whether you have land now, or need help to select the right block Smart Build is the perfect solution

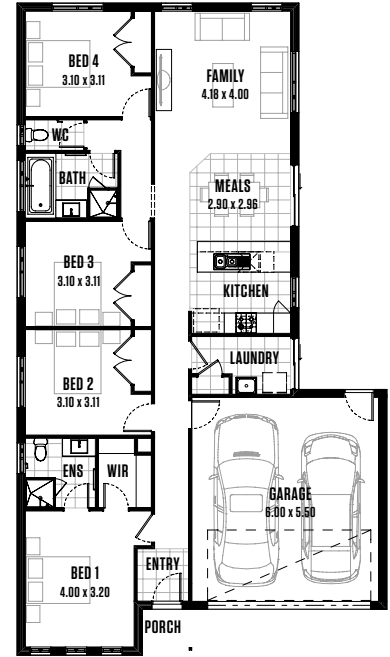
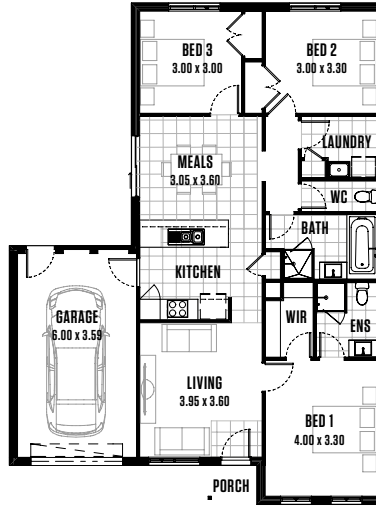
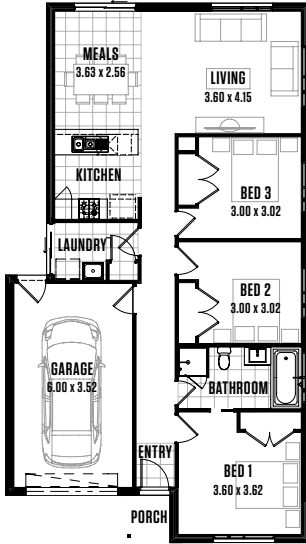
for the property investor. Building with Smart Build is easy, uncomplicated and the best way to invest in property. With a straight-forward building process, a selection of great value plans, and a proven range of colours and textures. Smart Build delivers the confidence to move forward with your investment project quick-smart.

Build the simple way, the fast way, the smart way.  
Build the Smart Build way.



# Plans

Choose a great value plan with a functional layout and modern features that are perfect for any family. Enjoy a choice of single and double garage, 2, 3, 4, and even 5 bedroom options. Plus all Smart Build plans have been designed with proven desirability for future resale in mind.



## Bolt

Width:	8.93m
Length:	15.86m
Residence:	101.73m <sup>2</sup>
Garage:	23.62m <sup>2</sup>
Porch:	1.95m <sup>2</sup>
Total:	127.30m <sup>2</sup> (13.70sq)

> Single Garage option shown. Double Garage option also available.  
> Alfresco Option available

## Pace

Width:	11.06m
Length:	14.74m
Residence:	104.86m <sup>2</sup>
Garage:	24.14m <sup>2</sup>
Porch:	1.83m <sup>2</sup>
Total:	127.30m <sup>2</sup> (13.70sq)

> Single Garage option shown. Double Garage option also available.  
> Alfresco Option available

## Velocity

Width:	11.08m
Length:	19.17m
Residence:	132.89m <sup>2</sup>
Garage:	37.11m <sup>2</sup>
Porch:	1.96m <sup>2</sup>
Total:	171.96m <sup>2</sup> (18.51sq)

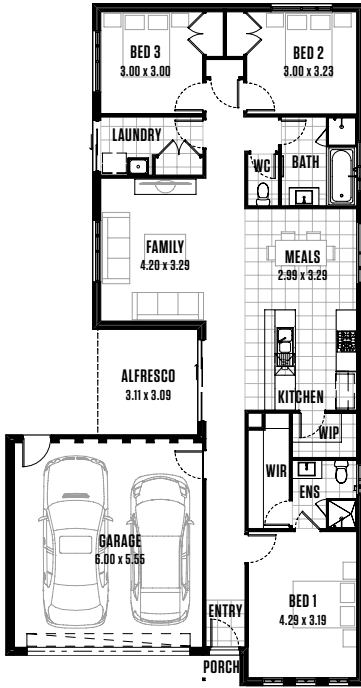
> Alfresco Option available

# Facades

We've shortlisted popular colours, styles and textures so your selecting the simple way, the fun way, the smart way. In as little as ten minutes you'll have all your home colours completed.

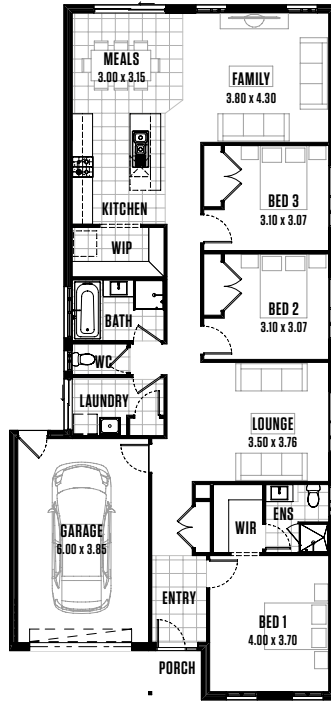


Images for illustrative purposes and may show finishes and features not included in any price stated such as furniture, lighting, landscaping and paving.



## Tempo

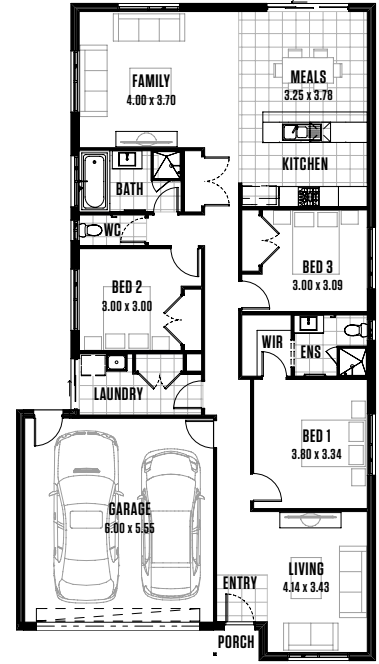
Width:	10.55m
Length:	20.05m
Residence:	126.09m <sup>2</sup>
Garage:	37.46m <sup>2</sup>
Porch:	1.13m <sup>2</sup>
Alfresco:	9.61m <sup>2</sup>
Total:	174.29m <sup>2</sup> (18.76sq)



## Rapid

Width:	9.62m
Length:	20.43m
Residence:	142.54m <sup>2</sup>
Garage:	25.52m <sup>2</sup>
Porch:	2.25m <sup>2</sup>
Total:	170.31m <sup>2</sup> (18.33sq)

> Single Garage option shown. Double Garage option also available.  
> Alfresco Option available



## Rush

Width:	10.55m
Length:	19.32m
Residence:	141.83m <sup>2</sup>
Garage:	36.36m <sup>2</sup>
Porch:	1.22m <sup>2</sup>
Total:	179.41m <sup>2</sup> (19.31sq)

> Alfresco Option available

## Interior Colour Packages

### Ease



### Calm



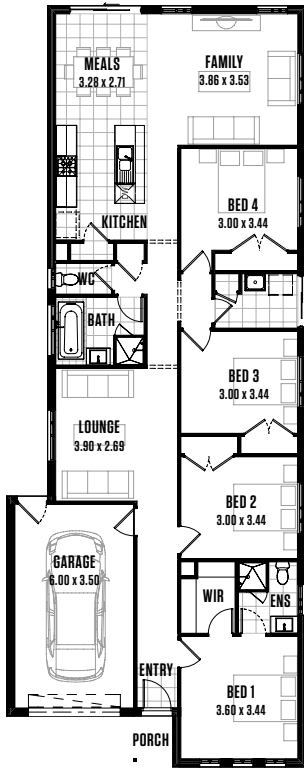
### Relaxed



### Effortless







## Sprint

Width:	8.80m
Length:	22.38m
Residence:	148.74m <sup>2</sup>
Garage:	23.62m <sup>2</sup>
Porch:	1.93m <sup>2</sup>
Total:	174.29m <sup>2</sup> (18.76sq)

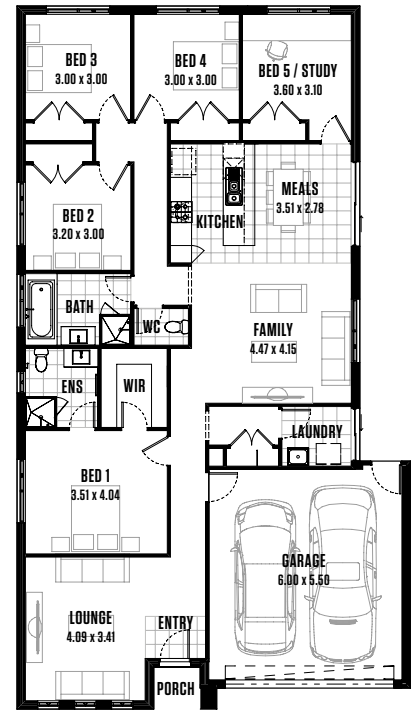
> Single Garage option shown. Double Garage option also available.  
> Alfresco Option available



## Momentum

Width:	11.08m
Length:	20.02m
Residence:	164.14m <sup>2</sup>
Garage:	36.14m <sup>2</sup>
Porch:	1.45m <sup>2</sup>
Total:	201.73m <sup>2</sup> (21.71sq)

> Alfresco Option available



## Accelerate

Width:	11.08m
Length:	20.02m
Residence:	164.14m <sup>2</sup>
Garage:	36.14m <sup>2</sup>
Porch:	1.45m <sup>2</sup>
Total:	201.73m <sup>2</sup> (21.71sq)

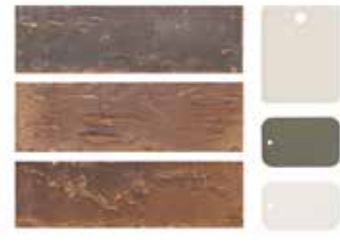
> Alfresco Option available

## Exterior Colour Packages

### Allure



### Attract



### Entice



### Enchant



# Smart Build Inclusions

## Preliminaries

- Plans, specifications & building permit
- Soil test & engineered footing design
- 3 month free maintenance & service
- 6 star energy rating report

## Foundations

- Engineered designed concrete slab to a standard "M" soil grading to a maximum 300mm fall & no existing fill
- Excludes removal of rock & excess soil
- Slab costs may be adjusted if founding conditions differ (Site Specific)

## Site Costs & Connections

- Site cost & connections based on land size up to 600m<sup>2</sup> block, maximum setback of 5m.
- Storm water & sewer connection within building allotment
- Excludes service connection and usage fees and charges

## Framing

- Prefabricated timber framing & roof trusses

## Brickwork

- Selection of 4 style boards
- Brick infills above all doors & windows to front façade only (excluding garage)

## Facade Features

- Choice of 4 Facades
- Rise
- Ascent
- Summit
- Peak

## Roof Cover

- Colorbond roofing

## Roof Plumbing

- Colorbond fascia, quad gutters & rectangular downpipes

## Insulation

- Insulation to external walls of house
- Ceiling insulation to comply with 6 star energy requirements up to R 3.5 (to residence only)
- External wall insulation to comply with 6 star energy requirements up to R 2.0

## Internal Features

- 2400mm ceiling heights throughout
- 55mm cove cornice
- 67mm half splayed skirting & architraves (Note: Skirting tiles to wet areas)

## Tiles

- Choice of 4 style boards

## Doors

- Entrance: 2040 x 820mm wide. Hume XN5 glazed door
- External: 2040 x 820mm wide external grade rear doors (product specific)
- Internal: 2040 mm height Hume or Corinthian flush panel doors (product specific)

## Door Furniture

- Front entrance door - Lockwood knob
- Internal doors – Lockwood Spire-Satin Chrome
- Chrome hinges, latches & striker plates throughout

## Robes, Linen & Pantry

- Flush panel doors
- 1 white melamine shelf with hanging rail to robes
- 1 white melamine shelf to broom cupboard
- 4 white melamine shelves to pantry & linen

## Windows

- Feature awning windows to front facade (product specific)
- Sliding aluminium windows to side and rear elevations

## WC

- Select 2 toilet suite
- Smart range chrome toilet roll holder

## Bathroom

- Joinery built vanity (size product specific)
- Laminate benchtop
- Smart Range Basin
- Basin mixer
- 900 x 900mm rear outlet white polymarble shower base
- Smart range shower mixer & shower rose
- Smart Range 1675mm white bath
- Bath mixer & spout
- Polished edge mirror above vanity
- Single towel rail

## Ensuite

- Joinery built vanity (size product specific)
- Laminate benchtop
- Smart Range Basin
- Basin mixer
- 900 x 900mm white polymarble shower base
- Smart Range Shower mixer & shower rose
- Mirror above vanity
- Single towel rail & toilet roll holder

## Kitchen

- Smart Range 1 & 3/4 bowl stainless steel sink
- Laminate benchtops
- Overhead cupboards excluding fridge space
- Flick mixer
- Dishwasher space & connections

## Laundry

- 45 ltr stainless steel trough and cabinet
- Smart Range flick mixer

## Appliances

- Smart Range Stainless steel 600mm underbench oven
- Smart Range Stainless steel 600mm cooktop
- Smart Range Stainless steel 600mm pull out rangehood

## Heating

- Braemar gas ducted heating & hard wired thermostat Note: Total number of points and unit size (product specific)

## Electrical

- Standard batten light points with energy efficient globes & Investor range light fittings
- 1 x Data points
- TV points to living areas
- Clipsal white classic range cover plates & switches
- 1 x External bunker light (product specific)
- Double power points as per electrical plan (product specific)

## Hot Water Service

- Rheem gas boosted solar system 1 panel With instantaneous boosted

## Painting

- 3 coat paint system to all internal walls
- 3 coat paint system to internal Doors, Skirting and Architrave
- Acrylic paint finish to exterior timber, metalwork & cladding, gloss finish to entrance door

## Garage

- Roller garage door

## External

- 2x Outside Taps



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