



CCG HOMES

IDEASTOREALITY

YOUR STANDARD
DESIGNER RANGE
INCLUSION



ccghomes.com.au

CCG Homes

Built to live Beautifully. Designed to Impress Effortlessly

Perfectly paired inclusions for a
thoughtfully crafted home.
Because more should come as standard.



PRE-CONSTRUCTION

- Home owners Warranty Insurance, Liability Insurance, Contract Works insurance
- Preparation of working drawings, engineering design and computations
- Specifications
- Energy Rating Report
- Developer Approval
- Soil Test with Site Survey
- Building Surveyor
- Building Permit
- 7-year structural warranty
- 3-month Maintenance period.



SITE COST & CONNECTIONS

- All weather heavy vehicle access to the site shall be provided and always maintained during construction
- Site cost & connections based on land size up to 600m², spoil removal up to 100m³ and up to 300mm site cut (excludes retaining walls, AGI drains and rock)
- "M" Class waffle pod concrete slab – subjected to engineering design (excludes bored/slotted piers, screw piles)
- 1 concrete pump included for slab
- Storm water and sewer connection within building allotment of 600m²
- Connection to mains water supply from 20mm dry water tapping (up to 6m run in). Pressure at the meter above 600 KPA to have limiting valve
- Underground connection (up to 10m run) from existing underground pit to mains electrical supply
- Single phase including meter box and switchboard up to 6m
- 90mm/100mm DIA UPVC Stormwater drains to legal point of discharge to standard 600m² blocks and connection point within the building allotment – additional charges applicable if LPOD is outside the boundary



- Surface drainage to Engineers specification
- NBN Implementation (If required)
- Standard gas supply (Up to 6m run into gas meter).
- Telephone conduit and draw-wire (Up to 12m) (Note: Connection by Owner)
- Termite protection to slab penetrations (physical barrier) if required
- Design and materials to suit wind zones up to 'N2'
- NOTE: Telephone/NBN/Opticom connection cost, gas and electricity account opening fees are excluded

NCC 22 REQUIREMENTS

- 870mm wide door to Garage internal, 1 Bedroom, 1 Ens or 1 Bath & WC doors
 - Access ramp to garage – NCC complied
 - 1 Sill less shower screen without hub
 - All exhausts and rangehoods vented externally
- New roof ventilation regulations



ENERGY EFFICIENCY FEATURES

- Up to R4.0 Fiberglass Insulation to ceiling (excludes garage, portico & alfresco unless below an upper floor of a double storey home)
- Double glazing to all windows (excluding sliding doors) - product and site specific to achieve 7-star rating, (additional cost may apply)
- Min R2.5 Fiberglass Insulation to external walls of dwelling including garage/house wall.
- Upgrades at an additional charge may be required due to siting, orientation, and client variations.

Low-E, thermally broken Glazing due to the energy report will be charged separately



BUSHFIRE ASSESSMENT LEVEL

- Design and materials to suit Bushfire Attack Level BAL - low
- Bushfire Assessment Levels are constantly under regulatory reviews and may vary time to time. The outcome of those regulatory reviews may affect the property information.
- Additional charges will apply should land be deemed to be in a Bushfire area on title release.
- The government regulatory requirement is completely outside of the builder's control.



EXTERNAL FEATURES

- 90mm wall frames with MGP 10 or equivalent stabilised pine and stabilised Pine roof trusses (Engineering Specific)
- Timber stud framing with 450mm external and 600mm internal wall spacing (Engineering Specific)
- Builder Category RANGE brick with natural rolled mortar
- 75mm Hebel to Ground floor and 100mm Foam to First floor for Double Storey House
- Render on piers to front façade only
- Keyed locks to all openable windows
- Colorbond fascia, gutter & downpipes
- Fiber cement infills above all windows & doors (unless feature cladding to façade style)
- Powder-coated Aluminum Windows and Sliding door to alfresco
- 450mm Eaves to front elevation only on single storey
- Concrete finish to porch and alfresco floor

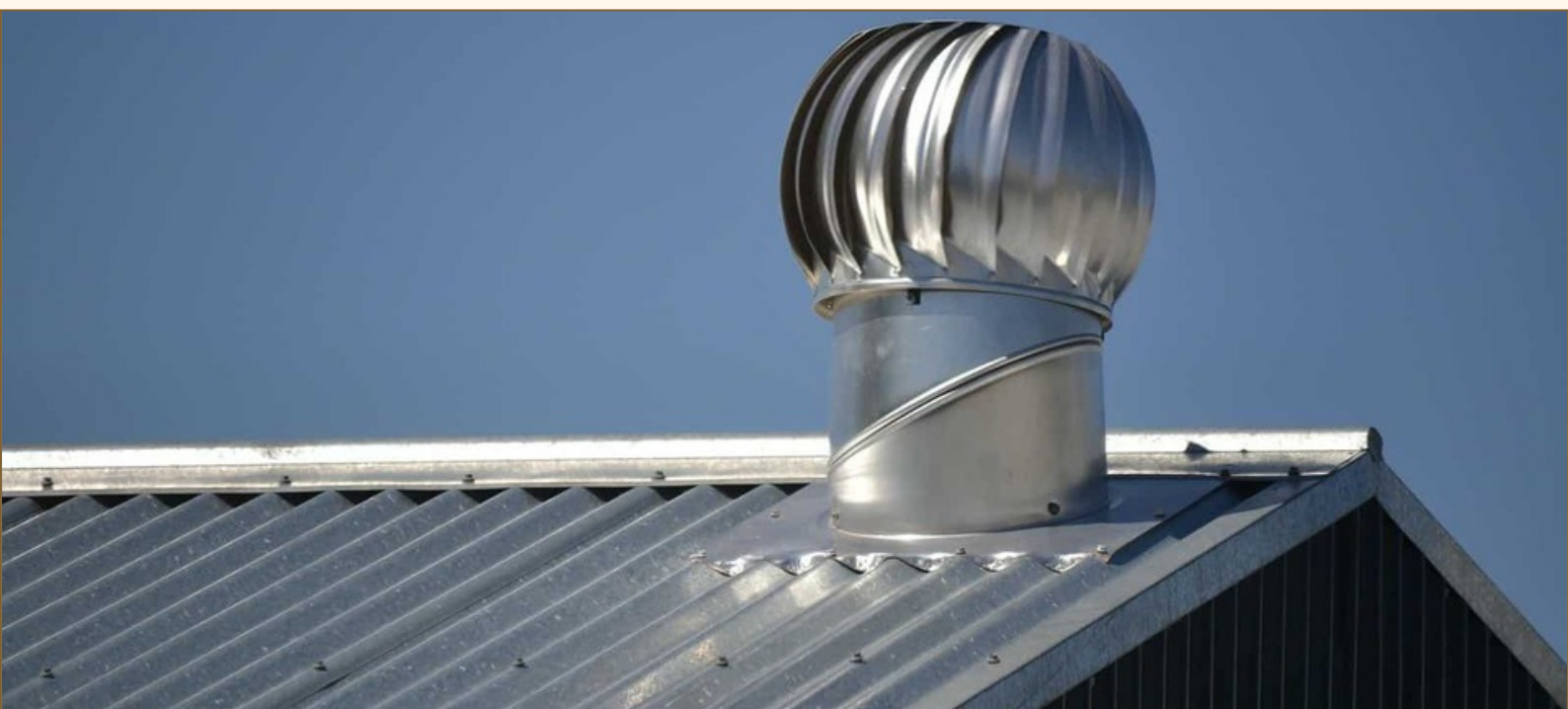
GARAGE

- Colorbond sectional overhead garage door with auto opener and 2 no. remote controls
 - Remote control to garage door with 2 handheld transmitters & 1 wall transmitter.
 - Brick infill above garage door opening (design specific).
 - Concrete floor, plaster lined ceiling & walls.
- Rear access external weatherproof solid door (design specific).



ROOF

- Builder Category RANGE roof tiles
- 22.5-degree roof pitch



INTERNAL FEATURES

- 2.55m High Ceiling to Single Storey
- 2.55m High Ceiling to Ground Floor and 2.44m to First Floor of Double Storey
- 75mm cove cornices for ceilings throughout dwelling
- 2040mm X 820mm solidpainted entry door with timber frame and Trilock
- 2040mm high x up to 820mm wide builders range flush panel hinged doors to passage and wardrobes
- 67 x 12mm architraves & skirtings
- Builder Category range Chrome entry door lock handle, internal door handles, hinges & doors stops
- Plaster finish bulkhead above Kitchen Island Bench up to 1.2m wide x 1.8m long



STORAGE/ROBE / WALK IN ROBE / LINEN

- Bedroom 1 walk in robe(s) including melamines helf and one bank of 600mm wide pigeon 4 hole unit
- 1 Melamine Shelf with chrome hanging rail toRobes
- 4 Melamine Shelves to Linen cupboard
- 1 Melamine Shelf to plaster Broom cupboard (plan specifi)



STAIRCASE (DOUBLE STOREY ONLY)

- MDF Stairs with Carpet(stained / Painted).
- Stainless Steel or TimberBalustrades.

PAINT WORK

- 3 coat paint system to walls and ceiling.
- Gloss Enamel to front door (painted)
- Gloss Enamel to internal doors, skirtings & architraves
- Colorbond finish to fascia, gutter and downpipes



KITCHEN

- Builder range double bowl top mount stainless steel sink with drainer
- Builder range (Lavistone/Caesarstone) 20mm Edge Stone to Kitchen Benchtop up to 2700mm
- Up to 900mm x 2400mm Island Bench with 20mm Edge Stone
- Builder range tapware in chrome finish
- Provision for future microwave 450mm high x 600mm wide (nom) in cabinetry with Power point
- Bank of Cutlery Drawers including soft close
- Base Cabinet up to 2700mm long (design specific) to Kitchen including soft close
- 720mm high Overhead Cabinet up to 2700mm long (design specific) to Kitchen
- Overhead Cabinet to Fridge space
- 4 Melamine Shelves with hinged doors to Pantry
- Choice of designer cabinet handles (square / round) from builders' range to all laminate cabinets
- White melamine lined cupboards & drawers
- Tiled splash back
- Externally vented Rangehood



APPLIANCES

- European designed stainless-steel finish appliances
- Stainless-Steel Appliances 900mm cooktop,
- Stainless-Steel up to 900mm slide out rangehood
- Stainless-Steel 900mm under bench oven
- Stainless-Steel 600mm dishwasher
- Stainless-Steel 600mm rangehood, cooktop and inbuilt oven for plans under 20SQ



900mm Cooktop



900mm Rangehood



900mm Oven



600mm Dishwasher



600mm rangehood

LAUNDRY

- Builder range Tap ware & White Metal Bypass Laundry trough
- Tiled Splash back & Tiled Skirting
- Rear access external weatherproof solid door (design specific)

ENSUITE & BATHROOMS

with base cabinetry up to 800mm for Bath and 1400mm for Ensuite

- Builder range overmount Vanity Basin(s) to Ensuite (design specific)
- Builder range overmount Vanity Basin to Bathroom
- Builder range white acrylic bath with hob
- Builder range shower on rail outlet with adjustable rail
- Builder range mixer tapware and outlets
- Builder range 600mm Single towel rail and WC Holder
- Mirror with polished edge to Ensuite & Bathroom to extent of Vanity unit
- Builder range cabinet handles
- Tiled Shower Bases for Ensuite 900x900mm & Bathroom 900x900mm
- 1950mm high semi-frame less polished silver shower screen with pivot door

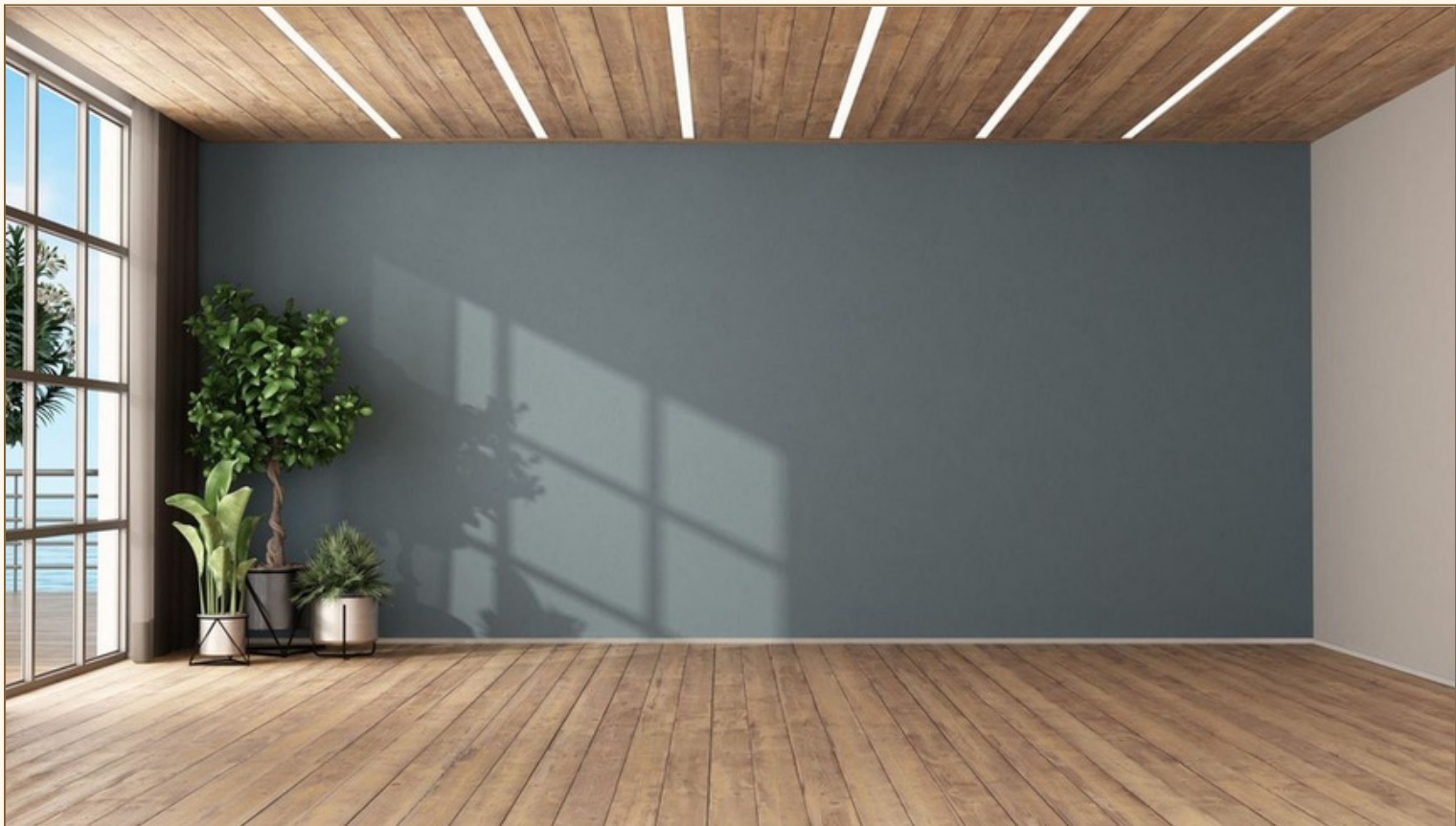


POWDER ROOM/WC FIT OUT

- Builder range soft closing toilet suite with concealed waste
- Tiled kiriting of 100mm

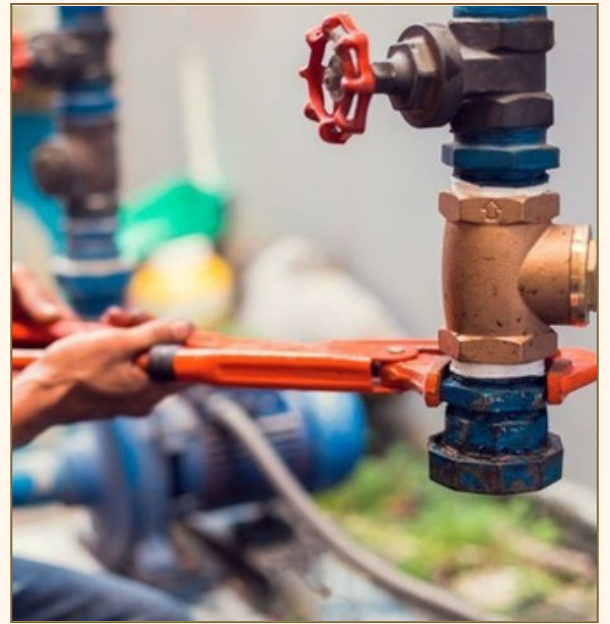
WALL & FLOOR COVERING

- Builder range laminate flooring in main areas (excludes additional lounge, theatre, study or recreational areas).
- Builder range carpet flooring including standard underlay to bedrooms, WIR/robes, lounge, theatre, study or recreational areas
- 600mm x 600mm Builder range tiles to floor in bathroom, ensuite and laundry with 100mm skirting
- 600mm x 600mm Builder range tiles up to 2100mm height in bathroom, ensuite
- Any Upgrades to floor/wall covering ranges/types will be charged accordingly in a variation



PLUMBING

- 2000L Rainwater tank connected to 1 downpipe is provided as alternative solution if recycled water is charged in contract due to developer guidelines
- 1No. Rinnai 26lt instantaneous Hot Water Unit for Single Storey and 2No. for Double Storey
- Concealed plumbing (may exclude spa bath pumps)
- 1 external garden taps in addition to mains metered water tap
- Capped water point to fridge space



HEATING & COOLING

- Reverse cycle Heavy refrigerated ducted system 5 vents 4 Zone 1 Wall Controller 1 Zone Controller



ELECTRICAL, DATA, SECURITY

- LED Downlights up to 20
- Power points up to 20 for Single Storey and 30 for Double Storey
- Single Fluorescent lights to garage
- Weatherproof batten holder to each exterior door, excluding garage
- Mains power ionization smoke alarms with battery backup located as indicated on plans
- 2 No. Telephone point
- 2 No. TV Points with single GPO
- 2 No. Data Points
- 2 NO. lights to pier (Client to provide façade pier lights)
- Double Floodlight with sensor 1 No. above garage door and 1 No. back of house
- Safety switches, miniature circuit breakers and earth leakage to meter box





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DEALS IN:
CUSTOM BUILD
MULTI DWELLING
LOCK DOWN REBUILD
IONS & RENOVATIONS



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