

"Homes for Living"



 **BALANCE**

Design & Construction



"Homes for Living"

Homes for living

At Balance Design & Construction, our aim is to create the perfect home to suit you and your lifestyle.

From the moment you walk through the front door of our display home, you will sense that we are not your average builder. Our service is authentic, our designs are practical, and our style is classy without being pretentious.

Balance is an independent, locally-operated and family-owned business. With over 100 years combined experience in residential construction and property development on the Coffs Coast, our team has the skill, local knowledge, and passion to turn your property dreams into reality.

From initial meeting to final touch-ups, we will be your partner through every step of the residential construction process. We use state-of-the-art design software to provide in-house custom design services. We have solutions for steep sites, beachfront lots, and unusually-shaped blocks. We will take care of Council paperwork and approvals, and provide professional interior design advice to ensure your home is stylish and practical.

At every stage, we offer unrivalled accessibility and customer service. No request is too big or too small.

See for yourself!

Take a look through our standard inclusions in the following pages. We include things that other builders treat as expensive optional upgrades. Essastone benchtops in a wide range of colours are standard in every Balance kitchen. We offer the option of a Colorbond roof in a range of colours as standard. We include the TV antenna, letterbox, clothesline, and we will have your new home ready for the NBN with data points already wired in. We include fly screens to all opening windows and sliding doors, light fittings, insulation throughout and of course our quality construction methods and materials.

If you want something a little different- we understand! Talk to our friendly sales staff or your colour consultant and we will happily personalise any aspect of your new home.

'Customise your design and inclusions'



authentic *classy* *practical*

Personal and prompt service by professional and experienced staff

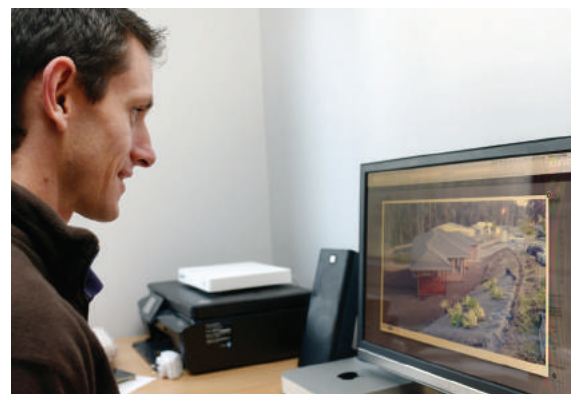
State of the art design

Professional colour selection consultancy included

24/7 access to your build via our smartphone app

Access to the builder at all times

Customise your design and inclusions



"Homes for Living"



KITCHEN

20mm Essastone Benchtop in wide range colours

Laminated finish doors

Overhead cupboards with bulkheads

Soft closing doors and drawers

Full set of drawers including cutlery tray

Set of pot drawers

Pantry benchtop in laminate finish (if applicable)

Fisher & Paykel appliances in gas or electric

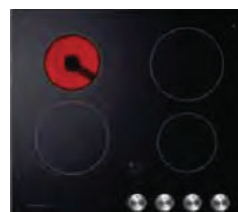
Double bowl stainless steel sink

Water Filters Australia inline water filtration system

Flickmixer to sink

Tile splashback from Amber Tiles

Dishwasher space and service provision



BATHROOMS

Wall mounted vanities in laminate finish

Porcelain semi recessed basin

Frameless polished edge bathroom mirrors to full width of vanity

Semi frameless shower screen with pivot door

Recessed shower (slab only)

Feature tiles to showers (PC allowance \$200)

Essastone vanity top in choice of 3 colours

Quality mixers and accessories

1650 white rectangular bath to main bathroom

Close coupled toilet suite (soft closing)

Choice of overhead shower rose or shower rail

Tiling to 2000mm high in shower recesses, 500mm over bath, skirting tile to remainder

Large tile selection from Amber Tiles Builders range

Tiled shower niche



wall hung vanities



ELECTRICAL & COMMUNICATIONS

LED light fittings as per electrical plan. Including downlights, '3 in 1's to bathrooms, garage LED light and external lights from builders range

Single phase mains provision to standard setback

Double power points and switches as per electrical plan

Power provision (Single GPO) for refrigerator, dishwasher, microwave and rangehood and auto garage door opener

2 Television points with antenna

NBN ready with 2 data points

Electrical connection #



"Homes for Living"

WINDOWS

Security keyed windows & door locks

Powder coated aluminium windows and sliding doors in manufacturers standard colour range

Obscure glass to bathroom, toilet and ensuite

Flyscreens to all opening windows, sliding & stacker doors (excluding hinged doors)



DOORS & CARPENTRY

Oversized (920mm) front entry door in builders range

Painted flush finish internal doors

Internal lever door furniture from builders range with privacy sets to all bathrooms & WC's

External lever door furniture with deadbolt to front entry door

Skirtings and architraves in 66 x 11mm finger jointed pine with paint finish

Vinyl slider doors to robes, linen and storage cupboards

Linen, Storage & Builders Pantry have 4 shelves in painted MDF finish



“Colorbond or Tiled roof”

CONSTRUCTION

Site survey report

Soil Test and Wind Rating Certification

Independent engineering design

Standard building application fees for Council, Basix and Certifier

Home Owners Warranty Insurance

Site earthworks up to 800mm fall over building pad

2440mm ceiling

Site services to standard urban lot (<800m²)

Sediment Control Fencing and Site toilet

3 Yard Gullies allowed

20 degree roof pitch

600mm eaves (as per plan)

Gyprock ceilings are battened to provide a long term quality finish

CSR Gyprock Lifetime Warranty ###

Fully lined garage

90mm External & Internal Frames

2 year maintenance period

Statutory structural warranty

Two external hose taps

GARAGE DOORS

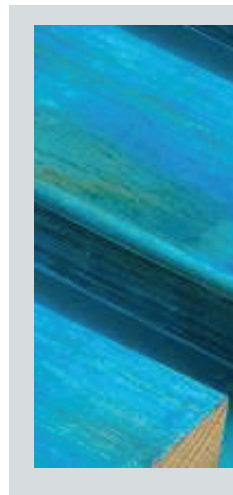
Steel-line sectional garage door from classic collection series in textured finish (standard colours)

Remote control operation

EXTERNAL

Selection of PGH face bricks from builders range laid in off white or natural mortar with a choice of raked, ironed or flush joint finishes

Selection of Weathertex, James Hardie and CSR cladding

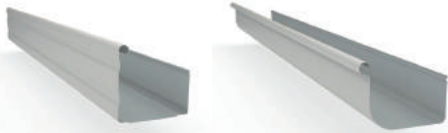


ROOFING, FASCIA & GUTTERING

Choice of Bristle Classic or Designer ranges of Concrete Roof Tiles OR Colorbond Roof in standard range of colours

Sarking to underside of roofing

Colorbond Fascia & Gutter with painted PVC Downpipes



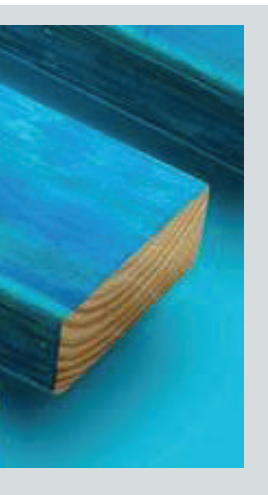
ENERGY EFFICIENCY

Sarking to external walls

R2.0 thermal batts to external walls to living areas & internal walls to garage

R3.0 thermal batts to living area ceilings

Choice of 5000litre round poly water tank or 3000 litre slimline on slab (subject to BASIX)



TERMITE RISK MANAGEMENT

Smartfilm perimeter protection system

T2 treated frames and trusses



"Homes for Living"

LAUNDRY

45 Litre stainless steel tub with free standing cabinet and mixer

Concealed washing machine set to laundry (concealed inside cabinet)

600mm high tiling over laundry tub & skirting tiles to remainder



PAINTING

Wattyl/Solver ID 3 coat internal paint system

Wattyl Solaguard to external

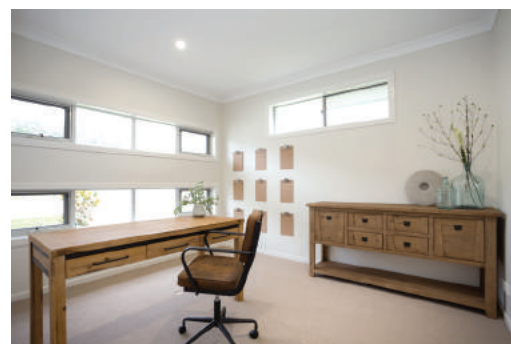
Garage floor sealed in grey tint



ALFRESCO

Express joint flat FC ceiling finish with painted timber trim

115mm painted timber post



"Homes for Living"



FLOOR COVERINGS

Large selection from our range at Amber Tiles

Vinyl planking, laminate and wood flooring options

##Refer to plans and separate pricing for floor coverings (not part of the Base price)

##Carpet from builders range

HOT WATER SYSTEM

Rinnai 6 star continuous flow 26 litre LPG wall mounted system in recessed box

Concrete slab and regulator for your LPG bottles

'Sealed garage floor'



