



REGISTERED
NDIS
PROVIDER



DESTINILIVING

*FINAL PRODUCT MAY SLIGHTLY BE DIFFERENT
BASED ON THE FLOOR PLAN DESIGN.



SDA Management by Blossom



Address

Lot 826 Proenance

Land Price	\$ 248,700
Land Title	Q3 2024
Building Price	\$ 777,792
Package Price	\$ 1,026,492

House Size 24.2 SQs

Lot Size

Width 14.0
Depth 32.0

Land Size 448m²

HPS DESIGN

- 2740mm ceiling height though out
- Colourbond Roofing to the house
- Laminated glasses to all windows and sliding doors
- 13mm Impactchek plasterboard to house internal
- 250kg reinforcement to ceiling hoist in participant bedroom
- 12mm plywood to participants' Ensuite
- Participant's bathroom with full tiling and Grab rail as per plan
- Multi-head split system with cooling and heating to all bedrooms and living area
- Induction cook-top with auto-pair
- kitchen with up and down benchtop 900mm
- Heat pump hot water system
- SDA assessment and certificate
- Fire Safety in accordance with NCC and AS

DESTINILIVING

NDIS 4 BEDS(HPS)

House Area

224.97m²
24.22sq

House Size

(Width x Depth)
11.27 X 22.43

Min. Lot Size

Width Depth
12.5+ 30.0m+
(Including 3.0m Easement)



FLOOR AREAS	
1. G.FLOOR	183.60
2. GARAGE	36.05
3. PORCH	5.32
	224.97 m²

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INTERNAL INCLUSIONS

GENERAL FEATURES(as per plans)

Ceiling Heights	2740mm height throughout
Internal Room Doors	2040mm x 1020mm semi-solid-6m m sk in
Skirting	600mm
Architraves	92 x 18 Primed MDF (Bevel)
Door Stops	67 x 18 Primed MDF (Bevel)
Door Seals	Plastic white cushion stops to hinged doors
Provision of automation	As per Energy Report GPOs for all participant's internal doors and entry doors for future automation

BEDROOMS(Participant only)

Robe	White melamine hinge doors 2390mm height with manual pull-down rail– as per plans
Provision of Ceiling Hoist	Provision of 250kg reinforcement to ceiling hoist in participant bedrooms and Ensuites
GPOs	Four double powerpoints(GPO's) to participant bedrooms

PATICIPANTENSUITE

Sensor Light Basins	Sensor lights to participant's Ensuites only Height Adjustable basins in participant'sENS ONLY
Shower Outlet Mirror	Lever type designer flickmixer(Chorme) Stella Care Rail shower to participant's Ensuite only; Handheld shower with rail in chrome to others Polished edge mirror
Showerbases Toilet Suite	Tiled showerbases throughout White toilet suite to meet SDA requirements(participant's Ensuites only)
Towel Rail / Hooks Toilet Paper Holder Grab Rail	Towel rails/rooks(De sig nspeci fic) Chrome toilet paper roll holder to toilets 300mm Grab Rail and 90 degree Grab Rail to Participant's Ensuite only; 600mm Grab Rail to Participant's shower only

KITCHEN(per plans)

Sink	One and 1/2 bowl sink with Motorise adjustable
Tap	Lever type designer Flickmixer(Chorme)
Fridge provision	Provision for fridge with laminated cupboards above
Powerpoints	Double GPO as per SDA requirements

APPLIANCES(per plans)

Cooktop	600mm wide induction cooktop– per plans
Rangehood	600mm wide canopy, auto-pair with cooktop
Oven	600mm wide wall oven in to wer
Dishwasher	600mm wide drawer style dishwasher
Microwave	Microwave with Trim Kit

CABINERY(per plans)

Base Cupboards	Fully lined melamine modular cabinets
Overhead Cupboards	Fully lined modular cabinets
Doors	Laminated doors with soft close
Drawers	Laminated drawers with soft close runners (Builder's Range)
Kitchen joinery	Minimum one Pull - out pantry as per plan
Kitchen Benchtop	20mm stone benchtop or motorise adjustable benchtop as per plan
Shaving Cabinets	Shaving cabinets to all P/Ensuites as per plan
Laundry Benchtop Pantry	20mm stone benchtops (Builder's Range)
Handles	Fully lined melamine cabinets – per plans Provide minimum one pull out pantry with basket D-Pull handles in chrome (Builder's Range)

ELECTRICAL(per plans)

Internal Lights	90mm diameter LED downlights throughout as per electrical layout Double powerpoints (gpo's) throughout as per plans.(600mm--1100mm from FFL) Single gpo to fridge Dimmable rocker switches to living and Participant's bedrooms and Rocker switch plates to all others
Power point s	90mm diameter LED downlights throughout as per electrical layout Weatherproof para floodlight outside Laundry and with sensors to all external doors
Switch Plates	LED strip lighting to the kitchen only Living and all bedrooms
Porch Soffit and Alfresco Lights	Phone / data points to living and all bedrooms(NBN ready)
External Lights	Hardwired and interconnected to meet NCC requirements
Task Lights	Ceiling exhaust fans including draft stopper
TV Points	Rocker switch plates
Phone/ Data Point	Externally vented
Smoke Detectors	Communication system to living, kitchen, all bedrooms and bathrooms and all linking to carer's mobile(Blue Line system)
Exhaust Fans	2-hours back-up battery as emergency power solution
Safety Switches	
Rangehood	
Intercom System	
Back-up Battery	
FIRE SAFETY	

TILING (per plans)

Wall Tiles	with Solarpanels install to roof as per plan Emergency evacuation plans as per SDA requirement
Floor Tiles	floor to ceiling wall tiles to participant's Ensuites only – per plans (Builder's Range)
Skirting Tiles	Floor tiles to Ensuites WC, and Laundry – per plans (with slip-resistant surface of P3 or R10)
Kitchen Splashback	100mm high skirting tiles (floor) to Ensuites, WC and Laundry – Per plans (Builder's Range) Feature wall tiles to Kitchen splashback – per plans (Builder's Range)

FLOOR COVERINGS(per plans)

Bedrooms	Hybrid / ±lyè f ran ge Lam inate floo ring
Living/ Hallway/ Other Areas	(withslip - res istantsurface ofP3or R 10)

STORAGE (per plans)

Robes	White melamine shelf with hanging rail
Linen Cupboards	4No. white melamine adjustable shelves

PLASTER (per plans)

Walls	13mm Impactchek plasterboard
Ceiling	10mm plasterboard 75mm cove cornice throughout
Wet Area	12mm plywood with 10mm WR plasterboard(participant's Ensuites only)

PAINTWORK – 2 COAT APPLICATION

Internal Walls	Washable low sheen acrylic paint
Woodwork	Gloss enamel to doors, jambs, skirting, and architraves
Ceiling	Flat acrylic ceiling paint

HEATING AND COOLING(per plans)

Heating and Cooling	Multi-head split system with heating and cooling to all bedrooms and living
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LAUNDRY (per plans)

Trough	45 litre inset single bowl trough, stainless steel with laminated cupboard
Tap	Lever style Flickmixer, chrome

EXTERNAL INCLUSIONS

EXTERNAL CLADDING (as per plans)

Cladding	Clay brickwork (Builder's Range)
Mortar Joints	Natural colour mortar with rolled finish joints
Other Cladding	As per plans. (Design Specific)
Front Elevations	As per plans (Design Specific)

DOORS AND DOOR FURNITURE

Entry Door	Solid-core 1020mm width entry door with capped
Entry Door Furniture	GPO for future automation
Door Furniture	Touch pad deadbolt with pull handle Door hardware to meet SDA requirements, and with private lock as per plan

ROOF COVER (per plans)

Roof Cover	Colorbond Roofing (Builder's Range)
Roof Pitch	22.5 degree roof pitch
Roof Plumbing	Colorbond fascia, gutter, and rectangle downpipes

WINDOWS (per plans)

Front Windows	Feature powdercoated laminated glasses aluminum windows (Design Specific)
Side & Rear Windows	Sliding powdercoated laminated glasses aluminium windows including locks
Sliding Door	Aluminium powdercoated laminated glasses sliding doors with locks and GPO for future automation to living area only
Blinds with GPOs	Roller blinds to all windows and sliding doors, and provide GPOs for future automation to Participant's bedrooms and living area only
Windows and Doors Infills	Bricks infill to all windows and external doors to the whole house (exclude garage door)

FRAMING (per plans)

Framing	M10 structural pine studs to Australian Standard.
Roof Frame	Engineered roof trusses per manufacturers design.

INSULATION (per plans)

External Walls	Glasswool batts including sisalation to external brick veneer walls (exclude Garage) and internal walls between house and Garage Note: Wall batts and insulation will be installed compliance with H61 Energy Efficiency is met using a combination of Performance-solution and Deemed-to-Satisfy Solution in accordance with A2G2 and A2G4
Door Seals	Door seals to be provided as per Energy Report

GARAGE (per plans)

Walls	Brick veneer wall on boundary (Design Specific)
Front Garage Door	Colorbond sectional overhead door with remote control
Pedestrian Door Frame	Aluminum powdercoated door frame
Pedestrian Door	Painted weatherproof flush panel hollow core door with chrome lockset (Builder's Range)
Ceiling	Plaster ceiling with 75mm cove cornice
Floor	Concrete floor with P4 or R11 slip-resistant surface

SUSTAINABLE

ENERGY (per plans)

Hot Water System	Heat pump hot water system as per plan
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PLUMBING (per plans)

External Taps	2 No. external taps 1) Front water meter 2) side or rear (Design Specific)
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PORCH / ALFRESCO FLOORS (per plans)

Porch Floor	Concrete floor with P4 or R11 slip-resistant surface
Alfresco Floor	Concrete floor with P4 or R11 slip-resistant surface

SITE CONDITIONS / FOUNDATIONS

Slab Class	Up to Class 'P1' rigid waffle pod concrete slab (excludes piers and suspended slab). If fill is shown, then a lot specific level 1 compaction report is required, or extra charges may apply
Fall of Land Allotment Size Rock Removal	Maximum 500mm fall over allotment Maximum 600m ² with a maximum setback of 5m to the house If rock is encountered on site, extra charges will apply for core drilling, rock breaking, sorting and removal from site
Angle of Repose	Home to be setback by a minimum distance of 3m. If the home is sited closer, then additional charges may apply Termite protection if required

Termite Treatment

COUNCIL REQUIREMENTS

Temporary Fencing	Hire of temporary fencing to site where required by Local Council
Silt Fence	Hire of environmental silt fence to front of property where required by Local Council

SDA HOUSING

Provide SDA assessment, SDA Certificates, and SDA final inspection

SITE SERVICES CONNECTION

Water	Dry water tapping connection included. Excludes recycled water connection costs
Gas	Mains gas connection included
Electricity	Mains electricity connection included excludes cost of pit. Consumer account opening fees excluded
Sewer	Sewer connection to point inside property, up to 1.2m deep
Stormwater	Stormwater connection to LPOD inside property, up to 1.2m deep Conduit installed from house to pit to be NBN ready, and with ability for high internet speeds. NBN internal enclosure (basic) with 1 phone / data point Consumer account opening fees excluded

WARRANTY

Warranty	10 year structural warranty
Maintenance	3 month maintenance period



SINGLE STOREY TURNKEY OPTIONS (HPS)

Front Landscaping includes 10 x 150mm lavender, 10 x150mm nandina domestica, 2 x1.5m feature tress dwarf eucalypt mulch to garden beds, stepping stones to front door.

Rear Landscaping includes 10 x1.2m pittosporums mulch to garden beds, artificial turf as indicated.

Letterbox coloured concrete letterbox to front of house.

Colour Through Concrete Paving driveway, path and porch (up to 45m2).

Fencing full share fencing to sides and rear boundries (note fence finishes inline with front facade on one side and butts up to the rear of the garage on the other side). 1800mm high, all colourbond or timber paling with timber capped 125 x 75mm exposed posts (estate compliant).

Wing Fence 1800mm high and 900mm wide gate (wide gate with GPO provision for future automation)to side of house (if required). Fencing type allowed colourbond / timber paling capped with 125 x 75mm exposed posts.

Holland Blinds with metal chain and Vibe Block out (to all windows and sliding doors).

TV Antennae to roof including connection to internal TV points.

Alarm System with 3 sensors including panel to walk in robe and key pad to entrance including single power point.

Flyscreens aluminium framed to all openable windows - colour to match window Frame colour.

Reservation Form

Property Details

_____ Land Price: _____
Lot number: _____ Building Price: _____

Client 1 Details

Full Name: _____
Address: _____
Email: _____
Phone: _____

Client 2 Details

Full Name: _____
Address: _____
Email: _____
Phone: _____

Conveyancer Details

Company Name _____
Address: _____
Email: _____
Phone: _____

Deposit

Amount _____
Purchaser Signature : _____



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