LEADING EDGE

HOMES

Welcome to the world of possibilities with Leading Edge Homes.

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ABOUT LEADING EDGE HOMES

How we do it

Leading Edge Homes Pty Ltd prides itself as being first and foremost a property solutions company. Leading Edge Homes provides innovative house and land packages to both investors and homeowners.

Building homes for our clients is a great honour and we feel privileged to have been given this trust. This trust can only be earned one way – through honest and ethical business practices. Leading Edge Homes have only one agenda: to build the most cost efficient quality home for all of our clients. After careful consideration and research, many clients have made the decision to trust Leading Edge Homes with their new family nest or their investment futures.

Custom built homes at project builder prices

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THE LEADING EDGE HOMES DIFFERENCE

We are here to provide the perfect property solution for every client.

When you first make contact with Leading Edge Homes you will instantly realise you are not dealing with just another real estate agent trying to sell you any property on their books. We are not real estate agents; we are property professionals who deal with new house and land packages and custom residential projects. We don't sell you what we have listed; we listen to you and provide the property that suits your every want and need, whether it be your first home, your investment home or a retirement home. We are here to provide the perfect property solution for every client and their budget.

Our principles

We stand for integrity in an industry that often puts dollars before people. We believe in long term relationships, both with our suppliers and clients. Our number one goal is to have satisfied clients with successful portfolios. Our job is to identify opportunities for our clients and give them the information to make an informed decision. We see ourselves as the preferred partner when developing new property in Victoria.

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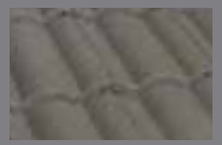
04

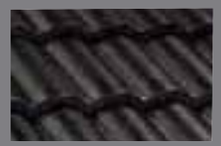
EXTERIOR

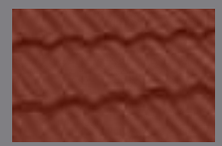
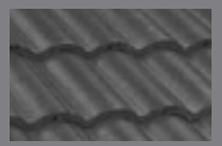
Bricks and roof tiles

Select range of clay bricks from the builders standard range of colours, natural mortar with raked joints

Concrete roof tiles from the builders standard range of colours





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INTERIOR

Kitchen & Bathroom

Standard Builders Range Selection

- Freestanding stainless steel dishwasher

- 600mm underbench oven

- Stainless steel 600mm slide out rangehood
- 600mm gas cooktop

- 1 ½ bowl stainless steel kitchen sink
- Chrome sink mixer

- 900mm high polished edge mirrors fitted to the same width as the vanity unit

- Vitreous china toilet suite with standard seat

- Marbletrend white acrylic bath (1500-1675mm – design specific)

- Clear laminated glass with semi frameless shower screens

- Vitreous china inset basins

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INTERIOR
Standard Features

Standard Builders Range Selection

- Chrome double towel rail

- Basin mixers

- Wall mixers (bath & Shower)

- Chrome toilet roll holder

- Carpet and ceramic tiles throughout (exc garage) as specified on plans (up to 400mm x 400mm tiles)

- Paint grade external front door with clear glazing

- Paint grade flush panel internal robe doors or Vinyl sliders as nominated on working drawings

- Interior leversets
- Entrance set with deadbolt to front entry

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07

EXTERIOR
Colour Selections

Panel lift remote control garage door in the builders standard range of colours with 2x handsets

Powder coated aluminium windows in the builders standard range of colours with clear glass.

Keyed locks to all opening windows and sliding doors.

Colorbond fascia and gutter in the Builders Standard Range of colours

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SPECIFICATIONS

Victoria - House only

Pre-Construction
- HIA fixed price contract
- Working drawings – specifications
- Soil report, feature site survey & engineers slab design
- Council and plumbing information fees (standard applications based on Local City Council excluding town planning, relaxations etc)
- Building permit
- Asset protection permit
- Cross over protection as required
- Silt barriers as required
- Colour consultation fee

Site Works. Foundations & Connections
- Site scrape and/or balanced cut & fill excavation for up to 300mm site fall over the building platform
- Up to 'H' class monolithic concrete slab "highly reactive 'H' class typical soil description
- Termite treatment according to regulations
- Sewer & storm water connections to existing legal point of discharge for sites up to 700m² in size and with a standard 6 metre set back from front boundary (battle axe, other odd shaped blocks and blocks where service connection exceeds standard allowance may incur extra service costs)
- Ten (10) metres length of electrical mains from existing pit to main meter box
- Water connection from pre-tapped water main (same side) up to and including six (6) meter setback to house
- House constructed for "N2" wind rating conditions (W33)
- No allowance is made for retaining walls
- Allowance for Bushfire Attack Level 12.5

Energy Efficiency
- 6 Star Rated as per government regulations
- Ceiling insulation to ceiling area to suit 6 star energy rating
- Bulk wall insulation to external walls to suit 6 star energy rating
- Foil "Wall-wrap" to external stud walls
- Energy efficient aluminium improved windows and sliding doors
- Weather stripping to hinged external doors
- Gas boosted Solar Hot Water system (excluding controller and supply of gas bottles) or 2200ltr water tank and a Continuous flow hot water unit
- 500 KPA water pressure limiting device
- Externally ballasted compact internal fluorescent downlights (CFL's) one per room

Bricks. Windows. Roof Tiles & Garage
- Select range of clay bricks from the builder's standard range
- Brickwork over all windows and door openings
- Natural mortar with raked joints
- Powder coated aluminium window frames in builder's range of colours - with clear glass
- Keyed window locks to all opening sashes and sliding doors
- Concrete roof tiles in the builders standard range of colours and profile
- Panel lift remote control garage door in the builder's standard range of colours with 2x handsets
- Colorbond fascia & gutter in the standard Builders range of colours

Kitchen Inclusions
- Laminate finish cupboards with laminate bench tops in the standard Builders range of laminates & door handles
- Stainless steel 600mm underbench electric oven
- Stainless steel 600mm gas cooktop
- Stainless steel 600mm slide out rangehood
- Freestanding stainless steel dishwasher
- 1 ½ bowl stainless steel kitchen sink
- Chrome sink mixer

Bathroom. Ensuite, Toilets & Laundry
- Laminate finish vanities with laminate bench tops in the standard Builders range of laminates & door handles
- Semi frameless shower screens with clear glazing
- Marbletrend white acrylic bath (1500-1675mm – design specific)
- 900mm high polished edge mirrors (4mm thick) fitted to the same width as the vanity unit
- Chrome tap mixers
- Chrome double towel rails and toilet roll holders
- Vitreous china toilet suite
- Vitreous china inset basins

Ceramic Tiling
- Bathroom & Ensuite floors, 2000mm high to showers, 600mm above bath and 200mm skirting
- Kitchen 600mm tiled splash back
- Toilet and laundry floors, 400mm splashback above benchtop, 200mm skirting
- No allowance has been made for frieze or decorator tiles
- No allowance has been made for laying of border tiles, 45 degree patterns or floor feature tile layouts

Electrical
- Earth leakage safety switch & circuit breakers
- Single phase underground power connection from existing supply point.
- Meter box will be installed on the side nearest mains connection point
- One (1) double power point to each room and as per electrical plan.
- One (1) 240 volt downlight light point to each room as per electrical plan
- Two (2) external paraflood light points
- Two (2) television points (complete with 5 lineal metres of cable and no antenna)
- Smoke detectors (hard wired with battery backup)
- Ceiling exhaust fans to bathroom and ensuite
- Pre-wiring for two (2) Telstra phone points

Standard Internal & External Features
- Provide carpet and ceramic tiles throughout (excluding garage) as specified on plans from builder's standard range (up to 400mm x 400mm tiles)
- 2400mm nominal Ceiling height
- Carpet grade staircase with Painted timber balustrade as selected from builders standard range (where applicable)
- Round Aluminium Powdercoated handrail and vertical balustrade as selected from builders standard range to external balcony (where applicable)
- Paint grade external front door with clear glazing from builder's standard range
- Flush panel paint grade external hinged doors to all other external doors if applicable
- Paint grade flush panel hollow internal passage doors
- Paint grade flush panel internal robe doors OR Vinyl sliding doors to robes with aluminium frames as nominated on working drawings
- Entrance set with deadbolt to front entry
- Interior leversets
- 70mm paint grade coved cornice, 68mm x 18mm MDF single bevel architraves & skirtings
- Three (3) coat internal paint system - 2 colours allowed (ie: 1 colour to walls & 1 colour to timber work) to Paint Manufacturers standard specifications
- Two (2) coats to ceiling to Paint Manufacturers standard specifications
- Two (2) coat external paint system to external trim and doors to Paint Manufacturers standard specifications
- Stainless Steel inset laundry trough
- Two (2) external garden hose taps
- AAA Rated water saving shower heads/tapware
- Internal & external builders house clean

Warranties
- 90 day maintenance period
- Statutory Warranty Period

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TURNKEY UPGRADE

Victoria Specifications homes up to 210m²

To be used in conjunction with house only specification list

Additional Pre-Construction
- Provide additional council cross over application fees (standard applications based on Local Council)

Additional Site Works
- Provide additional driveway cut and excavation where required

Windows
- Provide powder coated aluminium barrier screens to all hinged and sliding external doors
- Provide Fly screens to all windows

Additional landscaping
- Provide up to 70 lineal metres of 1800mm high treated pine fencing (half share) with 1x treated pine gate with steel frame
- Provide up to 55 square metres of coloured through concrete driveway, porch, patio/alfresco and clothes line pad as specified in working drawings
- Provide up to 300 square metres of yard cover comprising of a combination of 'A Grade' turf and hard toppings at builders discretion
- Provide up to 15 square metres of garden bed including edging, builders range plants and mulch at builders discretion

Additional Internal & External Features
- Provide additional internal & external builders house clean
- Provide a fold down wall mounted clothes line
- Provide a TV antenna to roof
- Provide a brick letter box with metal insert
- Provide roller blockout blinds to all windows and sliding glass doors from builders range of colours (excluding wet areas)
- Provide ducted evaporative cooling throughout all living areas (outlet positioning is determined on load requirements/obligations)
- Provide ducted gas heating throughout all living areas (outlet positioning is determined on load requirements/obligations)

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PREMIUM LIVING
UPGRADE PACKAGE
$16,995
Specifications

- 600mm builders range floor tiles

- 900mm gas cooktop
- 900mm oven
- 900mm canopy rangehood
- Glass splashback to kitchen only
- 20mm square edge Quantum Quartz benchtops to kitchen only

- Upgrade to carpet

- Upgraded dishwasher

- 2550mm ceiling height (lower level only for 2 storey homes)

- 1200mm x 2010mm stain grade hinged door with clear glazing (where design permits)

- Above counter basins

Bathroom & ensuite shower
- Showerhead on rail with wall mixer
- Frameless shower screens

Bath
- Wall spout with wall mixer to bath tub

Basins
- Basin Mixers

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HOMES

Today they can see tomorrow, plan for years ahead and build for generations to come.

After all a million mile journey starts with one step in the right direction.

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