LOT 13

WOVENLEA ESTATE

FERNVALE QLD

KARSTON
BUILDING GROUP

RUBY 180 HAMPTONS

INCLUSIONS

- Fixed price building contract for peace of mind
- Full turn key inclusions including fencing & landscaping
- 2740mm ceiling height to entire home
- Ducted air conditioning
- Rendered blockwork to side and rear elevations
- Stone benchtops to kitchen, bathrooms and laundry
- 2Pac cabinetry with fingerpulls throughout
- Wall hung vanities with above counter basins
- 900mm stainless steel upright cooker
- Undermount sink + gooseneck tapware to kitchen & laundry
- 600mm x 600mm floor tiling
- Diamond barrier screens to windows & sliding doors
- Quality carpets, mirrored robes & roller blinds throughout
- Exposed aggregate driveway and alfresco

TURNKEY FROM

$871,400

HOUSE SIZE	180M2
LAND SIZE	732M2
LAND PRICE	$457,500
HOUSE PRICE	$413,900
TOTAL PRICE	$871,400
EST. REGISTRATION	3RD QTR 2027

4	2	1	2
BEDROOMS	BATHROOMS	LIVING	CAR SPACES

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Ruby 180 - Hamptons

ARTIST IMPRESSION ONLY

Perspectives

ISS	DATE	DESCRIPTION
A		

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HOUSE TYPE: *Ruby 180 - Hamptons*
CLIENT:
SITE DETAILS:

DRAWN: *BSH* | ISSUE: *A*
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WIND: *???* | ACOUSTIC: *???*
JOB No:
SCALE:

A3

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Area Schedule	
Name	**Area**
Alfresco	14.58 m²
Living	159.62 m²
Porch	6.25 m²
Grand total: 3	180.44 m²

Step Free Access Path Exemption

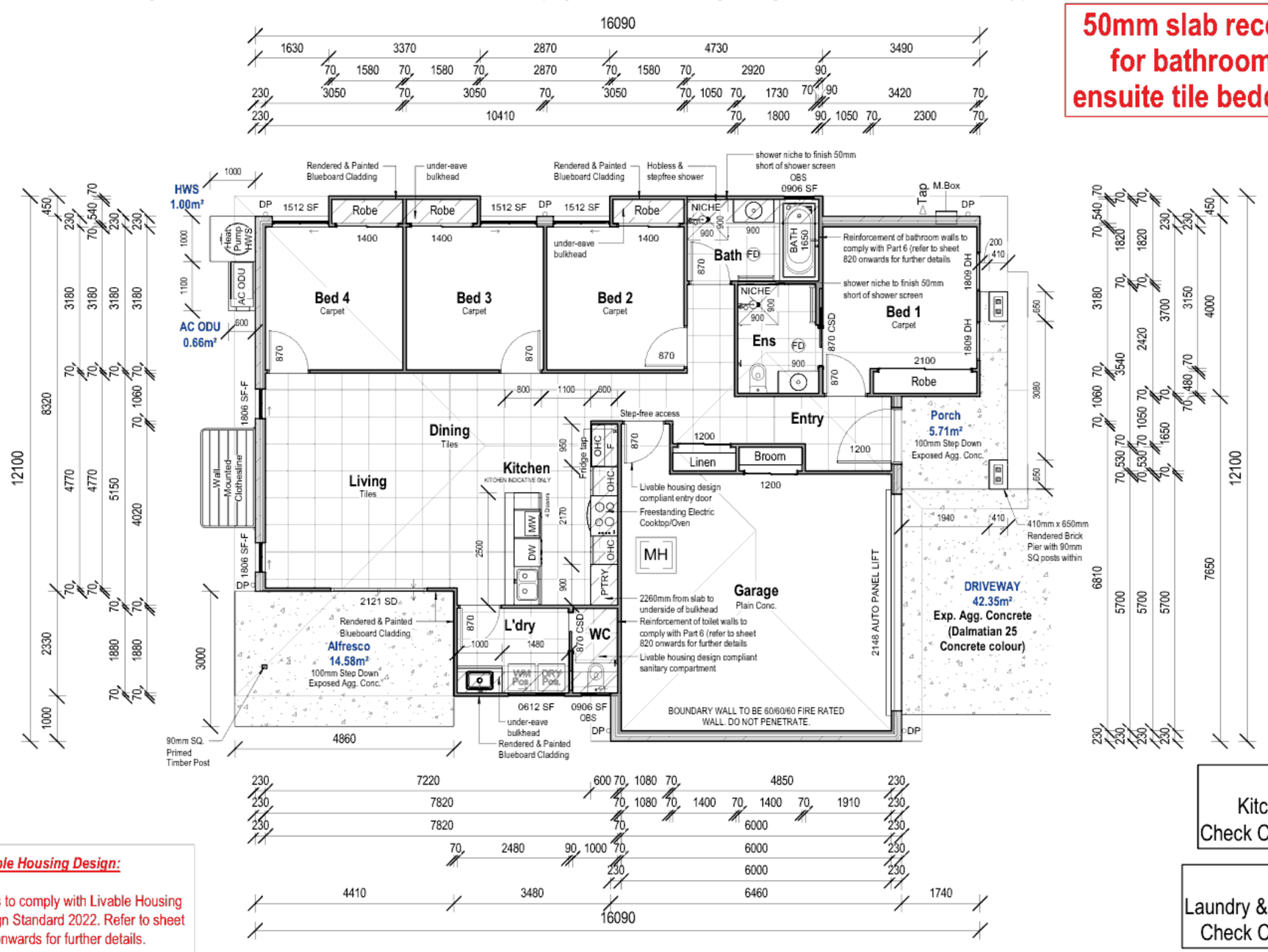
This lot is using a step free access path via the driveway/garage due to one of the following:

-The average slope of the ground on which the access path would be constructed exceeds a gradient of 1:14.
-To provide an external step-free access path would necessitate construction of ramping that exceeds the length and gradient allowed by Clause 1.1(4).
-There is insufficient space available on the site on which to construct a step-free access path complying with Clause 1.1.
-Subject to (3), the difference in level, measured vertically from the pedestrian entry at the allotment boundary or parking space to the floor level at the entrance door on the nearest floor containing habitable rooms, would necessitate construction of ramping that exceeds the length and gradient allowed under Clause 1.1(4).

1:80 fall minimum fall to all drains

50mm slab recess for bathroom/ ensuite tile bedding

Elevation 4 / Elevation 3 / Elevation 1 / Elevation 2



Energy Efficiency Requirements

Plan is to achieve a minimum ***7 (out of 10) star energy efficiency rating*** as set out by the Queensland Development Code 4.1 - Sustainable Buildings (QDC MP 4.1).

Plan is to achieve a minimum ***60 (out of 100) Whole of Home assessment rating*** as set out in the National Construction Code (NCC 2022)

GENERAL NOTES:

Figure dimentions take precedence to scaled dimensions.
Internal dimensions between framing, etc. do not include the allowance for lining thicknesses.
Angled walls shall be 45° unless noted otherwise.

Separate W/C rooms to have Lift off Hinges

All Bathrooms, W/Cs, Ensuites and Laundries, without Natural Ventilation (windows) to have Mechanical Exhaust Fans.

Bulkheads:
2260mm from slab to underside (unless noted otherwise).

Livable Housing Design:

Plans to comply with Livable Housing Design Standard 2022. Refer to sheet 820 onwards for further details.

NOTE :
Kitchen Cabinetry :
Check Colour Specifications

NOTE :
Laundry & Bathroom Cabinetry :
Check Colour Specifications

Ground Floor Plan

ISS	DATE	DESCRIPTION
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SCALE: ***1 : 100***

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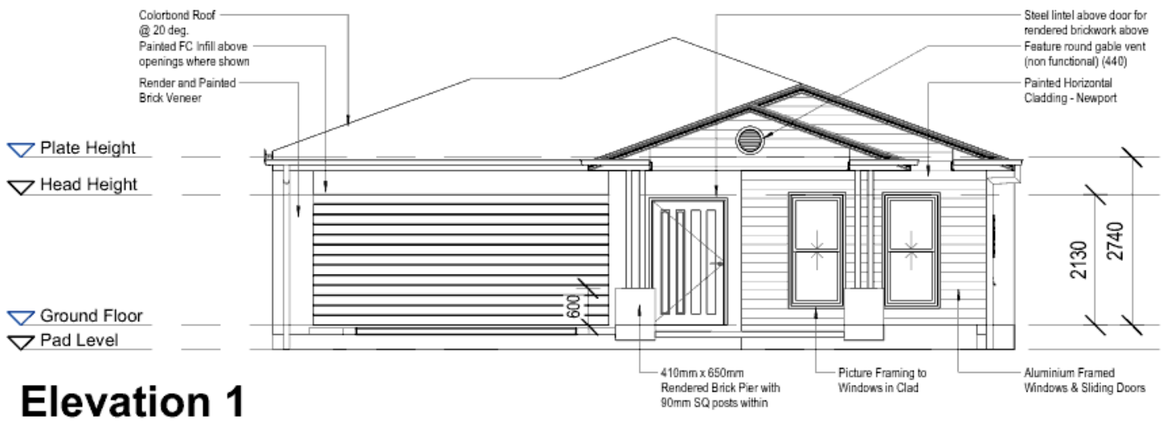
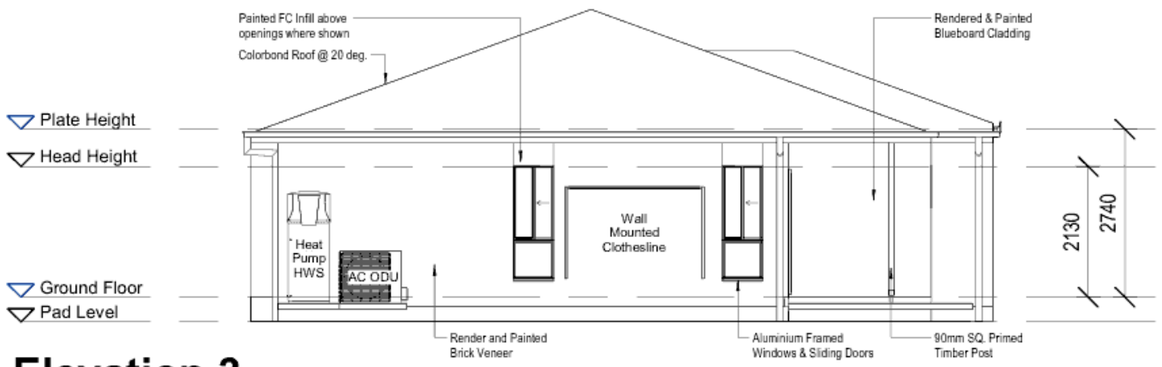
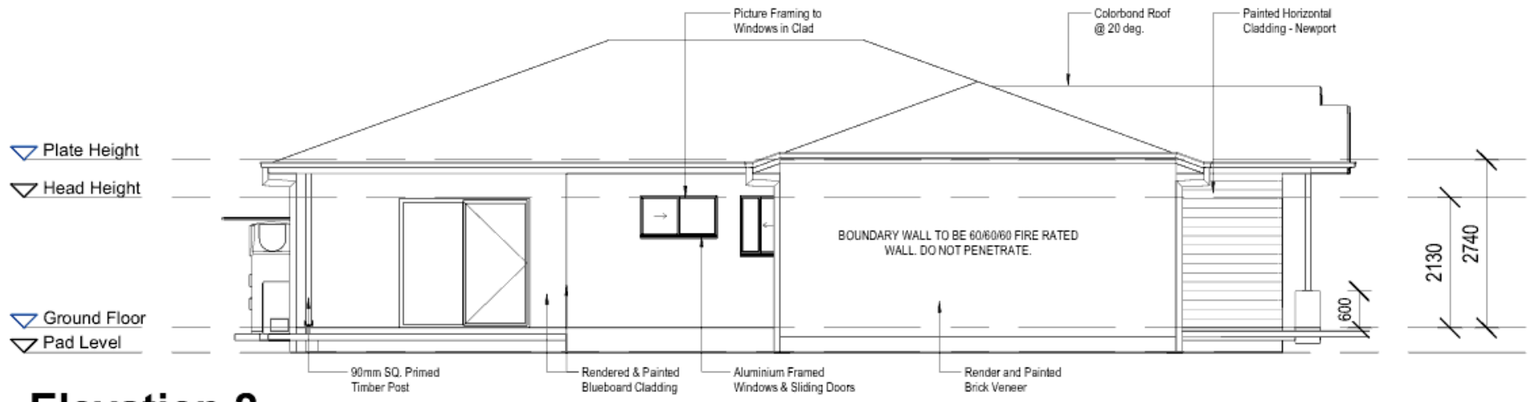
Picture frames, stop ends, posts, crows foot / vent to be painted in Greyology 1 **EAVES 450 UNO**



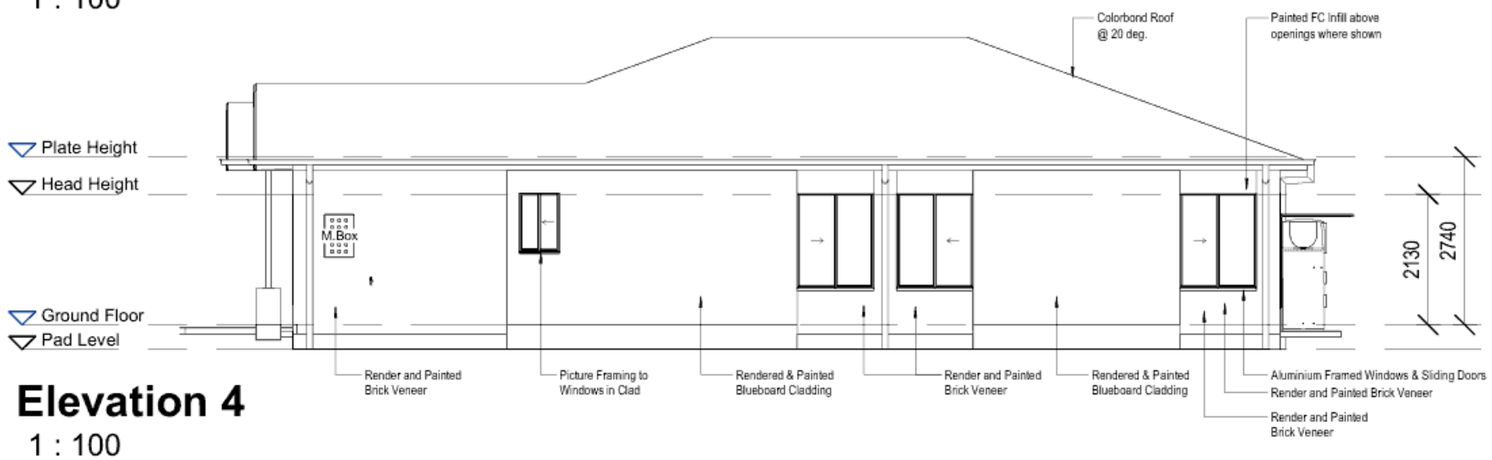
Elevation 1
1 : 100



Elevation 3
1 : 100



Elevation 2
1 : 100



Elevation 4
1 : 100

Elevations			Use figured dimensions at all times. Refer enquiries to **KARSTON BUILDING GROUP**. All dimensions to be verified on site prior to construction. All work to comply with Local Authority regulations & BCA. All drawings copyright to **KARSTON BUILDING GROUP**.
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ELECTRICAL LEGEND

	DOWNLIGHT
	DOUBLE FLUORESCENT
	DOWNLIGHT w/ BUILT-IN SENSOR
F	CIRCULAR FLURO
	OYSTER LIGHT
	PENDANT LIGHT
	EXTERNAL BUNKER WALL LIGHT
	SEPERATE SENSOR
	EXTERNAL 2 BULB & SENSOR SPOT LIGHT
	TASTIC - 3 IN 1
	FEATURE LIGHT
S	SMOKE ALARM
	CEILING FAN
	EXHAUST FAN
L	EXHAUST FAN WITH LIGHT
	POWER OUTLETS
	DOUBLE POWER OUTLET w/ USB
	EXTERNAL POWER OUTLETS
	TELEVISION OUTLET
	TELEPHONE OUTLET
	DATA POINT
	NBN HOME DISTRIBUTOR
	METER BOX
	GAS METER
	REVERSE CYCLE AIR CONDITIONER

Electrical Fixtures

Description	Count
Air Con. Outdoor Unit	1
Ceiling Fan	7
Data Point	1
Double Power Outlet	13
Downlight	31
Exhaust Fan with light	1
External Wall Light	1
Home Distributor Unit	1
Isolator	2
Meter Box	1
Single Power Outlet	5
Smoke Alarm	7
Tastic - 3 in 1	1
Telephone Outlet	1
TV Outlet	1
Weatherproof Double Power Outlet	1

LEGEND
MB - Meterbox
DW - Dishwasher
MW - Microwave
REF - Refrigerator
HWS - Hot water system
RH - Rangehood
UB - Under Bench
Ph.Pt. - Phone Point

NOTE:
DUCTED A/C

Photoelectric Smoke Alarm
300mm clearence to any wall or light fitting
400mm clearence to any Fan Blade

Smoke Alarm Legend

NOTE:
- PHONE LEAD IN MUST BE NBN COMPLIANT
- SMOKE ALARMS TO BE INTERCONNECTED & IN ACCORDANCE WITH NCC CLAUSE 3.7.2.2 & COMPLY WITH AS 3786
- ALL WET AREA GPO'S ARE TO HAVE MINIMUM CLEARANCE FROM BASINS AS PER AS3000

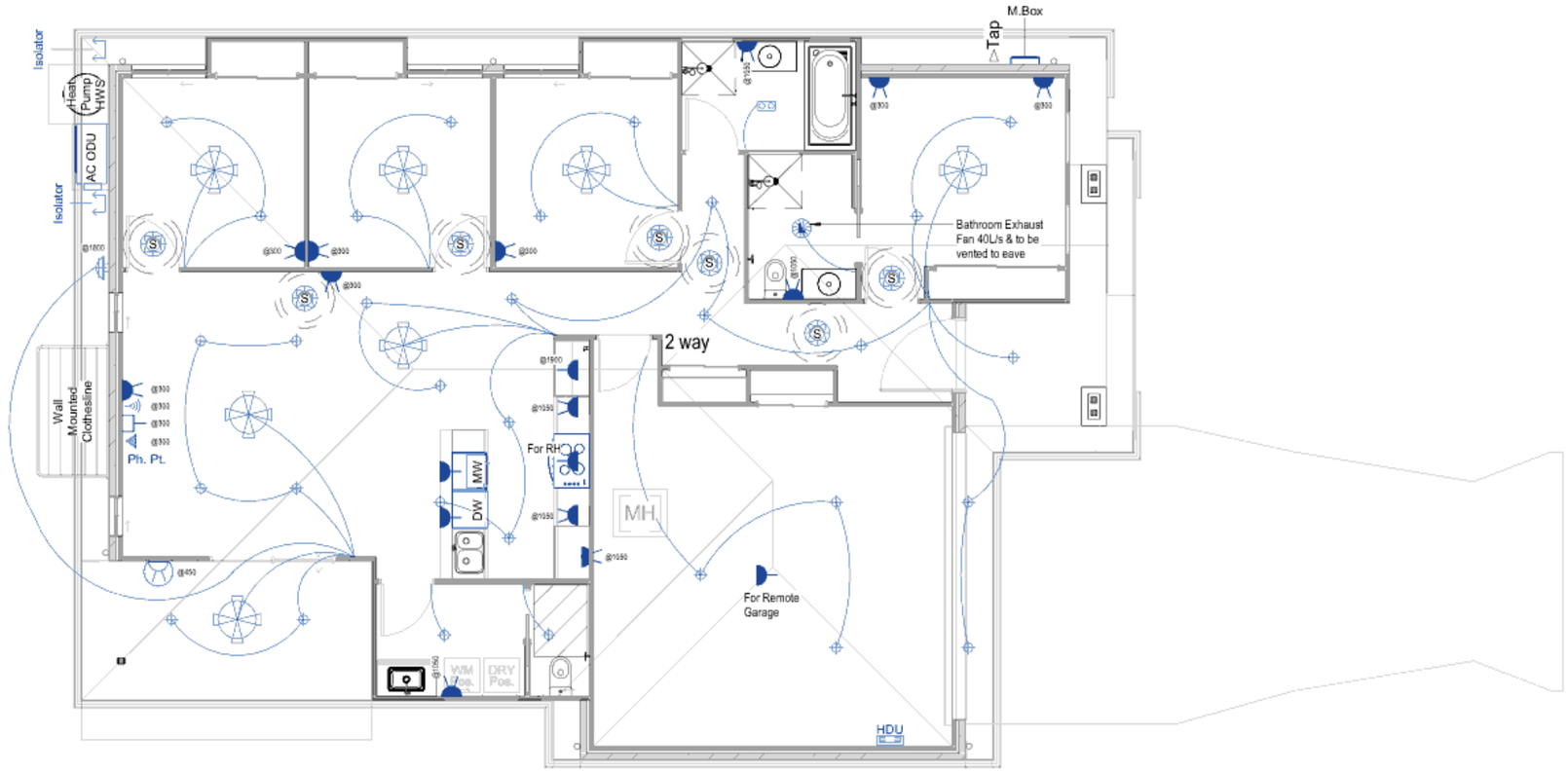
NOTE:
- LOCATION OF WET AREA POWERPOINTS SUBJECT TO MOVE TO COMPLY WITH ELECTRICAL REQUIREMENTS

NOTE:
- ALL LIGHT SWITCHES TO BE AT 1250mm FROM FLOOR LEVEL

NOTE:
- THE LOCATION OF ALL ELECTRICAL POINTS/SWITCHES ARE SUBJECT TO RELOCATION SHOULD STRUCTURAL FRAMING ELEMENTS OBSTRUCT LOCATION DICTATED ON PLANS

NOTE:
- ALL BEDROOM DOWNLIGHTS TO BE MEASURED 600mm FROM FAN BLADE UNLESS NOTED OTHERWISE

Lot is connected to the NBN network



Electrical Plan

ISS	DATE	DESCRIPTION
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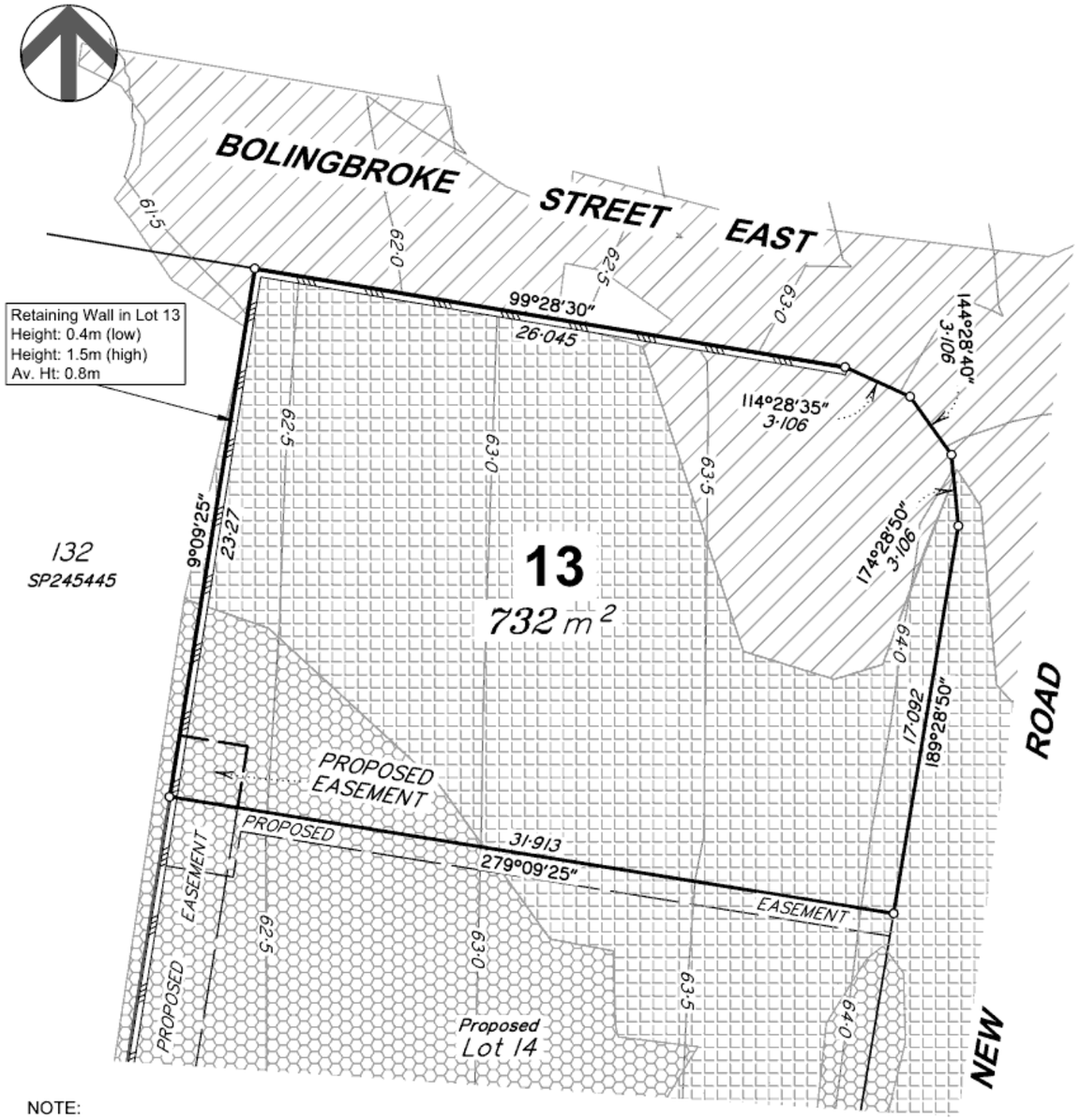


NOTE:
All compaction of Fill to be done in accordance with AS3798-2007.

The compaction level and testing will be completed in accordance with Australian Standard AS3798-2007.

Scale 1:250 - Lengths are in metres.

2 0 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38

LEGEND

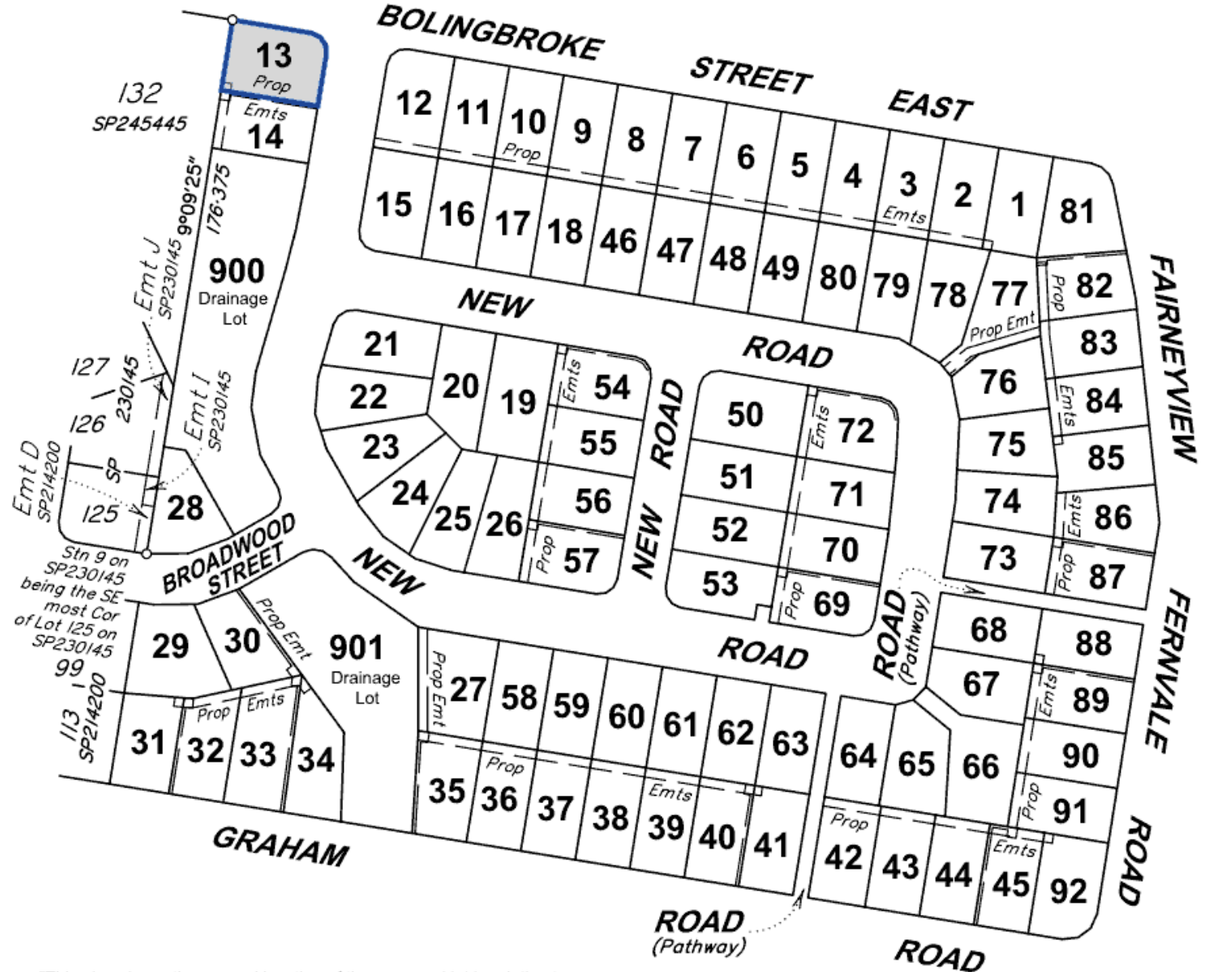
22·0 Design Contours
Retaining Wall
Design Building Pad

Fill Range (metres)
0·0–0·7
0·7–1·4
1·4–2·1
2·1–2·8

1. Allotments may have been trimmed, reshaped and topsoil respread. Any earthworks or fill associated with those works is not shown and has not been subject to engineering compaction requirements. It is anticipated the depth of such works would not exceed 450mm, however, isolated areas greater than the depth may occur.
2. It is the purchasers responsibility to arrange their own independent geotechnical testing on a filled or any allotment to determine foundation requirements prior to construction.
3. It is the purchasers responsibility to obtain the accurate location of services from the local authority.
4. The dimensions and areas shown on this plan are subject to final council sealing approval and registration in the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development.

LOCATION MAP

4 GRAHAM ROAD, FERNVALE



"This plan shows the general location of the proposed lot in relation to the other proposed lots in the Estate. Refer to the Disclosure Plan for identification and location of the proposed lot. The Seller reserves the right to alter the configurations of other lots as identified in this plan at its absolute discretion."

Scale 1:2000 - Lengths are in metres.

20 0 20 40 60 80 100 120 140 160 180 200 220 240 260 280

NOTE:
PLAN PREPARED BY: LEVEL UP SURVEYING
The dimensions and areas shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation.

Contour Interval 0.5 Metres.

This note is an intergral part of this plan.

DISCLOSURE PLAN

DESCRIPTION: PROPOSED LOT 13
BEING PART OF LOT 188 ON CH312343
LAND AT '4 GRAHAM ROAD'
FERNVALE

SCALE IN METRES: 1:2000

LEVEL UP SURVEYING
www.levelupsurveying.com.au
ABN: 74 682 454 717 admin@levelupsurveying.com.au

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DATE: 08/09/2026 REF: DP_2278 13

QUALITY STANDARD INCLUSIONS

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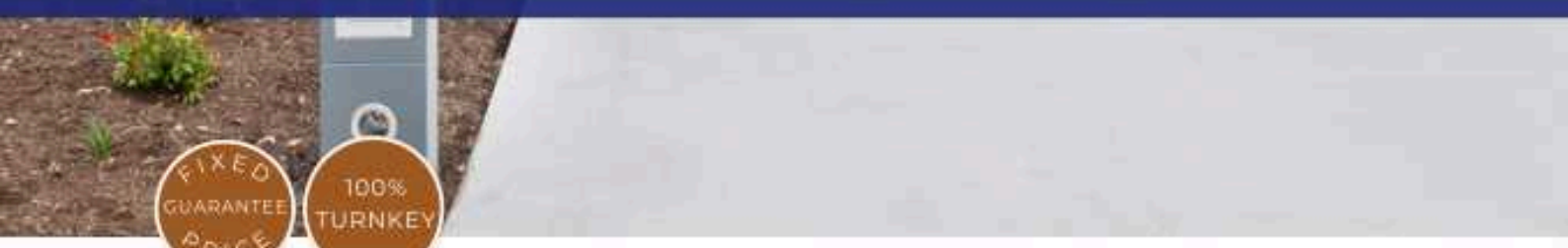

FIXED GUARANTEE PRICE

100% TURNKEY

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Up to $500,000

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HIA Queensland
Emerging Builder

WINNER 2023
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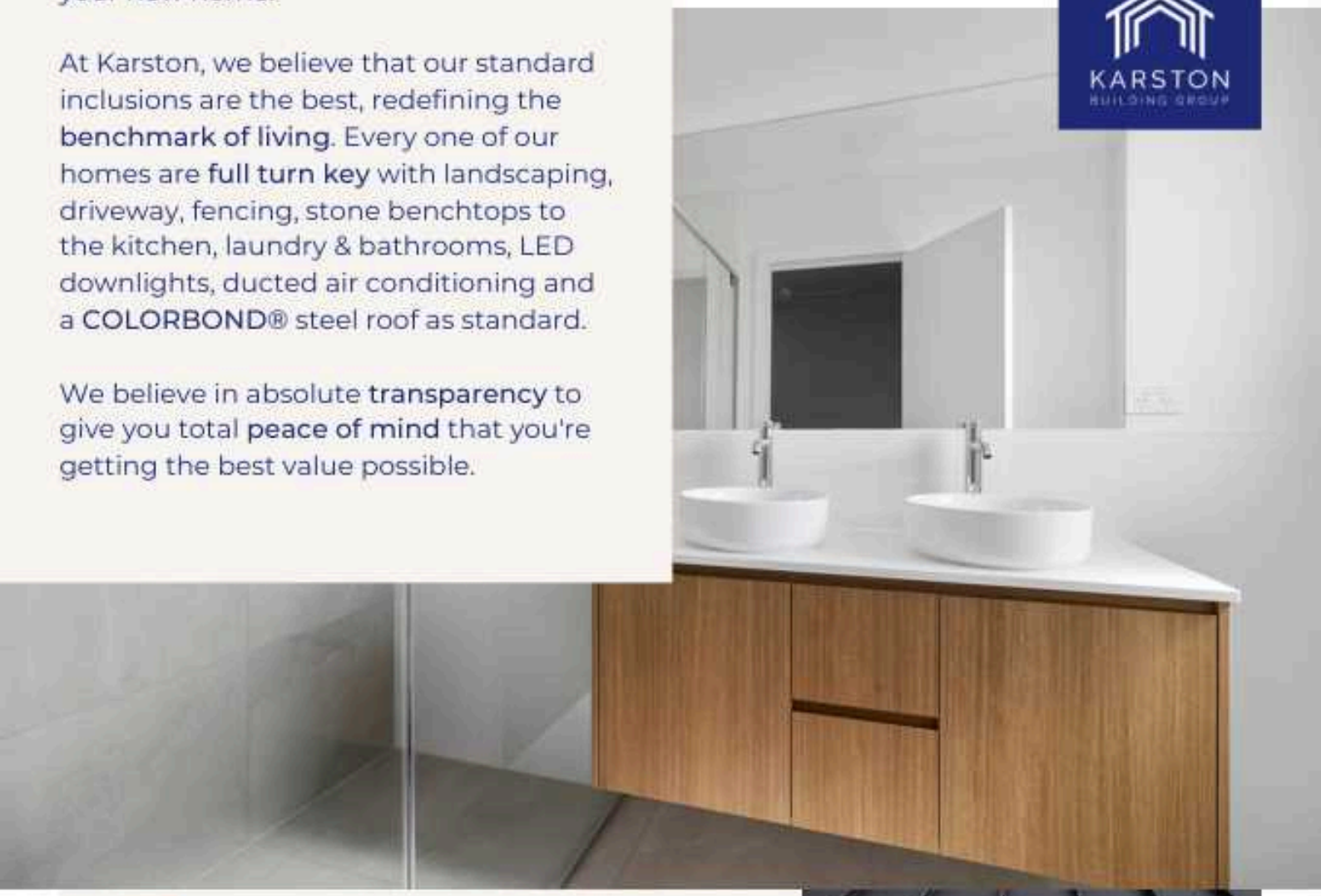
Project Home
Up to $500,000

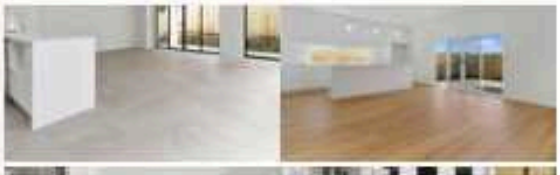
When building you want to be **confident** that everything you need is included in your new home.

At Karston, we believe that our standard inclusions are the best, redefining the **benchmark of living**. Every one of our homes are **full turn key** with landscaping, driveway, fencing, stone benchtops to the kitchen, laundry & bathrooms, LED downlights, ducted air conditioning and a **COLORBOND®** steel roof as standard.

We believe in absolute **transparency** to give you total **peace of mind** that you're getting the best value possible.



- 2740MM CEILING HEIGHT*
- DUCTED AIR CONDITIONING TO PRIMARY DWELLING
- STONE BENCHTOPS THROUGHOUT
- 600 X 600MM TILES OR TIMBER LOOK FLOORING UPGRADE
- LANDSCAPING, DRIVEWAY AND FENCING



PLUS MUCH MORE! *REFER TO DETAILED SCHEDULE

KITCHEN INCLUSIONS

FIXTURES AND FINISHES

- 2 Pac gloss soft close hinges, shark fin finger pull doors and drawers with overhead cupboards, built in bulk head and microwave recess as per plan (optional upgrade to matt or timber-look finish available)
- 20mm engineered stone benchtops to all cabinetry
- 900mm upright stainless steel free standing electric cooktop and oven (*unless plans shows different)
- Undermount rangehood built into overhead cabinetry as per plan
- Stainless steel 1 ½ bowl underslung sink
- Stainless steel dishwasher
- Pin handle gooseneck tapware in chrome
- Water connection for fridge

KITCHEN INCLUSIONS

KITCHEN SINK MIXER
AC HUSS GOOSENECK SINK MIXER CHROME

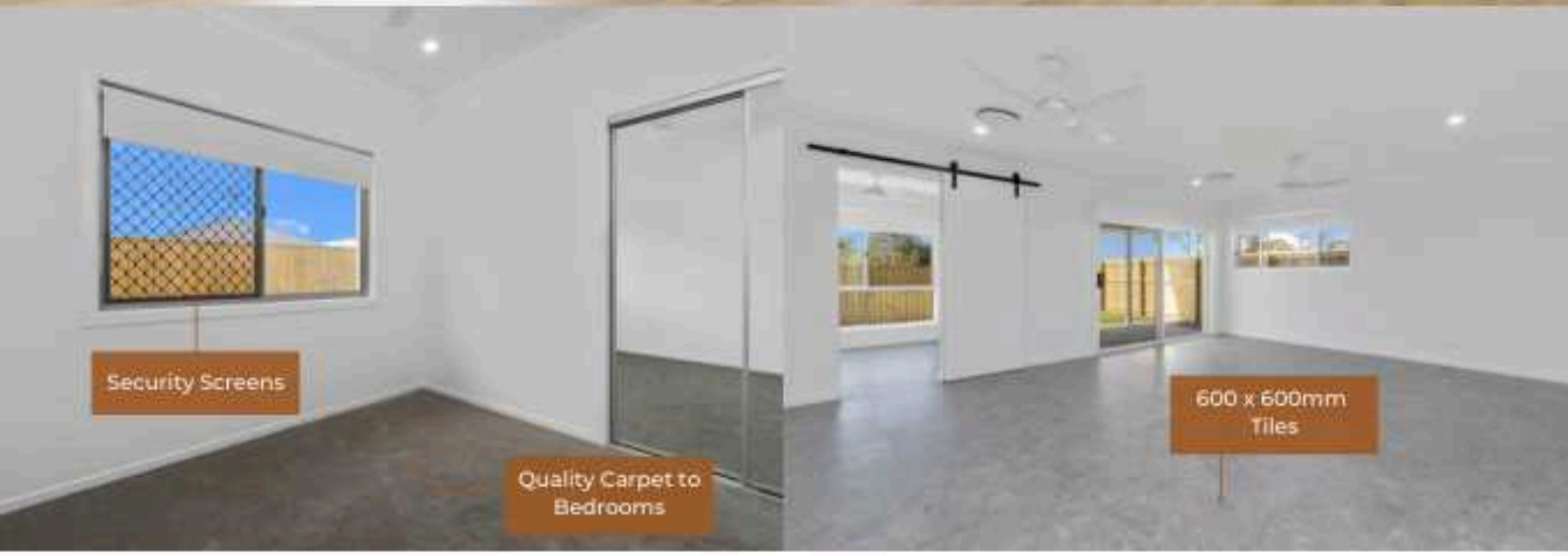
COOKTOP & OVEN
EUROMAID 900MM FREESTANDING STAINLESS STEEL ELECTRIC COOKTOP AND OVEN IN ONE
*600MM IF THE SPACE DOES NOT ALLOW - REFER TO PLANS

DISHWASHER
BELISSIMO BY TECHNIKA 600MM DISHWASHER

KITCHEN SINK
EURO HELSINKI
1.75 UNDER COUNTER SINK
*EQUIVALENT UNDER COUNTER DOUBLE SINK IF THE SPACE DOES NOT ALLOW

UNDERMOUNT RANGEHOOD
TECHNIKA 900MM CONCEALED UNDERMOUNT RANGEHOOD
*600MM ONLY IF THE OVEN IS 600MM - REFER TO PLANS

LIVING INCLUSIONS



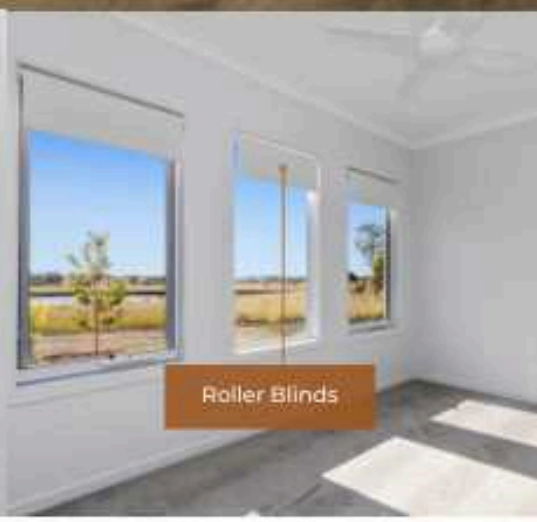
FLOORING

- 600mmX600mm rectified edge polished, lapparto or matt finish (as per colour selection) to all living areas, feature niche wall in showers & bath hob as per plan
- Timber-look vinyl upgrade flooring may be selected as an alternative to tiled flooring.
- Loop pile nylon carpet or equivalent will be installed to all bedrooms and/or designated living areas, as shown on the floor plan. Colour selections will be made from the builder's standard range in line with the selected colour scheme.

ELECTRICAL

- Lighting – White fitted LED lights as per electrical plan
- External lighting – porch, alfresco and front of garage
- Double power points to all internal living areas as shown on plan
- Single power points to garage and kitchen
- Ducted air conditioning to main dwelling & split system air conditioning unit to any secondary dwelling (Dual Key)
- Air-con isolator on external wall
- 1 telephone point
- TV Antenna (if not in a Smartwire – OptiComm or Telstra Velocity area)
- RCD Safety switch
- 2 TV Points
- 2 Data Points
- White ceiling fans to all bedrooms, living and alfresco as shown on plans
- Hot Water Heat Pump
- External power point to service hot water system
- Exhaust fan to toilets where shown on plans
- Smoke alarms to all bedrooms and applicable internal areas to conform with legislation at time of Building Approval

LIVING INCLUSIONS



ROBES AND LINEN

- Robe doors to bedrooms to be mirror finished with satin chrome (or equivalent) frame, head and track
- Shelving to bedroom robes to include one overhead shelf inclusive of hanging rail and one set of open shelves, master bedroom to have two set of open shelves.

CEILINGS, INTERNAL DOORS AND FIXTURES

- 2740mm ceiling height from slab to underside of truss, 2440mm to upper levels as specified on plans
- Timber architrave around doors & windows and timber skirting to applicable floor finishes to be 66mmx12mm
- 90mm cove cornice to all wall / ceiling junctions
- 10mm plasterboard to all internal walls and ceilings
- Wet areas to be lined with either 6mm villa board or 10mm waterproof plaster board (subject to availability)
- Roller blinds to be provided to all clear-glazed windows and sliding doors, selected from the builder's standard range
- Bathroom, toilet and master bedroom to be lockable and passage sets to remainder
- Door clips as a standard and cushion stops where applicable to all internal doors
- Flush finish to all internal doors

PAINT

- Three-coat paint system, one coat of premium sealer and two coats of selected wall colour
- Ceilings and cornices to be finished in white
- Internal walls to receive a premium sealer base with two coats of professional low-sheen paint in white
- Internal doors will be finished with a low sheen gloss or equivalent, as per the approved colour scheme
- Architraves and skirtings will be finished with a low sheen gloss or equivalent to match the door profiles in accordance with the selected colour scheme
- Eave and soffit linings to be painted white to match ceiling finishes
- Downpipes and external wall surfaces will be painted or finished in accordance with the external colour schedule

ENSUITE AND BATHROOM INCLUSIONS

VANITY

- 2 Pac cabinetry and 20mm engineered stone benchtop to match kitchen selection and specification
- Frameless mirror to width of vanity

BASINS AND TAPWARE

- Pin handle tapware to counter top basins, bath spout and showers as required in chrome

SHOWER

- Semi frameless shower screens with swing or sliding door subject to design in chrome as per plan
- Built in square niche to all showers

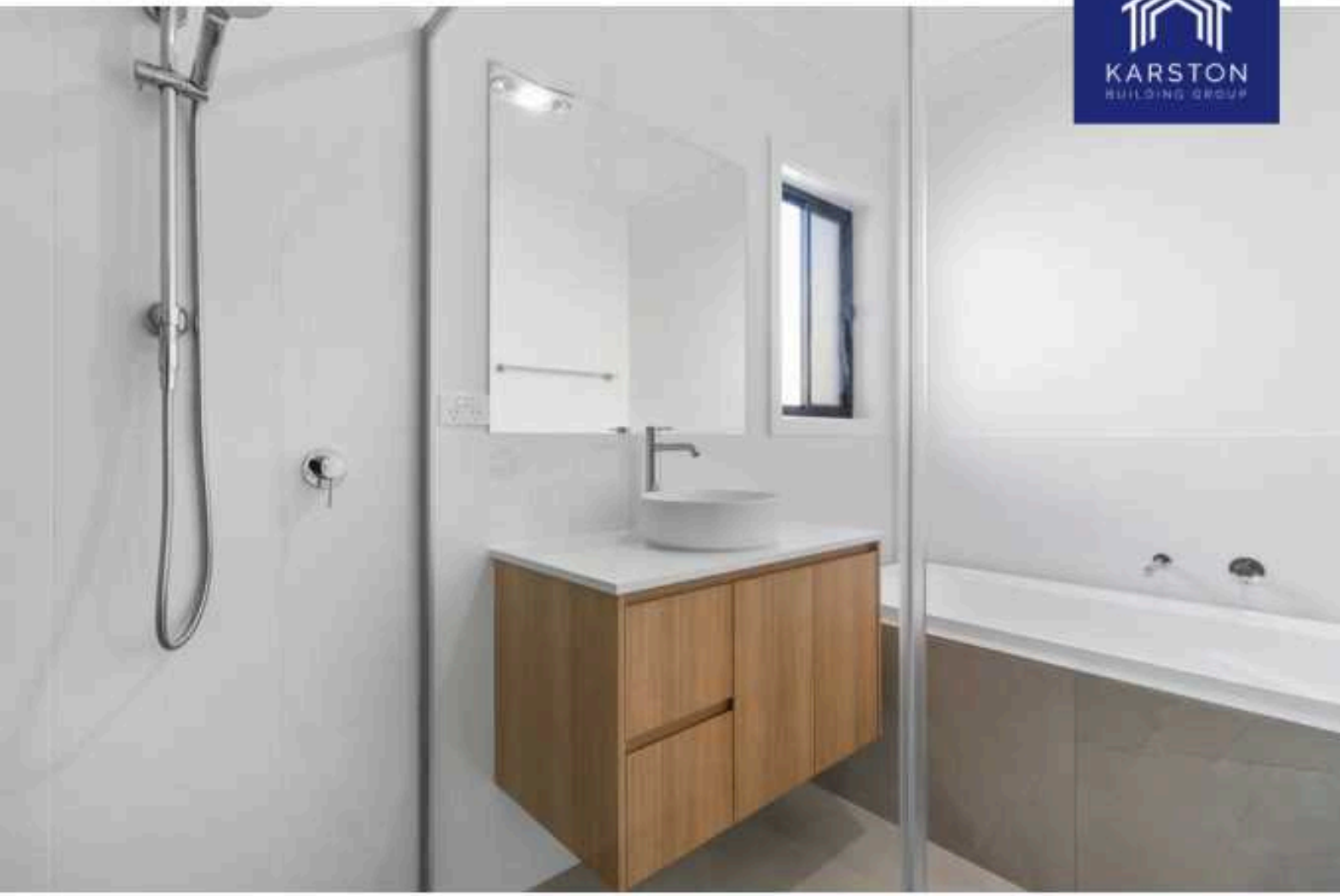
BATH

- Framed and tiled bath hob built in with drop in bathtub as per plan

THE DETAILS

- 3-in-1 heat lamps, down lights and built in exhaust fans to all bathrooms
- Back to wall toilets with soft close seat and lid as per plan
- Wall mounted double towel rail to all bathrooms in chrome
- Toilet roll holder provided alongside each toilet in chrome
- 600X600 rectified edge polished tiles, lappato or matt finish (as per colour selection), to feature niche wall in showers and bath hob as per plan. Tiles in showers to be floor to ceiling. 600mm X 300mm rectified edge white gloss 1100mm high to remaining walls in bathrooms. Skirting tiles to toilet.

ENSUITE AND BATHROOM INCLUSIONS



SHOWER

FIENZA KAYA TWIN
SHOWER CHROME

BATH OUTLET

IKON HALI STRAIGHT
BATH OUTLET CHROME

BATHROOM BASIN

ESSENCE ROUND
COUNTER TOP BASIN
WHITE

TOILET

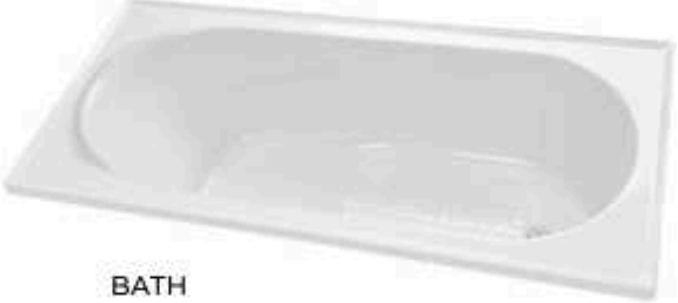
FRANZ ASHFORD
RIMLESS WALL FACE
TOILET SUITE NANO

SHOWER/BATH MIXER

IKON HALI SHOWER/BATH
MIXER CHROME

BASIN MIXER

IKON HALI HIGH RISE
BASIN MIXER CHROME



BATH

DECINA BAMBINO BATH
WHITE

LAUNDRY INCLUSIONS

FIXTURES AND FINISHES

- 2 Pac base laundry cabinet to match kitchen selection
- 20mm engineered stone benchtop

LAUNDRY SINK

EURO WASHINGTON
SQUARE UNDER COUNTER SINK

SINKS & TAPWARE

- Drop-in stainless steel tub (35L or 45L capacity, subject to design) with goose neck tap

LAUNDRY SINK MIXER

AC HUSS GOOSENECK SINK MIXER CHROME

EXTERNAL INCLUSIONS

ROOFING AND GARAGE

(Design and facade specific)

- Roofing material to be COLORBOND® selected from the builder's standard range as per colour scheme. This is inclusive of roof sheets, fascia and gutter and any applicable flashings or capping
- Downpipes and external wall surfaces will be painted or finished in accordance with the external colour schedule
- Automatic panel-lift garage door to be provided, complete with two remote controls, in accordance with the selected colour scheme
- Eave and soffit linings to be finished in 4.5mm fibre cement sheeting
- 31 x 11mm timber beading to be installed at the junction between eaves and external walls to ensure a sealed and professional finish

WINDOWS AND DOORS

(Design and facade specific)

- Front entry door to be 1200mm (W) x 2100mm (H) featuring glass panels. Door to be painted in accordance with the selected colour scheme and manufacturer's specifications
- Rear hinged door (if shown on plans) to be 1/3 glass Duracote with toughened glass, painted in accordance with the selected colour scheme and manufacturer's specifications
- Aluminium windows and sliding doors to be powder-coated in accordance with the external colour scheme. Obscure glazing to be provided to wet areas unless otherwise required by covenant (e.g. street or park-facing).
- All openable windows and sliding doors to be fitted with powder-coated flyscreens and aluminium frames. Plastic mesh will be used unless restricted by estate design guidelines.

EXTERNAL CLADDING

(Design and facade specific)

- External walls to be constructed using rendered brickwork and/or cladding as per architectural elevations, with render and feature cladding painted in accordance with the approved colour scheme
- Where required, fibre cement cladding and/or timber infills will be installed above windows and doors, unless otherwise noted on plans
- All windows & sliding doors to be fitted with locks

EXTERNAL INCLUSIONS

FRAME

- Frames and trusses to be erected in accordance with all governing legislative applicable bodies and to be inspected, certified and signed off by an independent private certifier. Frames will be constructed to comply with the sites specific wind rating as determined by the engineer
- Ceiling heights to be 2740mm from slab to underside of truss, 2440mm to upper levels as specified on plans

PRELIMINARIES

- Plans will be submitted to the developer to ensure the home is designed in accordance with the covenant guidelines. Minor amendments may need to be implemented to gain approval. This is subject but not limited to roof design, façade finishes, colours and landscaping
- Plumbing approval in accordance with current legislation and regional council guidelines
- A certified energy efficiency report will be provided to summarise the dwellings energy rating and guarantee its compliance
- Termite treatment will be provided, inspected, and certified for all slab penetrations and entry points. A termite blanket will also be installed at the perimeter junction between the slab and frame, in accordance with the Australian standards
- Site cut and fill where required to suit site conditions
- Footings, board piers, screw piers, steel, waffle pod or monolithic slab, or suspended floor system on stumps as determined by the engineer
- Building Services Authority Insurance to be provided in accordance with the QBCC New Home Warranty, including a structural warranty of 7 years from the date of commencement
- A 12 month maintenance period from the date the final occupancy certificate (Form 21) is issued

EXTERNAL INCLUSIONS

ALFRESCO
(Design and facade specific)

- Under-roof alfresco area with exposed aggregate concrete finish to be provided as per plan. Plaster lining to alfresco ceiling.

LANDSCAPING

- Turf, decorative pebbles and/or mulch to be installed across the site where feasible and applicable subject to site conditions. A mulched garden bed with an array of plants will be provided to the street frontage in compliance with covenant requirements.

DRIVEWAY AND PORCH

- Driveway and front porch to be constructed using exposed aggregate concrete unless otherwise specified by the developer or required to match an existing driveway colour.

FENCING

- Timber paling fencing will be installed to all property boundaries where applicable and if not already provided in accordance with covenant design guidelines. One single hinged gate to be included.

OTHER FINISHES

- Wall or fence-mounted clothesline to be installed in accordance with site layout.
- Letterbox with street number provided.
- External double power point as per electrical plan

SPECIFICATIONS OF WORKS

PRE-SITE

- Soil classification will be provided in the form of a soil report by the engineer to the relevant Australian standard. This report will identify the soil class which in turn will determine the structural components of the build. The site specific wind rating will also be recorded to determine bracing and tie down elements
- A complete set of working drawings will be issued for client review and approval prior to lodgement with relevant parties for necessary approvals and coordination of further design elements
- Plans will be submitted to the developer to ensure the home is designed in accordance with the covenant guidelines. Minor amendments may need to be implemented to gain approval. This is subject but not limited to roof design, façade finishes, colours and landscaping
- Structural drawings will be provided in relation to the site-specific conditions and requirements. This will cover all structural elements of the home in accordance with the Australian Standards
- Plumbing approval in accordance with current legislation and regional council guidelines
- Approval to construct the driveway across council land and connect to the city's road infrastructure will be obtained in accordance with applicable regional council guidelines
- A certified energy efficiency report will be provided to summarise the dwellings energy rating and guarantee its compliance
- Certified and approved plans will be provided along side a Building approval which will be in accordance in with all current legislative standards. Karston Homes reserves the right to make minor modifications to architectural drawings in order to comply with Australian standards

EARTHWORKS/ BASE AND FOUNDATIONS

- Site cut and fill where required to suit site conditions
- Footings, board piers, screw piers, steel, waffle pod or monolithic slab, or suspended floor system on stumps as determined by the engineer
- All plumbing, electrical and communications services provided by the developer, to be brought inside the property boundary to relevant locations to service the home
- Termite treatment will be provided, inspected, and certified for all slab penetrations and entry points. A termite blanket will also be installed at the perimeter junction between the slab and frame, in accordance with the Australian standards

FRAME

- Frames and trusses to be erected in accordance with all governing legislative applicable bodies and to be inspected, certified and signed off by an independent private certifier. Frames will be constructed to comply with the sites specific wind rating as determined by the engineer
- Ceiling heights to be 2740mm from slab to underside of truss
- Timber frames

SPECIFICATIONS OF WORKS

ELECTRICAL

- Internal and external LED downlights as per electrical plan
- Internal and external double power points as per electrical plan
- Ducted air conditioning to main dwelling only
- Split system air-conditioning unit to
- secondary dwelling
- One telephone point as per electrical plan
- TV antenna if required
- TV point to main living, secondary point to either additional living or master bedroom pending design, refer to plan
- Two data points as per electrical plan
- White ceiling fans to all liveable spaces including all bedrooms, living, dining and alfresco area as specified on electrical plan
- Hot Water Heat Pump inclusive of isolator
- 3-in-1 heat lamps, down lights and built in exhaust fans to all bathrooms
- Interconnected and hard wired smoke alarms to be provided to all bedrooms and applicable areas. Positioning subject to change if required to comply with current legislation

KITCHEN AND APPLIANCES

- 2 Pac gloss cabinetry, soft close hinges, shark fin finger pull doors and drawers with overhead cupboards, built in bulk head and microwave recess as per plan (optional upgrade to matt or timber-look finish available)
- 20mm engineered stone benchtops to all cabinetry
- 900mm upright stainless steel freestanding electric cooktop and oven
- Undermount rangehood built into overhead cabinetry as per plan
- Stainless steel 1 ½ bowl underslung sink
- Stainless steel dishwasher
- Pin handle gooseneck tapware in chrome
- Water connection for fridge

BATHROOM TOILETS & ENSUITE

- Cabinetry to match kitchen selection and specification
- Stone benchtop to match kitchen selection and specification
- Frameless mirror to width of vanity
- Framed and tiled bath hob built in with drop in bathtub as per plan
- Pin handle tapware to basins, bath spout and showers as requried in chrome
- Semi frameless shower screens with swing or sliding door subject to design in chrome as per plan
- Back to wall toilets with soft close seat and lid as per plan
- Built in square niche to all showers
- Wall mounted double towel rail to all bathrooms in chrome
- Toilet roll holder provided alongside each toilet in chrome

TILING

- 600mm X 600mm rectified edge polished, lappato or matt finish (as per colour selection), to all floor areas, feature niche wall in showers and bath hob as per plan. Tiles in showers to be floor to ceiling. 600mm X 300mm rectified edge white gloss 1100mm high to remaining walls in bathrooms. 600mm X 300mm rectified edge white gloss to kitchen/ laundry splashbacks. Tiled external door sills to match internal floor tiles. Skirting tiles to laundry and toilet

PLASTER

- 10mm plasterboard to be supplied to all internal walls and ceilings in accordance with the current Australian standards and specifications. 90mm cove cornice to all wall / ceiling junctions. Wet areas to be lined with either 6mm villa board or 10mm waterproof plaster board depending on product availability

SPECIFICATIONS OF WORKS

PAINTING

- A three-coat internal paint system will be applied, comprising one coat of premium sealer and two coats of selected wall colour
- Paint products will be selected from the builder's standard range, aligned with the chosen internal and external colour schemes.
- Ceilings and cornices to be finished in white.
- Internal walls to receive a premium sealer base with two coats of professional low-sheen paint in white (unless otherwise specified in the selected colour scheme).
- Feature paintwork to the front façade will be completed in accordance with the approved colour scheme, architectural plans, and developer covenant requirements.
- Internal doors will be finished with a low sheen gloss or equivalent, as per the approved colour scheme.
- Architraves and skirtings will be finished with a low sheen gloss or equivalent to match the door profiles in accordance with the selected colour scheme.
- Eave and soffit linings to be painted white to match ceiling finishes.
- Downpipes and external wall surfaces will be painted or finished in accordance with the external colour schedule.

EXTERNAL & LANDSCAPING

- Turf, decorative pebbles and/or mulch to be installed across the site where feasible and applicable subject to site conditions. A mulched garden bed with an array of plants will be provided to the street frontage in compliance with covenant requirements.
- Driveway and front porch to be constructed using exposed aggregate concrete unless otherwise specified by the developer or required to match an existing driveway colour.
- Timber paling fencing will be installed to all property boundaries where applicable and if not already provided in accordance with covenant design guidelines. One single hinged gate to be included

EXTERIOR FINISHES

- Roofing material to be COLORBOND® selected from the builder's standard range as per colour scheme. This is inclusive of roof sheets, fascia and gutter and any applicable flashings or capping
- Automatic panel-lift garage door to be provided, complete with two remote controls, in accordance with the selected colour scheme
- Front entry door to be 1200mm (W) x 2100mm (H) featuring glass panels. Door to be painted in accordance with the selected colour scheme and manufacturer's specifications
- Rear hinged door (if shown on plans) to be 1/3 glass Duracote with toughened glass, painted in accordance with the selected colour scheme and manufacturer's specifications
- Aluminium windows and sliding doors to be powder-coated in accordance with the external colour scheme. Obscure glazing to be provided to wet areas unless otherwise required by covenant (e.g. street or park-facing)
- All openable windows and sliding doors to be fitted with powder-coated flyscreens and aluminium frames. Plastic mesh will be used unless restricted by estate design guidelines. In bushfire-prone areas, screens will be upgraded to steel mesh in order to meet BAL requirements. May need to substituted for plain fly screens with no diamond barrier subject to covenant requirement
- External walls to be constructed using rendered brickwork and/or cladding as per architectural elevations, with render and feature cladding painted in accordance with the approved colour scheme
- Where required, fibre cement cladding and/or timber infills will be installed above windows and doors, unless otherwise noted on architectural drawings
- Under-roof alfresco area with exposed aggregate concrete finish to be provided as per plan. Plaster lining to alfresco ceiling

SPECIFICATIONS OF WORKS

REMAINING ADDITIONAL FINISHES

- Satin chrome door hardware to all internal doors. Bathroom, toilet and master bedroom to be lockable and passage sets to remainder
- Door clips as a standard and cushion stops where applicable to all internal doors
- Flush finish to all internal doors
- Robe doors to bedrooms to be mirror finished. Any remaining robe doors in living areas to be vinyl finish. All robe doors to have satin chrome (or equivalent) frame, head and track.
- Timber architrave around doors and windows to be 66mm x 12mm splayed finish
- Timber skiting to applicable floor finishes to be 66mm x 12mm splayed finish
- Shelving to bedroom robes to include one overhead shelf inclusive of hanging rail and one set of open shelves, master bedroom to have two set of open shelves.Four shelves to linen, three shelves to walk in pantry and if a broom cupboard is provided a single overhead shelf is to be installed
- Loop pile nylon carpet or equivalent will be installed to all bedrooms and/or designated living areas, as shown on the floor plan. Colour selections will be made from the builder's standard range in line with the selected colour scheme.
- Timber-look vinyl flooring may be selected as an alternative to tiled flooring, in accordance with approved colour selections
- Wall or fence-mounted clothesline to be installed in accordance with site layout
- Letterbox with street number provided
- 2 Pac base laundry cabinet to match kitchen selection, complete with a 20mm engineered stone benchtop and drop-in stainless steel tub (35L or 45L capacity, subject to design) with goose neck tap
- All windows and sliding doors to be fitted with locks
- Roller blinds to be provided to all clear-glazed windows and sliding doors, selected from the builder's standard range
- Bulk external wall insulation to be installed as required to achieve the specified energy efficiency rating in accordance with the Energy Efficiency Report
- Bulk ceiling insulation to all liveable areas
- Wall sarking to be installed where required to meet energy efficiency compliance.
- Eaves to be constructed as per the approved plans; amendments may be made as necessary to comply with council or developer covenant requirements
- Eave and soffit linings to be finished in 4.5mm fibre cement sheeting
- 31 x 11mm timber beading to be installed at the junction between eaves and external walls to ensure a sealed and professional finish

MAINTENANCE AND WARRANTY

- Building Services Authority Insurance to be provided in accordance with the QBCC New Home Warranty, including a structural warranty of 7 years from the date of commencement
- A 12 month maintenance period from the date the final occupancy certificate (Form 21) is issued

KARSTON
BUILDING GROUP

DISCLAIMER

Current as at August 2026. This brochure is a guide only. Refer to quote or contract documentation for specific details. Standard inclusions are subject to availability and Karston Building Group reserves the right to alter the inclusions without notice. Speak to a New Home Consultant for more information.

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WINNER 2023
Gold Coast / Northern Rivers
Project Home
Up to $500,000

EXPRESSION OF INTEREST

KARSTON
BUILDING GROUP

SECTION 1 PROPERTY DETAILS

Property Address:	
House Design:	Purchase Price:

SECTION 2 BUYER 1 DETAILS

As per drivers licence and passport

Full Name:			
Address:		State:	Postcode:
DOB:	Mobile:	Email:	

SECTION 3 BUYER 2 DETAILS

As per drivers licence and passport

Full Name:			
Address:		State:	Postcode:
DOB:	Mobile:	Email:	

SECTION 4 FINANCE DETAILS

☐ Owner Occupier	☐ Investor	Are you a First Home Buyer?	☐ Yes ☐ No
Do you require FIRB Approval?		☐ Yes	☐ No
Do you require a finance clause?		☐ Yes	☐ No
Proposed Finance Date?		Proposed Settlement Date?	
Unconditional Offer?		☐ Yes	☐ No
Are you a cash buyer?		☐ Yes	☐ No

SECTION 5 BROKER DETAILS

Company Name:
Contact Name:
Address:
Mobile:
Email:

SECTION 6 SOLICITOR DETAILS

Company Name:
Contact Name:
Address:
Mobile:
Email:

☐ *I/We consent to Karston Homes collecting and using the personal information provided in this Expression of Interest for the purpose of preparing building contract documentation.*

SECTION 7 BUYER SIGNATURE/S

Buyer 1 Signature:	Date:
Buyer 2 Signature:	Date: