

2024 EXCLUSIVE

# Say hello to a new standard.

Embracing quality as standard, your inclusions  
have never looked this good!



QUALITY INCLUSIONS

# Built for living. Built to impress.

Our new quality inclusions have been chosen as the perfect pairing for your thoughtfully designed Emerge home.

We've built more into your new home inclusions at no extra cost.



NCC 2022 REQUIREMENTS

- One step free shower recess.
- Single entry point with step free (less than 5mm) threshold between house and garage. Sites requiring a step down to the garage will incur additional cost.
- Noggins to wet areas for future grab rail installation.
- 7 star energy compliance in at least one orientation.

KITCHEN

- Bellissimo 600mm stainless steel electric underbench oven and gas cooktop.
- Technika 600mm stainless steel externally ducted canopy rangehood.
- Clark 1¾ bowl stainless steel sink. Includes two basket wastes.
- 20mm Caesarstone arris edge benchtop in Builders range of colours. Benchtop into window subject to kitchen design.
- Laminex melamine square edge doors and panels to fully lined cabinetry.
- Ceramic tiles to splashback (subject to kitchen design).
- Alder solid brass mixer tap in chrome finish.
- Dishwasher space with single power point and capped plumbing connection.

BATHROOM & ENSUITE

- Clark semi-inset seamless vitreous china hand basin.
- Stylus dual flush vitreous china close coupled toilet suite and enclosed trap.
- Polished edge mirrors above vanity.
- Laminex 33mm laminate benchtop to fully lined cabinetry with Laminex melamine square edge doors & panels.
- Decina acrylic bath set in a tiled podium.
- Semi framed 1870mm high clear glass pivot shower doors with ceramic tiled shower base.
- Ceramic wall tiles to shower recess, with floor tiles and skirting tiles throughout.
- Alder single lever tapware, hand held shower rose and wall bath outlet.
- Alder single towel rail and toilet roll holder in chrome finish.
- Externally ducted exhaust fans including self-sealing air flow draft stoppers.

LAUNDRY

- Up to 800mm laundry cabinet with 33mm laminate benchtop, 45ltr stainless steel trough and vegie spray tap. (space permitting)
- Ceramic wall tiles to laundry, with floor tiles and skirting tiles throughout.
- 1/4 turn washing machine taps inside laundry cabinetry.

FLOOR COVERINGS

- Category 2 carpet to nominated rooms as per standard plans.
- Laminated timbergrain flooring to nominated rooms as per standard plans.

GARAGE

- COLORBOND® motorised sectional garage door, including 2 remote control units & 1 wall unit.

WINDOWS & EXTERNAL DOORS

- Feature entry door in paint-grade finish, with clear glazing.
- Dowell sliding aluminium windows including keyed window locks. Brick infill above windows and sliding doors (excluding garage & facade).
- Gainsborough external door furniture including lever handle set, single cylinder deadlock and key in knob entry set to garage access door (if applicable).

INSULATION

- R3.5 Glasswool batts to ceiling of roof space with R2.0 perimeter (excludes garage ceiling space).
- Bradford R2.0 Glasswool batts with reflective foil to external walls & wall between garage and house (excludes garage external wall).

CEILINGS

- Single storey designs, 2440mm high internal ceilings.
- Double storey designs, 2590mm high internal ceilings to ground floor, 2440mm to the first floor.

EXTERNAL

- PGH builders range bricks to dwelling and garage as per included colour palette.
- Concrete finish to Alfresco and Porch floor (where applicable).

STAIRS (Double Storey Homes)

- Carpeted MDF treads and MDF risers with painted handrail.
- Round black balusters from the standard builders range. Baluster placement is specific to each home design.

HOT WATER SERVICE

- Rheem 270L electric heat pump hot water service. Placement of unit is at builders discretion.

ROOFING

- Monier concrete colour applied roof tile from builders range.
- COLORBOND® fascia and slotted quad gutter.

FIXING

- Gainsborough lever passage sets and pull handles.
- 67x12mm skirtings and architraves to dwelling and garage.
- Flush panel internal doors with door stops and chrome hinges.
- Single melamine shelf and hanging rail to robes.

PAINT & PLASTER

- Haymes 3-coat application low sheen acrylic in one standard colour to all internal walls (2-coat application to garage).
- Haymes semi-gloss paint to internal timberwork and doors.
- Haymes flat acrylic to ceilings.
- 90mm cove plaster cornice.

FOUNDATIONS

- Concrete waffle slab, engineer designed 'M' class, with a maximum 300mm fall and no existing fill. Site costs will be adjusted if founding conditions differ.
- Part A slab penetration termite treatment.
- Part B slab perimeter termite treatment (physical barrier).

ELECTRICAL

- Double power points & light switches (white), with batten light points as per standard electric layout.
- RCD safety switches (earth leakage detector).
- Smoke detectors interlinked to comply with AS3786.
- One telephone point. TV point to master bedroom & family room (additional point to living/rumpus room if applicable).
- External light point(s) as per standard drawing.
- Ceiling fans to bedrooms, living areas and alfresco (design specific).

SERVICES – CONNECTIONS

- Based on a building allotment of up to 500m² and a maximum building setback of 6m (subject to Planning Authority).
- Additional charges will apply for blocks greater than 500m², and those requiring more than 300mm equal cut and fill.
- Connection of services - water, natural gas (where available), electricity, sewer, telephone conduit & stormwater is included. Additional charges may apply for blocks greater than 500m², with more than 300mm of fall or more than 6m setback to dwelling. Does not include electricity and telephone consumer account opening fees. Please discuss with your New Home Specialist if connection to natural gas is unavailable.
- Two external taps.

FACADE

- 450mm eaves to dwelling (excludes garage). See standard plans for eave treatment to garage.
- Selected facades are included in your new home base price. Speak to your New Home Specialist for more information.

STRUCTURAL

- 90mm structural pine wall framing and pine truss roof.
- Lifetime Structural Guarantee. Please refer to our website for full terms and conditions.




LIMITED TIME OFFER\*

# Double your money with double the value!\*

Enhance your new Emerge home inside and out with double the value! **Spend \$5K to receive \$10K\*** worth of upgrade packs to enhance your kitchen, bathroom, electrical, or external finishes. Couple this with our exclusive 2024 inclusions and your new home will be built to impress for years to come.

Visit **simonds.com.au** or speak to your New Home Specialist to view our Emerge upgrade packs today!

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How Australia Homes

Our "Double your money" promotion is available to customers who purchase an Emerge range home, from Simonds, from 1 May 2024. This promotion provides customers, who purchase an Emerge range home within the Simonds Homes Queensland build zone, with \$10,000\* worth of upgrade packs when you spend \$5,000 on upgrade packs to your Emerge range home. This promotion is not redeemable for cash. Simonds is not obligated to provide a credit where the design constraints of your selected house type do not allow for upgraded inclusions. Terms and conditions apply. Please see [simonds.com.au](https://simonds.com.au) for more information. \*This amount is based on the total recommended retail price of the chosen upgrade packs for any Emerge home. Simonds Homes Emerge 2024 inclusions are based on the standard house plans. Additional costs will be incurred for structural changes and the selection of some design options. Please speak to your New Home Specialist for clarification. Simonds Homes reserves the right to substitute the make, model or type of any of the above products in the event that Simonds Homes changes suppliers, or due to the product being unavailable or no longer compliant. Inclusions to be read in conjunction with standard house design plans. Simonds is not obligated to provide a credit where the design constraints of your selected house type do not allow for upgraded inclusions. All photographs in this brochure and on our website are for illustration purposes only and include examples of upgrade items that are not included. Display items such as furniture, lighting fittings, security system, fireplaces, air conditioning, carpets and floor tiling (to areas other than wet areas), landscaping, fencing, driveway and paving are not included. Simonds Homes reserves the right to withdraw or alter these inclusions without notice. Simonds Homes Emerge 2024 Inclusions effective 1 May 2024. © 2023 Simonds Queensland Constructions Pty Ltd - ACN:144 869 643 - Licence 1192095.