

PROJECT PACK



CARMEN
NEWPORT

Stylish design, unbeatable

service, attention to detail

& outstanding value

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Artist Impression only

1 CARMEN STREET, NEWPORT

INTRODUCTION TO CARMEN



Artist impression only



Brand new luxury mixture of two storey and single storey town residences in a stunning urbanised location.

Secluded amongst the majestic trees and verdant surrounds of Newport lies an exclusive collection of luxury residences that embody the style, grace and timeless elegance synonymous with the area.

Step inside the Carmen residences and discover a lifestyle without equal. Enjoy the convenience of having parks, shopping, dining and the beach at your fingertips. A collection of 3 exclusive residence with a mixture of 3 and 2 Bedrooms all with car parking or garages on title are on offer.

The homes all come with spacious open plan living, luxury inclusions such as stone benchtops, professional landscaped gardens and modern fittings and fixtures just to name a few.

INTRODUCTION TO NEWPORT



FAST FACTS

MEDIAN AGE OF PEOPLE	▶	36
POPULATION	▶	11,987
12-MONTH GROWTH	▶	10.75%
MEDIAN HOUSEHOLD INCOME	▶	\$1,719
GROSS RENTAL YIELD	▶	3.05%

Newport, just 7km south-west of Melbourne's CBD is only a 10 minute drive from Melbourne via the West Gate Freeway or a 20 minute train journey from Flinders Street Station.

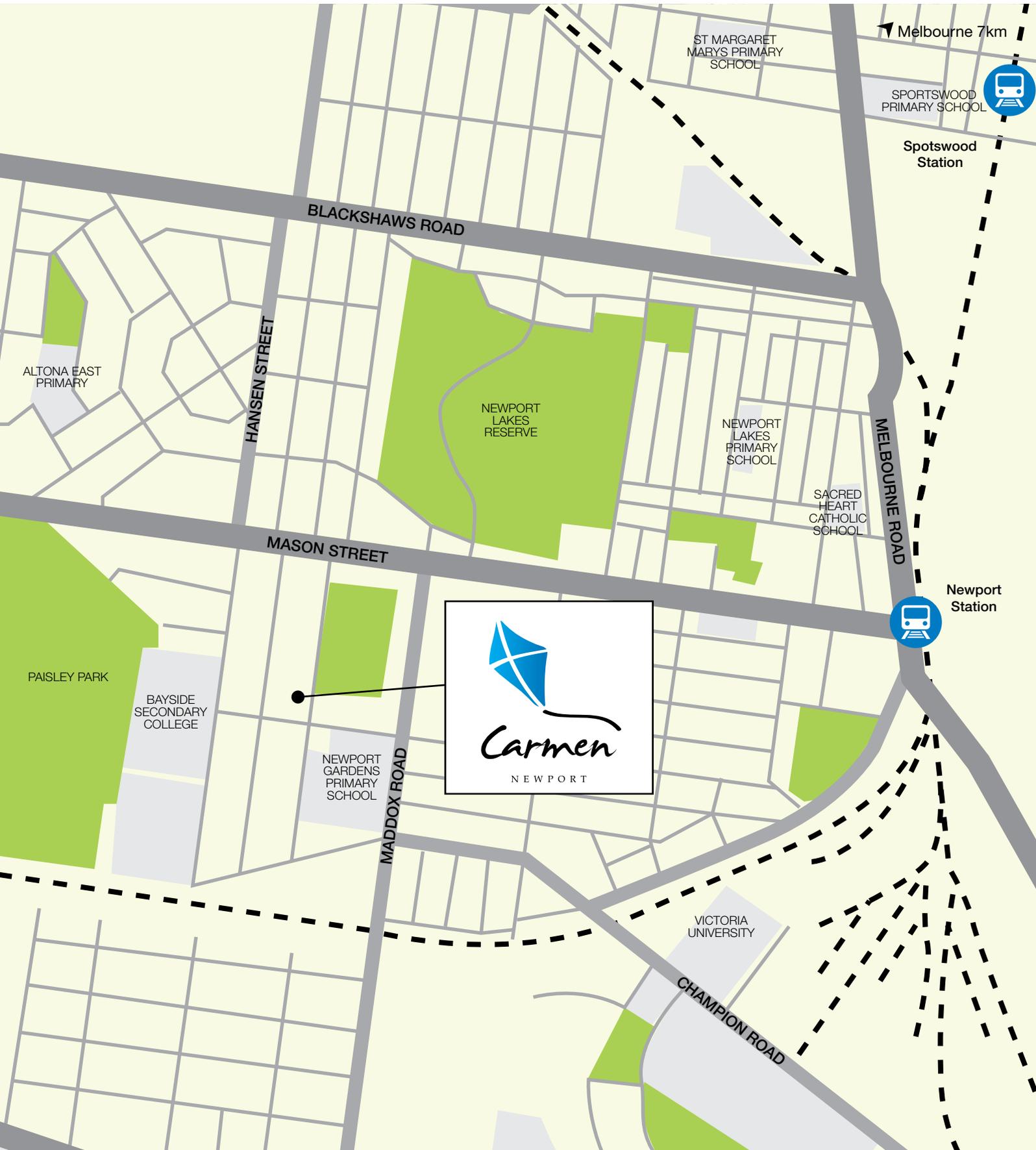
Newport has 12 playgrounds within just 5 km². 'The Substation' Community Arts centre provides a hub for local live music performances, art exhibitions, community events and the monthly artists market.

Major natural features of the suburb include the Newport Lakes, Greenwich Bay and the Sandy Point Conservation area. Fishing, bike-riding, skate-boarding, kayaking and boating are popular local activities.

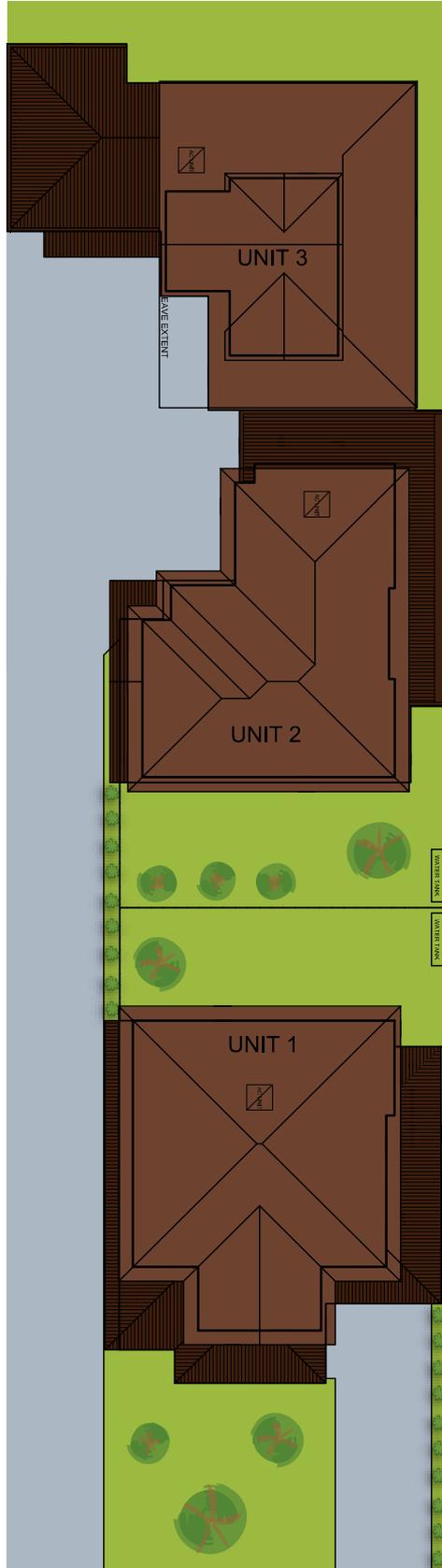
Newport Lakes Park is a bushland oasis created from a former blustone quarry. The park is 33 hectares in size and has been extensively re-vegetated using native plants. Paisley Park is the major sporting park in Hobsons Bay and includes a gymnasium & swimming pool, golf course, premier league soccer facility, bowling club, badminton centre, miniature railway and lacrosse fields.

Newport is well serviced by public transport, with the Newport bus interchange and both the Williamstown and Werribee Metro rail lines.

LOCATION MAP



MASTERPLAN

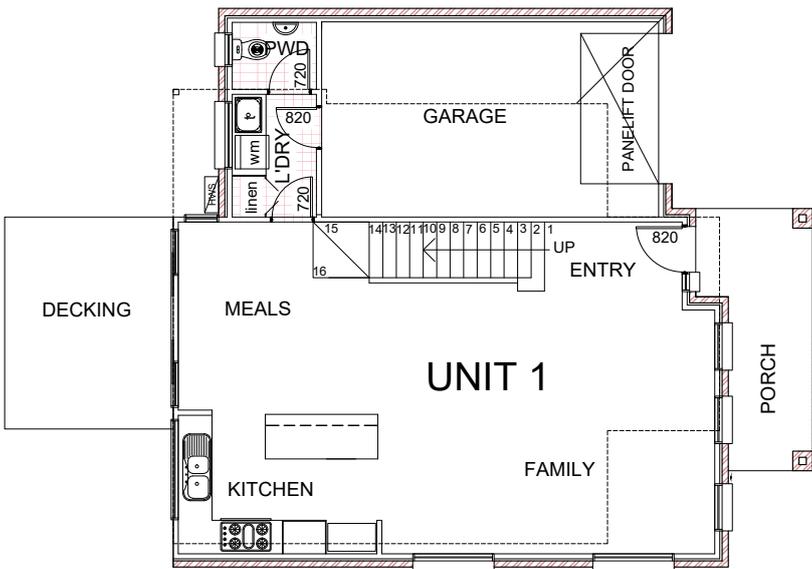


CARMEN STREET

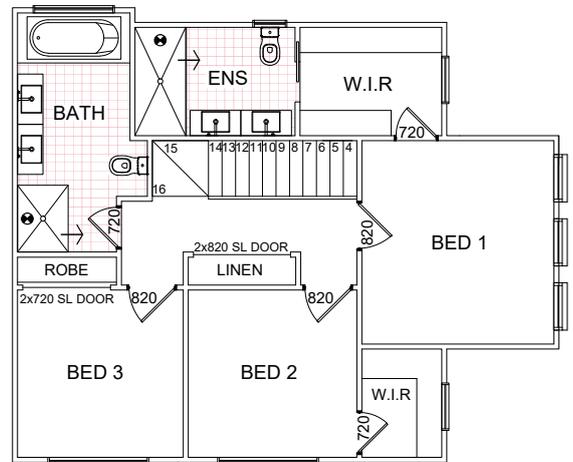
UNIT 1

TOTAL INTERNAL - 168.76M² / 18.17SQ

3  2.5  1 



Ground Floor

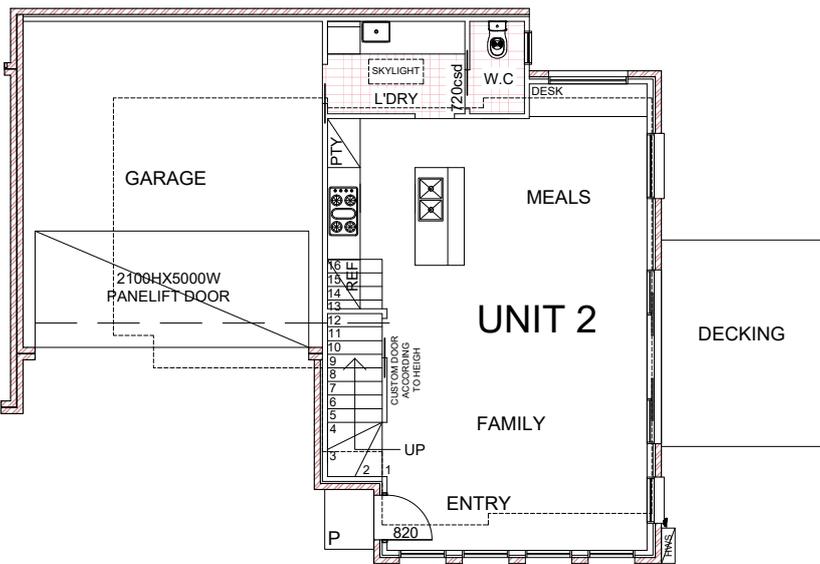


First Floor

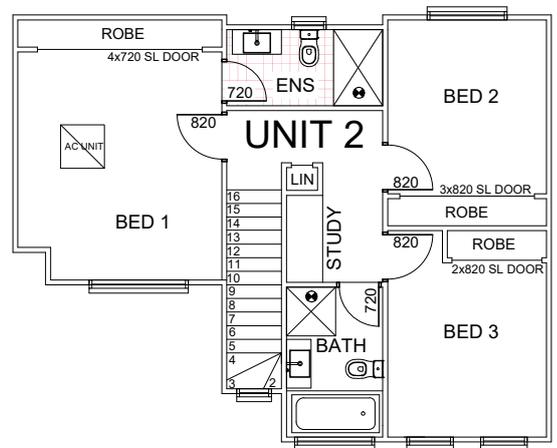
UNIT 2

TOTAL INTERNAL - 160.05M² / 17.23SQ

3  2.5  2 



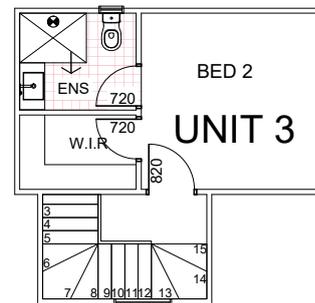
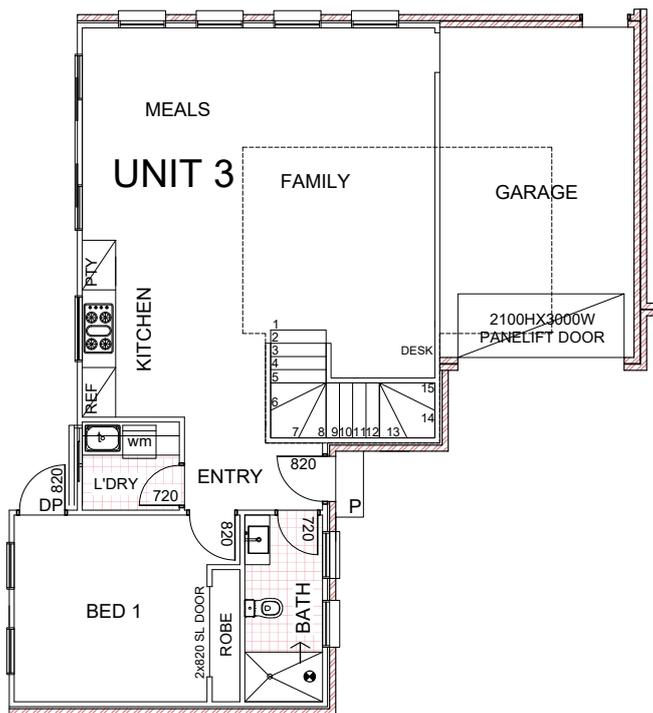
Ground Floor



First Floor

UNIT 3

TOTAL INTERNAL - 129.76M² / 13.97SQ



PROJECT SUMMARY

ADDRESS	1 Carmen Street, Newport, VIC 3015
PROJECT NAME	Carmen
NO. OF PROPERTIES	3
CONTRACT TYPE	1 Part, Suitable for SMSF
PROPERTY TYPE	Townhouse

BUILDER	VESTBUILD/ALINOR
VENDOR	FREEMANS DEVELOPMENTS (VIC) PTY LTD
ARCHITECT	VESTBUILD
VENDOR LAWYERS	Jafer Lawyers 56 Pascoe Vale Rd Moonee Ponds VIC 3039 T 03 9375 7722 F 03 9375 7733 E ursula@jaflaw.com.au

DEPOSIT DETAILS	Jafer Lawyers Trust Acc Bank: NAB BSB: 083 004 Account No: 4509 11215 Quote ref eg: CARMENUnitNo.
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OWNERS CORP	\$800 per annum (approx)
COUNCIL RATES	\$1250 per annum (approx)
START DATE	August 2016
COMPLETION DATE	May 2017

INCLUSIONS

Unit 1, 2 & 3 / 1 Carmen Street, Newport

CONNECTIONS, EXTERNAL WORKS & PRELIMINARIES

Removal of excess soil from site not exceeding 120m³
 Rock removal not exceeding 30m³
 Landscaping - Front & rear
 Water tapping
 Garden taps - Front & rear
 Stormwater drains
 Sewer drains and connections
 Gas connection
 Electricity connection
 Telephone trenching and pipework
 Concrete driveway and path to the front entry and clothesline pad (subject to unit design and design guidelines)
 Fall protection
 Sediment control (if required by local authority)
 Temporary fencing (if required by local authority)
 Fence (determined by the estate requirements and or planning permit)

FOUNDATIONS

Foundations re engineers details
 Termite Protection - Termguard armoured shields with perimeter chemical system if required

FRAME CONSTRUCTION

Wall frame - Stabilised pine framing, F5, MGP 10 or equivalent
 Ceiling height - As per planning permit
 Engineered designed trusses - As per engineering
 Lintels - Seasoned timber or equivalent as per engineering
 LVL Lintels and beams or equivalent as per engineering

WINDOWS

Powder coated aluminium windows (subject to house design)
 Window locks to all opening sashes
 Obscure / clear glazing to bathroom, ensuite and WC windows as per plans
 Flyscreens to all openable windows

DOWNPIPES / FASCIA / GUTTER / ROOF COVER

Down pipes - Colorbond
 Fascia & gutter - Colorbond

EXTERNAL CLADDING

Bricks - Selected from builders selected range
 Render - To selected facades only (design specific)
 Sills - Brick on edge
 Mortar colour - Standard grey cement (natural mortar) dependant on planning requirements
 Façade type - From builders selected façades (subject to unit designs)

INSULATION

Walls - R2.0 Insulation
 Ceiling - R4.0 Insulation

EAVES

Eaves fibre cement sheet 4.5mm (as nominated on drawings)

WINDOWS INFILLS

Brick, treated pine or cement sheet

DOOR INFILLS

Brick, treated pine or cement sheet

EXTERNAL DOORS

Front entry: Builders selected entry door (façade specific)
 Other external door/s: flush panel (location design specific)

VERANDA

Square timber posts / turned timber posts / brick pier (as per working drawings)

PORCH

Square timber posts / turned timber posts / brick pier (as per working drawings)

ELECTRICAL

Note: all accessories white builders electrical range

Internal lights - Standard light batten holders & down lights to living, kitchen, lounge and meals areas
 External light points - As per standard plan
 Single power points - As per standard plan
 Double power points - As per standard plan
 Smoke detectors - As per plan
 Exhaust fans - Exhaust fans to bathroom and ensuite incorporated to IXL equivalent
 External power points to be builders range
 Safety switches - As per plan
 TV antenna and TV point 2 points ground floor and 1 point first floor

HEATING AND COOLING

2 split system units of builders choice

PLUMBING FIXTURES

Kitchen sink - 1 and ½ to 1 and ¾ bowl stainless steel sink
 Laundry - Stainless steel trough with melamine / Laminex cupboard
 Bath - 1675mm (approx.) fiberglass bath, (design specific)
 Bathroom shower base - Polymarble or design specific in suit
 Toilet suites - Vitreous toilet suite (builders range)
 Vanity basins bathroom - Vitreous (builders range)
 Vanity basin and cabinet for two powder room - Builders model

INTERNAL FEATURES - INTERNAL LININGS & CORNICES

Walls - 10mm Gyprock plasterboard / walls - bathroom(s) - villa board wet areas
 Ceilings - 10mm Gyprock plasterboard
 Cornices - 75mm cove/scotia

INCLUSIONS

Unit 1, 2 & 3 / 1 Carmen Street, Newport

INTERNAL FEATURES - FIXING TIMBER

- Architraves - 67 x 12mm single bevelled
- Skirting - 67 x 12mm single bevelled
- Internal doors - Flush panel, size is site specific
- Robe doors - Builders range sliding or hinged flush panel

INTERNAL FEATURES - DOOR FURNITURE

- External - Builders selected entrance set
- Internal - Builders selected lever handle
- Air cushion door stops - White

INTERNAL FEATURES - SHELVING

- Robes - 1 Melamine shelf - 450mm deep with single hanging rail
- Linen - 3 to 4 Melamine shelves - 450mm deep (subject to unit design)
- Bedroom robes (subject to unit design)
- Pantry - 4 Melamine shelves (subject to unit design)

INTERNAL FEATURES - CABINETS (KITCHEN)

- Doors - Melamine
- Bench tops - 20mm re-constituted stone from the builders range
- Overhead cupboards - Melamine (subject to house design)
- Handles - Stainless steel, builders range, (subject to house design)
- Drawers - Design specific
- Cutlery insert - One to top drawer in kitchen (design specific)

VANITY

- Doors - Melamine
- Bench tops - 20mm re-constituted stone from the builders range
- Handles - Stainless steel (builders range)

TAPS & ACCESSORIES

- Kitchen - Chrome sink mixer (builders model)
- Bathroom and ensuite vanity - Chrome flick mixer (builders models)
- Showers - Chrome flick mixer (builders model)
- Laundry - Chrome sink mixer (builders model)
- Washing machine - Chrome (builders model)

SHOWER SCREENS

- Frameless clear glass not exceeding \$800

MIRRORS - FIXED

- Polished edge mirrors (builders range)

ACCESSORIES

- Towel rail or ring (builders range)
- Toilet roll holder (builders range)

APPLIANCES

- Oven - 600mm Westinghouse electric or similar stainless steel
- Cooktop - 600mm Gas 4 burner Westinghouse or similar stainless steel
- Range hood - 600mm stainless steel fixed
- Hot water service - Instantaneous hot water service (builders range)
- Westinghouse stainless steel freestanding dishwasher

CERAMIC WALL TILING

- Kitchen - 100 x 300mm Ceramic tile above bench top and or to underside of overhead cupboards (builders range) not exceeding \$22 SQM
- Bathroom - Ceramic tiles (builders range) not exceeding \$22 SQM
- Laundry - Ceramic tiles (builders range) not exceeding \$22 SQM

CERAMIC FLOOR TILING

- Bathroom - Ceramic tiles, builders selected colour board range not exceeding \$22 SQM
- WC/Powder Room - Ceramic tile, builders selected colour board range not exceeding \$22 SQM
- Laundry - Ceramic tiles, builders selected colour board range not exceeding \$22 SQM
- Ensuite - Ceramic tiles, builders selected colour board range not exceeding \$22 SQM
- Kitchen - Ceramic tiles, builders selected colour board range not exceeding \$22 SQM

CARPET AND TIMBER FLOORING

- From the builders range to bedrooms and living areas (non tiled areas)
- Underlay - Builders standard range
- Builder Selected Tassie oak in living, entry, lounge and family

PAINTING (EXTERNAL)

- Timber - 2 Coats of acrylic
- Metal - 2 coats of acrylic
- Fibre cement sheet and treated pine in fills - 2 coats of acrylic

PAINTING (INTERNAL)

- Timber (skirts & arches) - 2 coats of acrylic with one coat of high/semi-gloss enamel (one colour throughout)
- Walls - 2 coats (one colour throughout)
- Ceiling - 2 coats flat acrylic (one colour throughout)
- Doors - 2 coats of acrylic with one coat of high/semi-gloss enamel (one colour throughout)

GARAGE/ CARPORT

- As per plan - Exposed beams with plaster ceiling and concrete floor (unit design specific)
- Colorbond panel lift or roller door with 2 x remotes (design dependent)

OTHER ITEMS

- Blinds at all openings (builders range) and choice
- Standard letterbox from the builders range
- Foldaway clothes line from the builders range

It is agreed by the purchaser/s that the builder reserves the right to provide alternative products and or items on the proviso that these replacements are of the same or similar quality and colour as that of the original listed above. The exact location and or method of installation is at the discretion of the builder in accordance with the Australian Building Code Standards. (VBSS)

INTERNAL COMPLETED PROJECT EXAMPLES





EXTERNAL
COMPLETED
PROJECT
EXAMPLES



TRUST IN VESTBUILD

VESTBUILD have been developing quality homes for hundreds of happy families across Victoria since 1997

Vestbuild is a vertically integrated property group with a vision to provide easier access to The Australian Dream through creating affordable communities and providing complete and specialised services from property development, construction, through to funding, real estate sales and project management.

Vestbuild is a trusted Australian company with a property pipeline in excess of \$200 million. Our highly experienced project team manages the entire development process from inception to completion, working tirelessly to build a solid future for all clients.

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- Sunstone DOREEN
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