

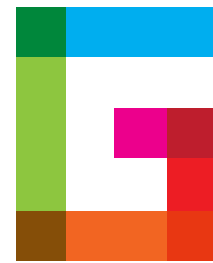


TREND

OAK

2020 Product Guide

GALLERIE



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TREND SPECIFICATION

Summary

Pre-construction

- Soil test and feature survey
- Property service information
- Preparation of working drawings, engineering design and computations
- 6 star (minimum) thermal energy assessment and report
- Building permit
- All required insurances

Service Connections

- Service connection to sites up to 525m2 to legal points within or immediately adjacent site and when up to 5m setback.
- Includes the following:-
 - Power connection (single phase)
 - Dry water tapping (mains water) to same side of street
 - Storm water
 - Sewer drains
 - Gas service
 - Telstra box, conduit and draw-wire
 - Account opening and provider fees (by owner)

Site Conditions

- Site excavation and vegetation scrape over the building platform, with up to 300mm fall
- Excess soil will be stockpiled on site (if site has sufficient space)
- Class ‘M1’engineered waffle pod concrete slab based on no existing filling
- Concrete pumping
- Design and materials to suit wind zones up to ‘N2’
- Design and materials to suit Bushfire Attack Level [BAL] ‘low’

Structure

- 6.5 Year Structural Guarantee
- Stabilized pine trussed roof to engineer’s specification
- 90mm wall frames with 600mm stud centres to single storey homes and 450mm stud centres to lower floor external walls on double storey homes

- Full Colour and Fixtures selections with a qualified consultant at the Gallerie Studio
- Build time guarantee
- Windows and External Doors**
- Clear single glazed windows with aluminium powder coated frames in awning style to front elevation and fixed/sliding style to remainder (plan specific)
- Translucent glazing upgrade to bathroom, ensuite and powder room
- Glass sliding door track rebated into the slab at Courtyard and Family Room for minimal transition
- Locks to windows and external sliding doors (keyed alike)
- Aluminium mesh flyscreens to all openable windows
- Corinthian or Hume 2340mm high x 820mm wide painted or stained timber veneer front entry door
- Painted 2040 x 820mm flush panel external grade door to garage personal access door
- Lockwood Nexion “tri-lock” entry set door furniture to house front entry door
- Lockwood (keyed-alike) Double Cylinder Deadlock to house entry door and garage personal access door
- Weather seal to front entry door and house entry door from garage
- Sectional door with auto controller, 2 remote handsets and wall switch in Colorbond

Insulation

- R1.3 sisalation foil wrap to house external walls
- Batt insulation to house external walls and house/garage adjoining walls as per thermal energy report (minimum R2.0)
- Batt insulation to ceiling as per thermal energy report excluding Garage (minimum R3.5)
- Batt insulation to garage ceiling adjoining first floor area, if applicable, as per thermal energy report (minimum R2.0)

External Features

- Colorbond fascia, gutters and downpipes

- Trend range brick selection with natural colour mortar and rolled joint profile
- 22.5 degree roof pitch with Trend range concrete roof tile selection
- Choice of 2x Designer Façade styles (which comply with most Greenfield developer requirements)
- Range of pre-designed Façade options available as an upgrade
- Painted infill panel above front garage door (design specific)
- Brickwork on steel lintels over house windows and doors (design specific)

Internal Features

- 2590mm ceiling height to single storey homes, and ground floor of double storey homes with 2440mm ceilings to the upper level
- 86mm step down from house to garage
- Painted and plastered finish to internal walls and ceiling with 75mm cove cornice
- 2040mm high painted flush panel doors to rooms, linen cupboard, broom closet and garage internal personal access door
- Privacy locks to all Bathrooms, WC’s and Powder Rooms accessible from hallways
- Framed vinyl sliding door robe units with 1 no. white melamine shelf and hanging rail to Bedroom built in robes
- Trend range metal lever door furniture to room doors, linen and broom cupboard
- Linen/Broom cupboard with 4 no. white melamine shelves (design specific)
- Trend range metal lever external door furniture and weather seal to house/garage internal access door
- Painted MDF architraves and skirting boards (for wet area skirting see wall tiling section)
- Towel rails, toilet roll holders and white rubber cushion door stops
- Block-out Roller Blinds to Bedroom windows

TREND SPECIFICATION

Summary

Kitchen

- Glass or Tiled splashback behind cooker
- Radiant kitchen sink with drainer
- Phoenix kitchen mixer tap
- Kleenmaid or Tisira 60cm wall oven
- Kleenmaid or Tisira 60cm gas cooktop
- Kleenmaid or Tisira 60cm slide-out range hood
- Kleenmaid or Tisira 60cm dishwasher
- External venting to range hood
- 1 no. bank of cutlery drawers
- Site built pantry with 4 no. white melamine shelves

Cabinetry

- Laminex and Formica joinery
- 20mm Caesarstone benchtops with shadowline to Kitchen
- 20mm Caesarstone benchtops with shadowline to Bathroom and Ensuite
- 20mm laminate benchtop and shadowline with one bank of 3 drawers and cable hole with cover plate to study (design specific)
- Fully lined white melamine interior
- Trend range cabinet handles

Laundry

- 45 litre stainless steel inset trough in laminate base cabinet and 20mm laminate benchtop with shadowline
- Phoenix mixer tap to laundry
- Washing machine stop taps

Bathroom, Ensuite & WC and Powder

- Seima Select toilet suite
- Wall mirror with polished edge above vanity cabinet
- Poly Marble shower bases (plan specific)
- Stylus acrylic bath inset to tiled hob (design specific)
- Phoenix Vivid handheld shower outlet with adjustable rail
- Phoenix Arlo, Teva or Pina mixer tapware and outlets
- Seima vitreous china, insert vanity basin to Bathroom, Ensuite and

- Powder Room vanity cabinet (plan specific)
- Seima vitreous china, insert vanity basin to Bathroom vanity cabinet (design specific)
- Vitreous china, wall mounted vanity basin to Powder Room with vanity cabinet or Piccolo wall mounted cabinet (plan specific)

Staircase (applicable to Double Storey Homes)

- Natural MDF bullnose treads and risers
- Painted MDF stringer
- Painted continuous painted handrail to one side
- Plaster/stud dwarf wall balustrade with painted MDF capping
- Enclosed void under stair with floor covering
- Two way light switching between floors

Heating & Hot Water

- Gas ducted heating throughout Living and Bedrooms of pitched roof houses
- Manual thermostat controller/s (2 for double storey homes)
- 2 no. external garden taps located as per plans in addition to tap at meter point
- Solar hot water service with continuous gas booster and 2 solar panels
- Concealed plumbing (excludes spa bath pumps if applicable)

Electrical

- Trader Puma double power points and light switch plates throughout (with white cover plates)
- Batten holder light points throughout house and garage
- Single LED flood light adjacent to rear external doors
- Ceiling mounted, self-sealing, exhaust fans to Bathroom and Ensuite, and Powder Room (design specific)
- Smoke detectors, hardwired with battery backup
- RCD Safety switch and circuit breakers to meter box
- 1 x Data point (for future internet by owner)
- Television points to 2x Living Rooms with coaxial cable terminated in roof space for owner's future antenna (design specific)

Paintwork

- Premium 3 Coat internal wall paint system
- Based on one wall colour throughout and one ceiling colour throughout

Wall Tiling

- Ceramic wall tiling (up to 450mm) from trend range Beaumont Tiles to wet areas including approx 2000mm above shower base, bath hob and behind freestanding bath
- 400mm above Laundry trough
- 100mm high skirting tiles to Bathroom, Ensuite, Laundry, WC and Powder Room

Floor Covering

- Ceramic floor tiling (up to 450mm) from trend range Beaumont Tiles to Bathroom, Ensuite, Laundry, WC and Powder Room (includes bath hob)
- Trend range Laminated Timber Floors to Living Areas and Corridors with skirting boards installed on top of timber floor
- Stain block/stair-rated carpet to Bedrooms, Robes, Stairs

Disclaimer: Oak Living reserves the right to substitute any product/item with an equivalent or better product item if the original product/item has become discontinued or is not available within reasonable time period during construction.



BRICK Selection

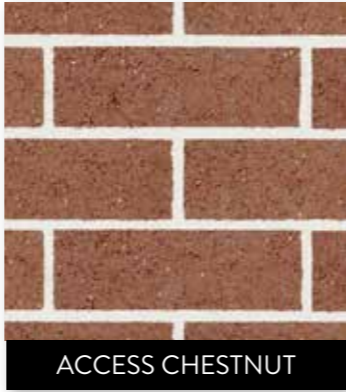
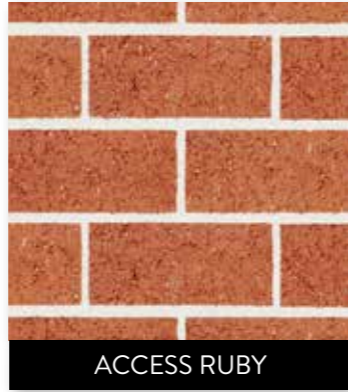
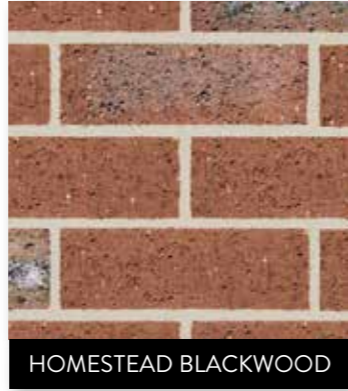
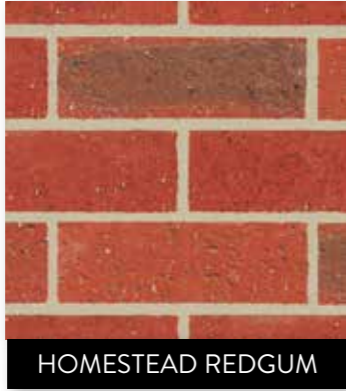
The colour and style of brick you choose will have a big impact on the look and feel of your home.

Our selection of bricks are designed to suit all styles of home from modern & contemporary to more traditional.

AUSTRAL BRICKS

Category 1 and 2

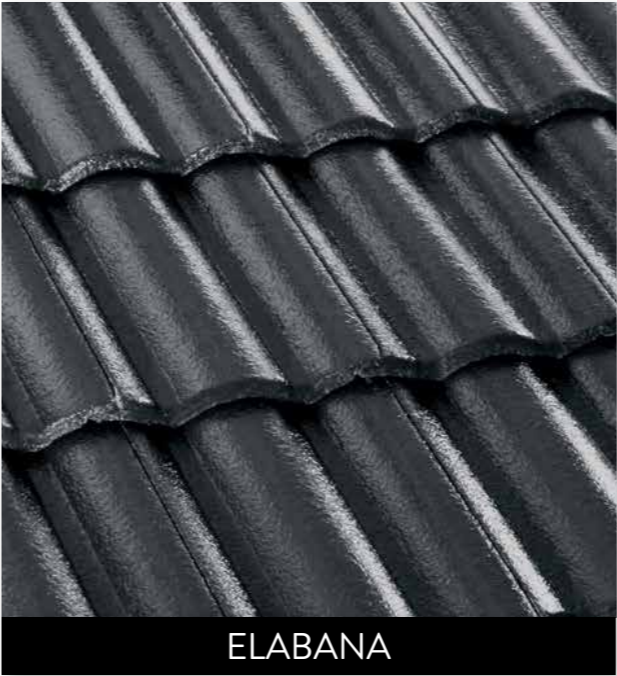
To note:
Bricks come with
natural rolled
mortar



SOME BRICK SELECTIONS MAY REQUIRE ADDITIONAL COSTS FOR GREEN ACID BRICK CLEANING. PLEASE CHECK WITH OAK LIVING.

MONIER ROOF TILES

Category 1

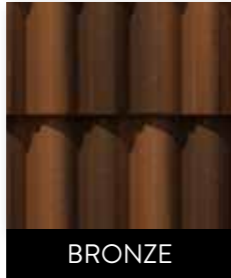


BRISTLE ROOF TILES

Category 1



DESIGNER



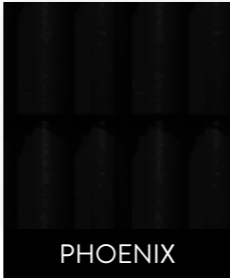
BRONZE



MALLEE



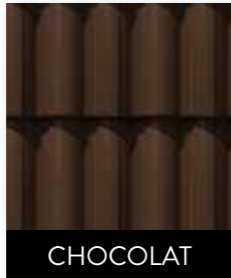
PARCHMENT



PHOENIX



TRADITIONAL



CHOCOLAT



EMBER



MAGNUM



REDWOOD



SANCTUARY

BRISTLE ROOF TILES

Category 2 Flat Roof Tiles Included



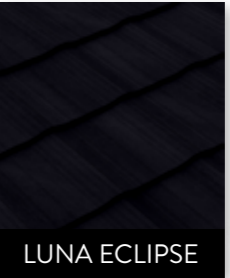
CLASSIC



CHAR GREY



CHOC ROYALE



LUNA ECLIPSE



MULGA

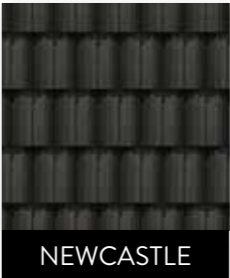
SOME FLAT ROOF TILE APPLICATIONS MAY REQUIRE ADDITIONAL ROOF SARKING.
PLEASE CHECK WITH OAK LIVING.



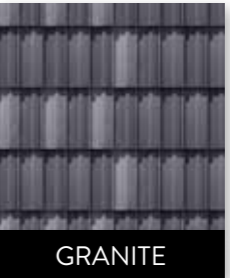
HERITAGE



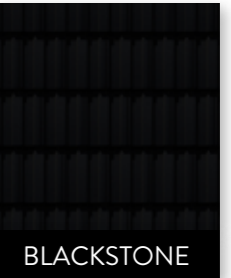
STONEHENGE



NEWCASTLE



GRANITE



BLACKSTONE



ABERDEEN

COLORBOND

Gutter, Fascia, Downpipes & Garage Door

| | | | | | | |
|--|--|---|--|---|---|---|
|  NIGHT SKY |  MONUMENT |  DEEP OCEAN |  IRONSTONE |  BASALT |  WOODLAND GREY |  WALLABY |
|  GULLY |  BUSHLAND |  WINDSPRAY |  SHALE GREY |  SURFMIST |  EVENING HAZE |  CLASSIC CREAM |
|  JASPER |  PAPERBARK |  DUNE |  COVE |  MANGROVE |  PALE EUCALYPT |  COTTAGE GREEN |
|  TERRAIN |  MANOR RED |  CAOBA (GARAGE) |  CEDAR (GARAGE) | <p><i>Colour selection</i></p> <p>These swatches have been reproduced to show the colours as accurate as possible. We recommend you check a physical sample of your chosen colour for accuracy.</p> | | |

WINDOW

Frame Colours

| | | | | |
|---|---|--|---|--|
|  PEARL WHITE |  SURFMIST |  DUNE |  JASPER |  MERINO |
|  PRECIOUS SILVER |  WOODLAND GREY |  MONUMENT |  BLACK | <p><i>To note:</i></p> <p>Aluminium mesh flyscreens are included with opening windows and will be colour matched with the window frames.</p> |

ENTRY DOOR

Hume + Corinthian

NEWINGTON



XN1



XN5

YOUR
Choice
OF EITHER
PAINTED OR CLEAR
FINISH

Notes:
Clear glazing
to glass

MADISON



PMAD101



PMAD104

DOOR HARDWARE

Lockwood

CHOOSE YOUR PROFILE...



NEXION CLASSIC



NEXION VISION

AND THE LEVER...



SPIRE



HAKEA



SUMMIT



GLIDE



ELEMENT



SALTBUSH

**KNOB LOCKSET TO
EXTERNAL DOORS...**



BELL SERIES

*Available in bright
or satin chrome
finish*

GARAGE DOOR

Dynamic Doors



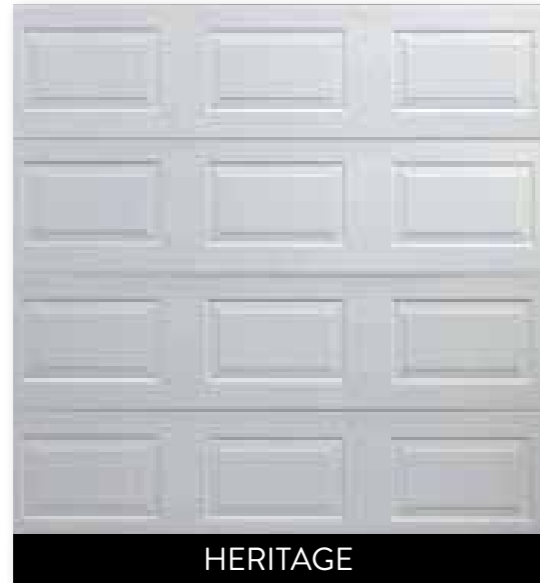
SLIMLINE



FLATLINE



RANCH



HERITAGE



GLACIER



Includes...

Auto controller
& remote handsets.
Choose from Colorbond
colour range as shown
on page 8.

CARPET & TILES



CATEGORY 1 & 2 CARPET WITH
CATEGORY 1 UNDERLAY



CATEGORY 1 & 2
FLOOR & WALL TILES

Includes...

Selected ranges from Beaumont Tiles and Carpet Call



FLOORING

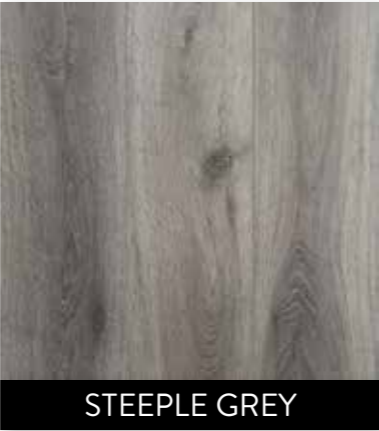
Timber Laminate



CHALICE



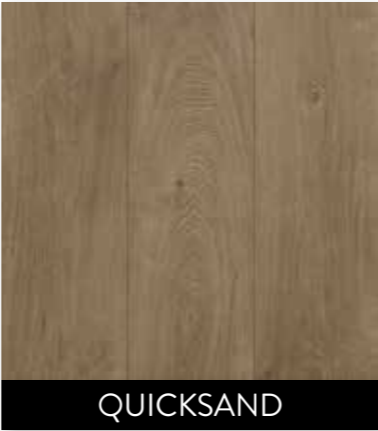
TREACLE



STEEPLE GREY



FOSSIL



QUICKSAND



TAYWOOD



BRONCO



WINTERIDGE



MOONLIGHT

To note:

Australian Select Timbers Reflections Range from Choices Flooring

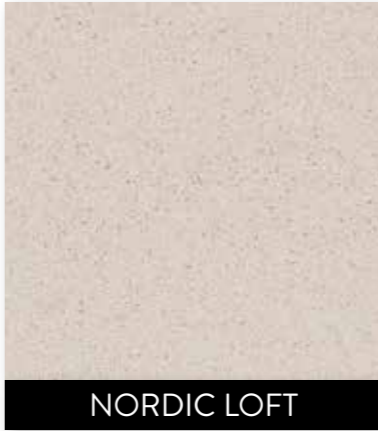


CAESARSTONE

Category 1 Kitchen, Bathroom, Ensuite



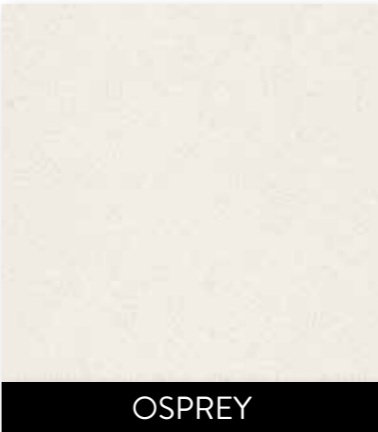
ICE SNOW



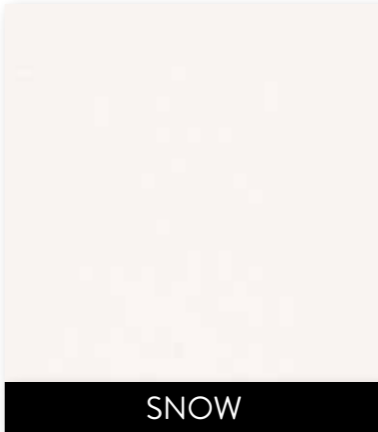
NORDIC LOFT



OCEAN FOAM



OSPREY



SNOW



WHITE SHIMMER

20mm
stone tops
included

HAFFELE JOINERY HANDLES

Category 1

| | | | | |
|---|---|--|---|---|
|  |  |  |  |  |
| 113.82.053 C1 | 109.86.003 C1 | 109.86.403 C1 | 109.86.203 C1 | 155.00.933 C1 |
|  |  |  |  |  |
| 155.00.943 C1 | 155.00.953 C1 | 105.60.603 C1 | 105.60.303 C1 | 105.60.403 C1 |
|  |  |  |  |  |
| 105.60.203 C1 | 155.00.362 C1 | 155.00.702 C1 | 113.82.403 C1 | 113.82.003 C1 |
|  |  |  |  |  |
| 155.00.481 C1 | 155.00.471 C1 | 155.00.820 C1 | 155.00.830 C1 | 119.29.061 C1 |
|  |  |  |  |  |
| 125.33.901 C1 | 134.03.900 C1 | 110.35.371 C1 | 110.35.771 C1 | 110.35.271 C1 |

↑ To kitchen, bathroom, ensuite & laundry. Your choice of vertical or horizontal lay.

LAMINEX AND FORMICA CABINETRY

Kitchen, Bathroom & Ensuite



KITCHEN SPLASHBACK

Tiles or Glass



CATEGORY 1&2 TILES

YOUR

Choice

OF EITHER
GLASS OR TILED
SPLASHBACKS



GLASS SPLASHBACK CATEGORY 1
GLASS COLOURS FROM SELECTED RANGE OF WATTYL COLOURS

COOKING APPLIANCES

Kleenmaid or Tisira



KLEENMAID PACKAGE CONSISTS OF
600mm COOKTOP KCGCT6010, 600mm OVEN KCOMF6012K, 600mm DISHWASHER KCDW6020S, 600mm RANGEHOOD RHS0R6

YOUR *Choice* OF EITHER A KLEENMAID OR TISIRA APPLIANCE PACKAGE



TISIRA PACKAGE CONSISTS OF
600mm COOKTOP TGF62, 600mm OVEN TOT644E, 600mm DISHWASHER TDW12AX, 600mm RANGEHOOD ARHS60XL

KITCHEN SINK

Radiant Double



RADIANT 1200MM DOUBLE END BOWL R200.1

*with
Phoenix mixer tap
included*

SINK MIXERS

Phoenix



ARLO SINK MIXER 200MM
151-7310-00



TEVA SINK MIXER 200MM
152-7340-00



PINA SINK MIXER 200MM
153-7330-00

VANITY BASINS

Siema



KYRA INSET SBC-017



KYRA INSET BASIN SBC-208



PLATI WALL BASIN SBC-514

WALL CABINET

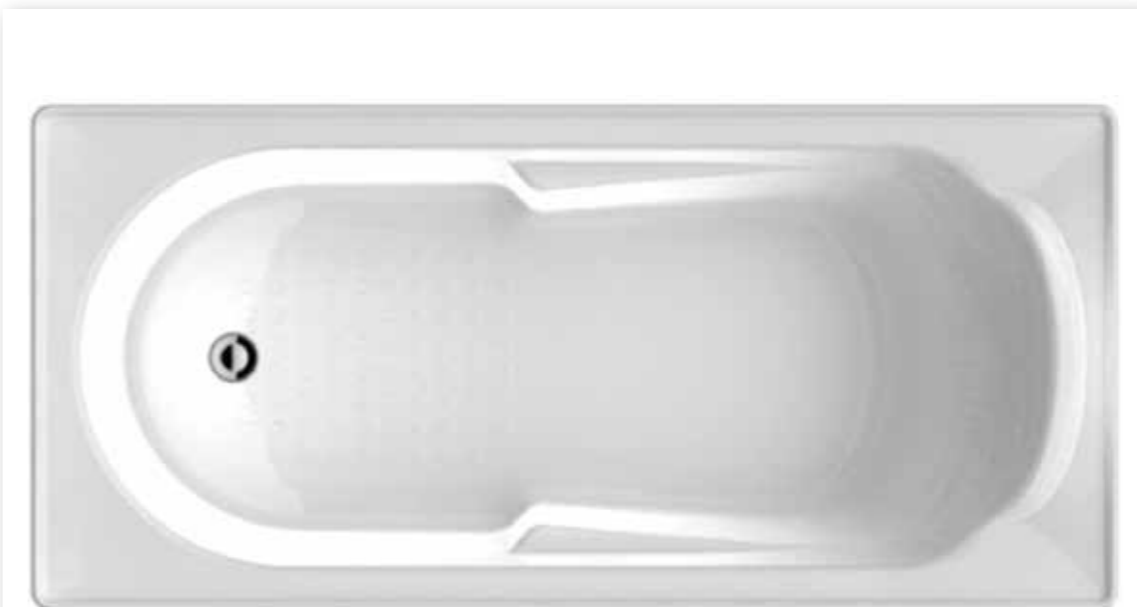
Forme Pico10



POWDER ROOMS

BATH TUB

Stylus



STYLUS ORIGIN INSET BATH
OR5TFW 1525MM
OR7TFW 1675MM

TAPWARE *Phoenix*

YOUR
Choice
OF STYLE



ARLO BASIN MIXER
151-7700-00



TEVA BASIN MIXER
152-7700-00



PINA BASIN MIXER
153-7700-00



ARLO WALL MIXER
151-7805-00



TEVA WALL MIXER
152-7805-00



PINA WALL MIXER
153-7900-00



ARLO WALL BATH OUTLET
151-7620-00



TEVA WALL BATH OUTLET
152-7620-00



PINA WALL BATH OUTLET
153-7620-00

←
*Tapware
selection*

Choose from one
of the three styles
Arlo, Teva or Pina

SHOWER OUTLET

Phoenix Vivid



VIVID HAND SHOWER ON RAIL
V685CHR

YOUR
Choice
OR



VIVID CURVED SHOWER ARM &
230MM SHOWER ROSE V533

BATHROOM ACCESSORIES

Phoenix Radii



RADII TOILET ROLL
HOLDER

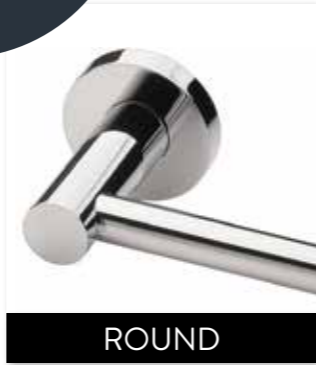


RADII SINGLE TOWEL
RAIL 600MM

YOUR
Choice
OF DETAIL



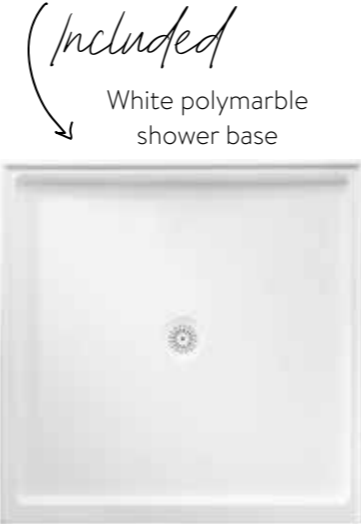
SQUARE



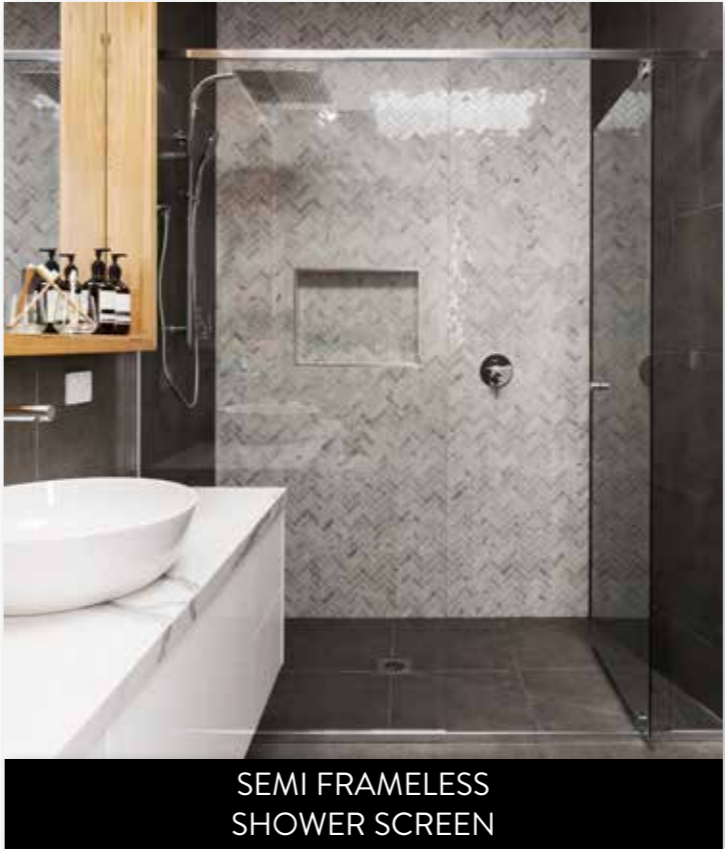
ROUND

SHOWER BASE, FRAME & TOILET SUITE

Semi Frameless Shower Screen, Geima Select Soft Close Seat



Included
White polymarble
shower base



SEMI FRAMELESS
SHOWER SCREEN



SELECT STO-401
TOILET SUITE

Upgrade
available
Tiled shower base

LAUNDRY

Trough & Mixer Tap



FLAT RIM TROUGH 45LT WITH BYPASS



IVY SINK MIXER YS730



INTERNAL TRIMMING

Cornice, Fixing & Doors



CORNICE



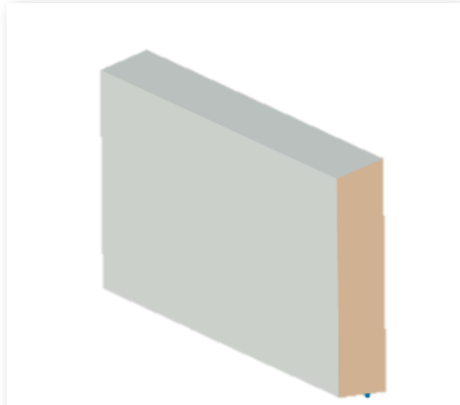
75mm COVE CORNICE



HINGED FLUSH PANEL DOOR TO ALL INTERNAL DOORS INCLUDING LINEN & BROOM



SKIRTING & ARCHITRAVE



67x18mm SINGLE BEVELLED

ROBE DOORS

Vinyl Framed



SLIDING VINYL FRAMED DOORS

YOUR *Choice*

of white or beige with satin or polished chrome frames

METAL LEVER DOOR FURNITURE

Lockwood

YOUR *Choice*
OF SATIN OR
CHROME



SPIRE



HAKEA



SUMMIT



GLIDE



ELEMENT



SALTBUSH



RECTANGULAR FLUSH PULL



RUBBER WHITE DOOR STOP

TRADER

Puma



SWITCH PLATES



GENERAL POWER POINTS

LIGHT

Fittings



BATTEN HOLDERS

Included

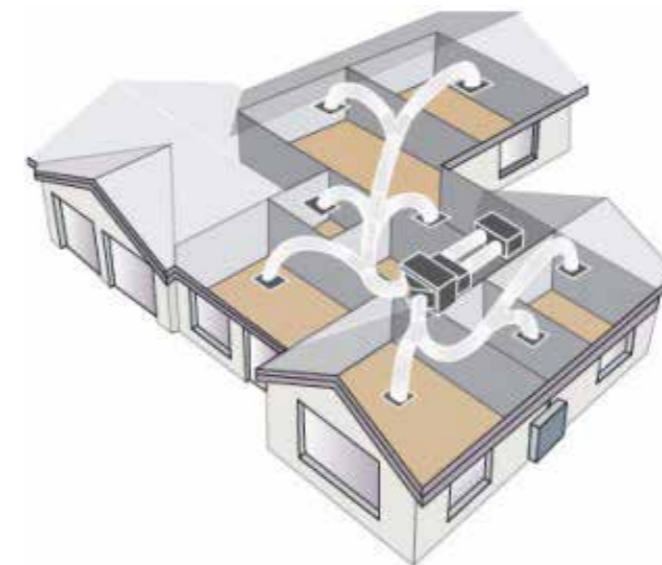


UPGRADE TO LED DOWNLIGHTS

Upgrade available

DUCTED HEATING *and* HOT WATER

 **BONAIRE**[®]
The leaders in heating and cooling



BONAIRE GAS DUCTED HEATING
MODEL IS HOUSE SPECIFIC DEPENDING ON SIZE,
FLOORS AND ROOF SPACE.

Rinnai
 **SUNMASTER**



RINNAI SOLAR GAS HOT WATER SYSTEM
215L STORAGE TANK WITH 26L BOOSTER
2 x XL SOLAR COLLECTORS

BLOCK OUT ROLLER BLINDS

CBS Blinds



EARTH RANGE BLOCK OUT ROLLER BLINDS TO
BEDROOM WINDOWS ONLY

PREMIUM 3 COAT PAINT

System



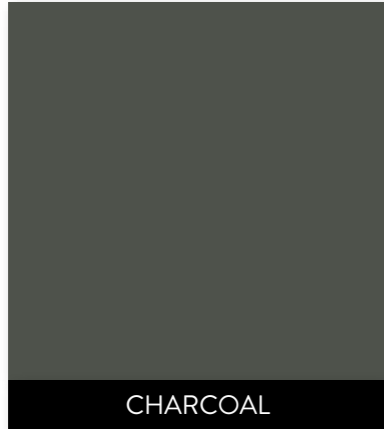
3 COATS TO ALL WALLS!

DRIVEWAY (OPTIONAL EXTRA)

Colours

Colours
CAN BE VIEWED AT
Cranbourne Pre Mix,
219 South Gippsland Hwy
Cranbourne

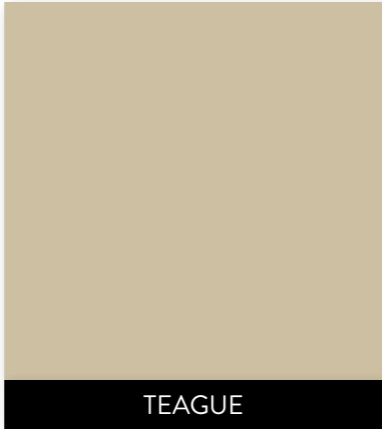
COLOURED
CONCRETE



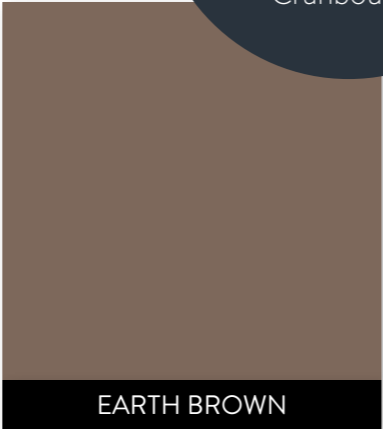
CHARCOAL



BLUESTONE

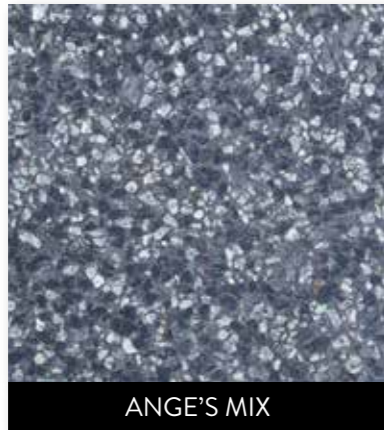


TEAGUE



EARTH BROWN

EXPOSED
AGGREGATE
CONCRETE



ANGE'S MIX



MAGUIRE



MEADOWS



WILSON

Colours shown are indicative and available to Melbourne South East new housing estates.
Colours in other areas may differ due to local supplier product variation.

OAK

Gallerie Studio

Our objective is to work with clients to make your **SELECTIONS EASY!**

The Oak Gallerie Studio is a purpose-built selection studio hosted by our qualified interior designers with market leading product & service lines. We boast state of the art design, smart home concepts, energy efficiency solutions and a vast array of internal and external finishes.

At the Gallerie Studio, our objective is to work with clients to make their selections easy, enjoyable, time efficient and inspiring.

OAK

BUILDING GROUP
DESIGN . BUILDING . LIVING



GALLERIE



CALL US

to book

your Gallerie walkthrough
experience now!

03 5998 5333

HOME COMFORT OPTIONS TO

Consider

Building a new home is an exciting time. With so many decisions to make you may not have considered all the options...

Your included Home Comfort consultation will help you select the features needed to make your house a home.

Heating and Cooling Options

- Ducted Heating & Evaporative Cooling
- Ducted Heating & Refrigerated Cooling
- Split Systems
- Ceiling Fans

Home Automation Options

- Intercom with Monitors
- Security Alarms
- CCTV
- Ducted Vacuum

Internet and Phone Systems Options

- Dedicated USB Charging Ports
- NBN Packages
- Datapoints, TV Antenna's & Phone Points

Lighting and Switch Options

- Feature Switch Plates – Slimline/Iconic
- Brushed Aluminium, Black & Perspex
- Additional LED Downlights
- Additional Powerpoints
- Heat/Light/Fan Units

Energy System Options

- Solar Electricity Add-on Units
- TESLA Battery Storage

Exterior Options

- Flood lights – optional sensors available
- TV Antenna



DIGITAL TV

Is your new home located
in an "OptiComm" fibre
connected estate?

If it is, please let us
know during your
appointment.



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