

DOUBLE STOREY DESIGNS



KURMOND *Complete*
SMART LIVING MADE EASY



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YOUR COMPLETE JOURNEY

Owning a small piece of the great Australian dream is no longer out of reach with Kurmond Complete. Be inspired by our new and innovative range of smart living homes with quality inclusions as standard.

We focus on providing our clients with genuine and transparent guidance in matching the right home to suit their needs and aspirations. Rest assured the price in your tender is the Complete price - no hidden costs, no extras and certainly no surprises. Our pricing doesn't stop at the front door we also include council fees as part of your package.

Let our experienced team of experts guide you through the home ownership process and we will be with you every step of your journey. A place that goes far beyond your expectations and inspires a whole new way of modern living. Kurmond Complete can build you a beautifully crafted home to fill with warm memories for years to come.

Follow our complete journey #kurmondcomplete





OUR PROCESS



1. CHOOSE YOUR LIFESTYLE

- ✓ What is your budget?
- ✓ Do you have finance?
- ✓ Do you have land?
- ✓ What features are you after in a home?



2. CREATE YOUR VISION

- ✓ What to bring to your appointment – DP plan, sewer diagram, developer guidelines, completed upgrades list and land contract
- ✓ Get a quote



3. BRING IT TO LIFE

Kurmond

- ✓ Order survey and 10.7 planning certificate
- ✓ Prepare preliminary plans
- ✓ Prepare preliminary tender

Client

- ✓ Pay \$1,500 non refundable deposit
- ✓ Confirm your colour scheme
- ✓ Complete your upgrades list
- ✓ Add on any upgrade packages you would like



4. LOCK ME IN

Kurmond

- ✓ Have a formal tender presentation to confirm tender price explaining the complete costs and go through preliminary plans in detail. In this meeting we will also advise of any reports required from your 10.7 planning certificate assessment to ensure a timely approval process

Client

- ✓ Pay \$6,000 tender acceptance
- ✓ Engage in your lending authority and advise details of lender and the amount you will be funding



5. SIGN ME UP

Kurmond

- ✓ Prepare and present final plans and tender outlining all costs associated with reports
- ✓ Final structural and compliance checks

Client

- ✓ Review and accept house plans, tender and Agreement Documents
- ✓ Ensure that all upgrade packages, colour schemes and upgraded inclusions have been included in your final plans
- ✓ Pay \$10,000 flat fee



6. LET'S GET STARTED

Kurmond

- ✓ Introduction to Client Services Officer (CSO)
- ✓ Authority plans are prepared
- ✓ Plans lodged to developer
- ✓ Plans lodged to private certifier or council for building approval and obtain construction certificate (DA)
- ✓ Plans are approved and a copy of the stamped plans will be provided to you for your records
- ✓ Order HBCF Insurance
- ✓ Prepare and present HIA Building contract

Client

- ✓ Once you receive your approved plans we ask that you obtain formal approval from lending authority and provide Kurmond Homes with letter of commencement (LOC)/ proof of funding
- ✓ Send your LOC to your CSO
- ✓ Review and accept HIA Building contract
- ✓ Pay contract fee as per progress payment schedule



7. START PACKING

Kurmond

- ✓ Construction documents are finalised
- ✓ File allocated to your construction supervisor
- ✓ Your CSO will send you the completed construction documents for your records
- ✓ Build time:
Single – 24 weeks*
Double – 32 weeks*

* Subject to site conditions and selected upgrades

Client

- ✓ Sign your Construction documents and return them to your CSO
- ✓ Meet your Site Supervisor
- ✓ Have walkthrough at key points throughout construction
- ✓ Practical Completion – get the keys

COMPLETE INCLUSIONS

At Kurmond Complete, we take great pride in the extensive range of inclusions that we offer as part of the standard price of our homes.

From concept to completion, we build you a complete home that's ready to move in to. On top of our high-quality home inclusions we also provide you with a 6 year structural Guarantee, backed with a 2 year defect guarantee and 13 weeks maintenance after care service.



EXTERNAL

SITE COSTS (up to 450m² size block)

Standard excavation for building platform with balanced 500mm cut and 500mm fill

House setout survey

All service connections within property boundary including storm water, water, gas, electricity and phone provision (excludes battle-axe and private handle access lots)

Temporary construction fence to front, rear and side boundaries

All weather access/sediment control barrier

Tradewaste compound and builders onsite toilet

Scaffolding to double storey homes and single storey facades

Roof rail protection systems

Concrete pump for piers and slabs

Termite protection to the perimeter of the slab and penetrations

STRUCTURAL INCLUSIONS

Concrete piercing up to 50 lineal metres

Standard M Class slab including alfresco and front porch (design specific and subject to bore hole report)

Structural engineer certification

T2 termite treated frames

Durability classification exterior general purpose R2

Wind classification N2 medium duty



EXTERNAL

EXTERNAL DESIGN


- 1 Bricks from **australbricks** since 1908 and **PGH BRICKS & PAVERS** standard range (one brick colour with off white mortar joints)
- 2 **MONIER** ROOFING concrete roof tiles and 22.5-degree roof pitch (design specific)
- 3 Lightweight weatherboard cladding in paint grade finish (design specific)
- 4 **Colorbond**® fascia, gutters and 90mm PVC down pipes painted in standard Colorbond colour

Moroka finish in two colours (design specific)

Fibre cement sheeting to all porch ceilings and eave areas with timber trims



Water resistant plasterboard sheeting to alfresco ceilings with 75mm cornice

- 5  **TAUBMANS**® paint system to external eaves, porch ceilings and cladding
- 6 Manual operation sectional single garage doors to front facade (double garage doors design specific)
- 7 Hinged front entry door 2040mm high x 820mm wide (clear painted finish where applicable) with Gainsborough deadbolt lock
- 8 Powder coated aluminium frame windows and single sliding door with nylon mesh fly screens in matching colour with Gainsborough entrance set (all windows and sliding door to be keyed alike)

Flush panel solid core external hinged door to grage and laundry in paint grade finish (design specific) with Gainsborough entrance set (keyed alike)



ELECTRICAL

Earth leakage electrical safety switch in three phase meter box to each circuit

1 x Bayonet light fitting to front porch and alfresco



1 x Bunker light fitting to outside of laundry

1 x White single weatherproof power point to hot water heater and rainwater tank



KITCHEN

DESIGN AND APPLIANCES

- 1  **QUANTUMQUARTZ**
DESIGNER STONE or **smartstone®**
20mm stone kitchen benchtop (standard breakfast/island bar 800mm wide)
- 2 Laminated flush doors with designer handles to kitchen cabinets in two colours
- 3 1 x bank of 4 standard drawers 450mm wide
- 4 1 x dishwasher provision under bench
- 5 **omega.** 600mm wide fan forced, underbench electric oven
600mm wide gas cooktop
600mm wide slide-out range hood (ducted externally)
- 6  **acl** stainless steel ACL Cora double bowl drop in kitchen sink and Voghera kitchen mixer
- 7 Ceramic tile splashback to underside of overhead cupboards



ELECTRICAL

1 x Bayonet light fitting to kitchen and walk in pantry (design specific)

2 x Standard double power points above kitchen bench

1 x Standard single power point per dishwasher, gas cooktop and rangehood

1 x Standard single power point on separate circuit for refrigerator

Hard wired electrical connection on separate circuit for oven

BATHROOMS



WITH SHOWER

Chrome floor waste

Villaboard lining to walls

Waterproofing to all required areas

- 1 Polished edge mirror to width of vanity (design specific)
- 2 Builder Range framed shower screen with laminated safety glass
- 3 900/1200mm wide vanity with ceramic top (design specific)
- 4 ACL Cora chrome mixer taps to vanity basins
 ACL Otus round handheld chrome shower rail with ACL Cora chrome shower mixer
- 5 ACL Olivia free standing bath with chrome wall mixer and spout
 ACL Venus rimless toilet suite
- 6 ACL Otus series bathroom accessories including:
 - double towel rail (ensuite, powder and bathroom)
 - towel ring
 - toilet roll holder
 1 x Bayonet light fitting
 1 x Exhaust fan in non-ventilated areas, (no window) ducted to outside (design specific)
 1 x Standard double power point above vanity
- 7 Ceramic tiles:
 - 2100mm high tiles to shower cubicles
 - 1 tile high splashback to vanity/wall basin
 - skirting tile to remainder
 Flush panel internal hinged doors 2040mm high with Gainsborough passage lever and privacy lock sets





BEDROOMS

WITHOUT SHOWER

Duraplex Venus rimless toilet suite

BTH Minto Wall basin (design specific)

Polished edge mirror to width of wall basin (design specific)

Duraplex Otus series bathroom accessories including; towel ring

and toilet roll holder

1 x Bayonet light fitting

Ceramic tiles

Skirting tile to walls

1 tile high splashback behind wall basin (design specific)

Chrome floor waste

ELECTRICAL

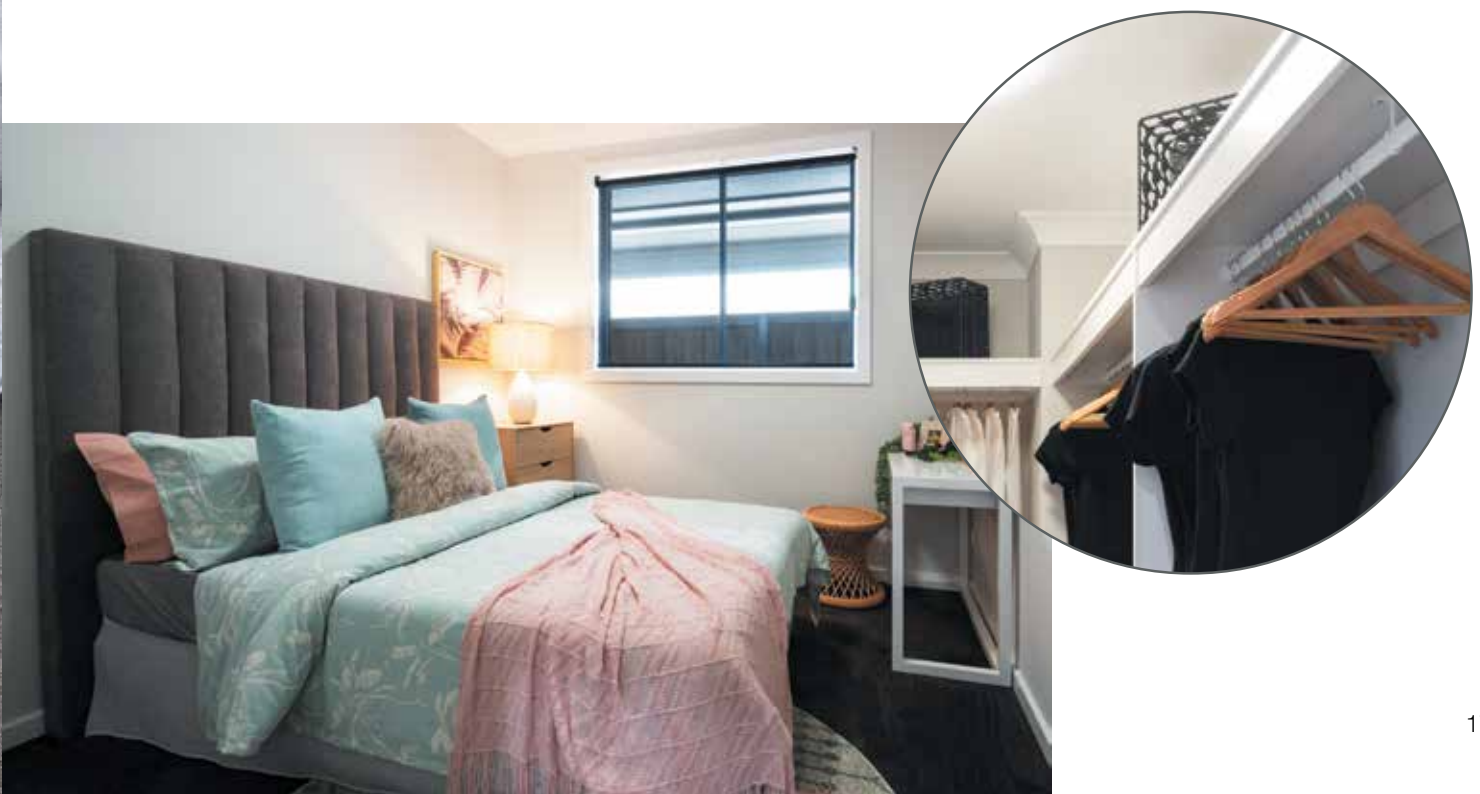
1 x Bayonet light fitting per bedroom and walk in robes

2 x Standard double power points to Master bedroom

1 x Standard double power point to all other bedrooms

SHELVING/STORAGE

1 x White melamine shelf with hanging rail to each robe



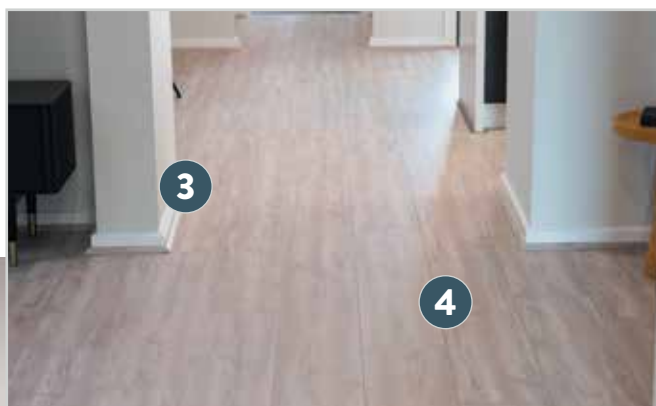
LIVING & INTERNAL

INTERNAL FEATURES

- 1 2450mm (8 foot) high ceilings
10mm Plasterboard linings to all internal areas, 75mm cove cornice throughout all living areas, bedrooms and garage
- 2 **TAUBMANS** 3 coat paint system in one colour to all internal walls
- 3 67mm pencil round skirting and 42mm architraves in Taubmans gloss paint system one colour

Flush panel internal hinged doors 2040mm high with Gainsborough passage lever sets (dummy levers to linen and robes)

4 x white melamine shelves equally spaced to pantry and linen



LIVING AREAS

- 4 Laminated timber flooring to ground floor entry, dining, family, hallway, kitchen and IT nook (design specific)

Ceramic tiles to front porch, alfresco and balcony (design specific)

- 5 Carpet to all bedrooms (inclusive of robes), media sitting, living and IT nook (design specific) includes standard underlay in one colour only

- 6 Smoke detector/s hard wired with battery backup to BCA requirements

1 x Standard double power point per living room (design specific) eg. media living, family and IT nook

1 x Bayonet light fitting per family, living, hallway, entry, stairs and walk in linen (design specific)

2 x TV points and 1 x Telephone point

*Air
Conditioning*



DUCTED AIR CONDITIONING

FUJITSU reverse cycle ducted air conditioning with 2 zones

Zone 1 - All living areas

Zone 2 - All bedrooms

Size of unit varies to suit house size

Zones run independently

LAUNDRY



Stainless steel 45 litre laundry tub cabinet

ACL Ruby mixer tap

Ceramic tiles

Skirting tile to wall

1 tile high splash back behind tub cabinet

1 x bayonet light fitting to laundry

1 x standard double power point fitting for washing machine and dryer

Washing machine taps

GARAGE

1 x bayonet light fitting

1 x standard double power point to garage and NBN

Staircase

MDF Treads and risers

Painted pine balusters and
handrail (design specific)

Carpet finish to risers and treads



COMPANY SERVICES

Site inspection for assumed contour survey and bore hole report

Preliminary plans and tender

Agreement presentation and building contract preparation

Easy process for interior and external colour selections

FEES & CHARGES

BASIX assessment fees

Council and certifier application fees

Standard Sydney Water Board fees

Home Building Compensation Fund (HBCF) Insurance

Long Service Levy

Driveway application

BASIX FEATURES

Water

2000L above ground rainwater tank, including pump and connections
(site specific - not applicable for recycled water areas)

3 external taps (1 rainwater, 2 town water)

Thermal Comfort

R1.5 insulation to external walls excluding garage

R2.5 insulation to ceilings below roof tiles
(excluding alfresco, porch and garage)

Sarking - heavy duty foil to underside of roof tiles

Energy

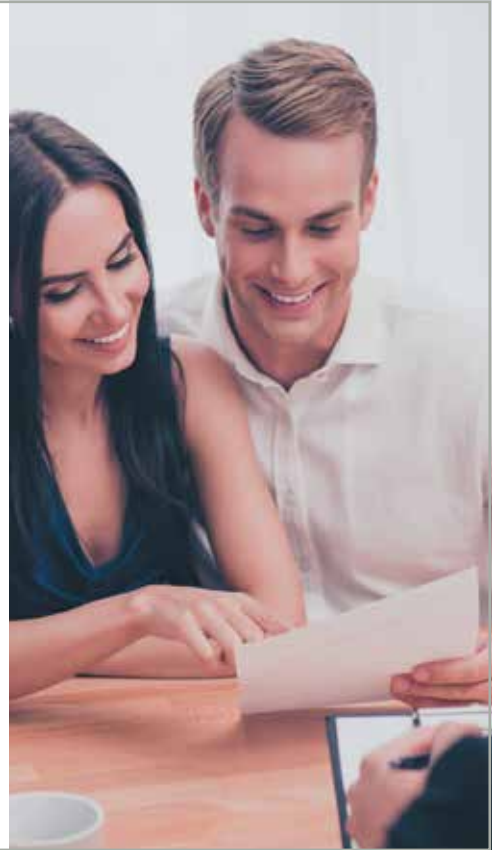
Natural gas connection where readily available for:

- 1 x gas cook top
- 1 x 26 litre instantaneous gas hot water system
- 1 x internal gas point



COUNCIL & DEVELOPER REQUIREMENTS

- Complying development plans
- BASIX Certification to State Government requirements
- Standard landscape plan (site specific)
- Developer approvals where required
- CDC preparation
- Identification survey




POST CONSTRUCTION

QUALITY ASSURANCE

- 2 years defect guarantee
- 13 weeks maintenance period
- 6 years structural warranty

HANDOVER

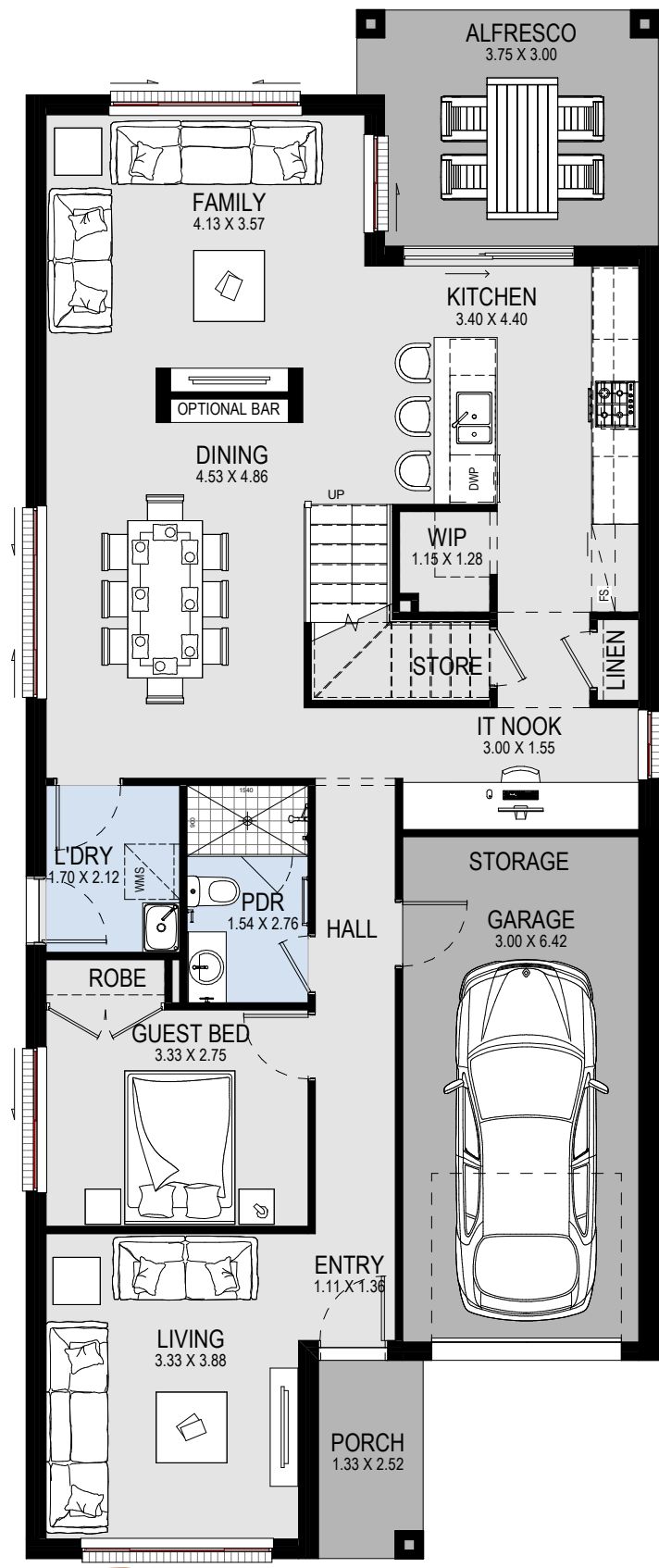
- Site cleaned
 - Internal house clean
 - External house clean
- 

COMPARE THE DIFFERENCE

The most remembered times in life are moments. Imagine the moment when you get the keys to your new Kurmond Complete home. That is the moment you realise that everything you dreamt of and aspired to you now have. With Kurmond Complete, we believe that you can have it all without sacrificing the finer things in life. Combined with our easy process and quality inclusions.... that moment is finally here!

With COMPLETE transparency, we have created a range of homes that has everything covered - all you need is the keys and to move in. With quality inclusions, council fees and our upgrade packages you can be rest assured that the price of your tender is the COMPLETE price – no hidden extras or surprises.

KURMOND COMPLETE	KURMOND HOMES	Builder A	Builder B	Builder C
20mm stone benchtops to kitchen	✓	✗	✗	✗
Fully tiled splashback to underside of overhead cupboards	✓	✗		✗
Freestanding bath	✓	✗	✗	✗
Obscured glass to bathrooms and ensuite	✓	✗		✗
Ducted Air Conditioning	✓	✗	✗	✗
Flooring throughout	✓	✗		✗
Internal and external gas point	✓	✗	✗	Internal Only
3 coat paint system	✓	✗		
Flyscreens	✓	✗	✗	✗
Overhead cupboards to kitchen	✓	✗		✗
Tiled alfresco and porch	✓	✗	✗	✗
Fixed tender	✓		✗	
Up to \$30,000 site costs and Basix	✓	✗	✗	✗
All approval fees and 10.7 planning certificate	✓			✗
Reports ie Landscape plans, Basix, SOEE	✓	✗	✗	✗
Home Building Insurance	✓			
COMPLETE TRANSPARENCY	✓	✗	✗	✗



Melrose 25

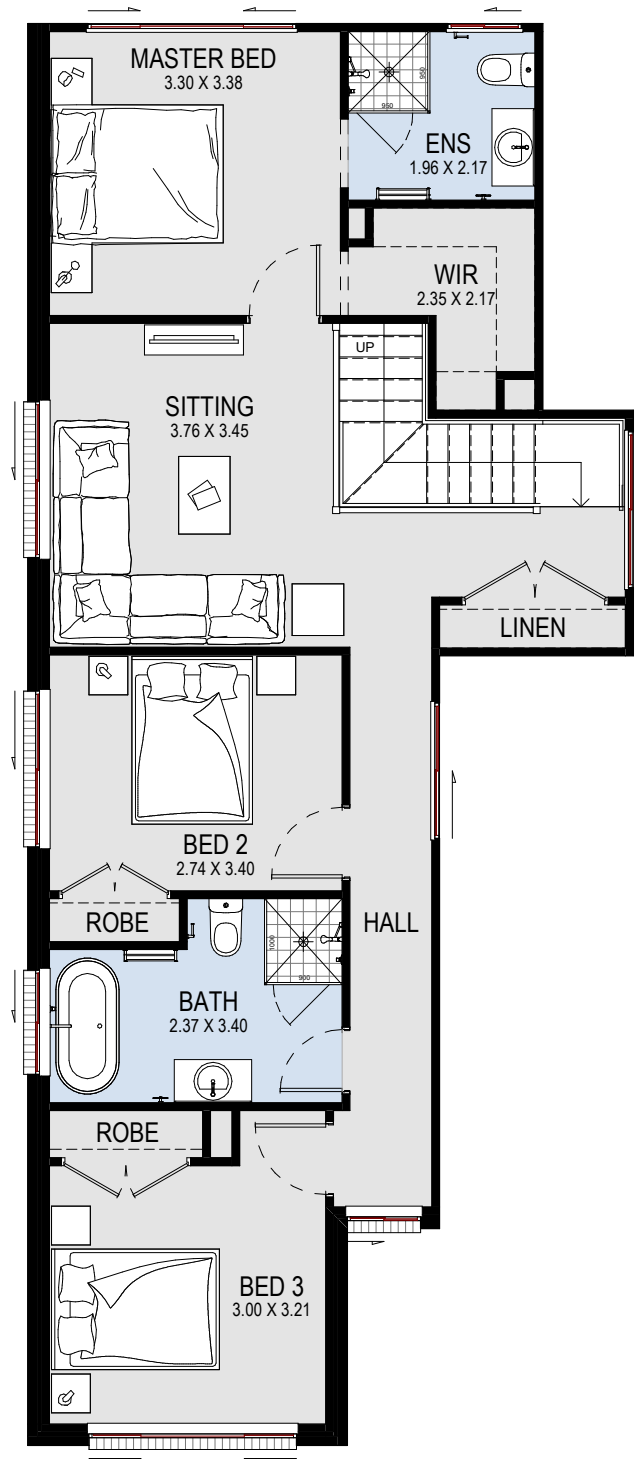
SUITABLE FOR:
9M + FRONTAGE
 Suitable for zero lot boundary

Ground:	110.91m ²	Garage:	20.80m ²
First:	83.48m ²	Porch:	3.35m ²

9m

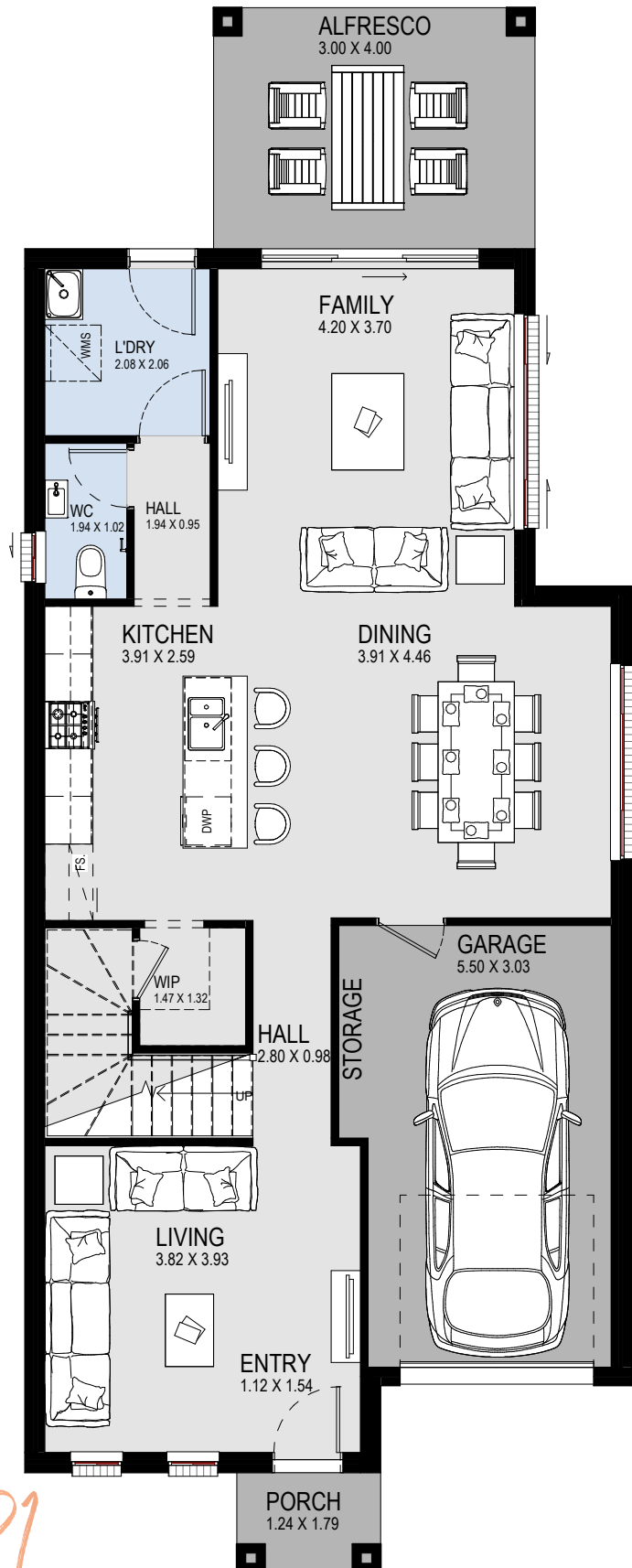
10m

12.5m



4 3 1

Alfresco:	10.82m ²	Total:	233.91m ²	Width:	8.03m
Stair void:	4.56m ²	Squares:	25sq	Depth:	19.67m



Oslo 21

SUITABLE FOR:

9M + FRONTAGE

Suitable for zero lot boundary

Ground: 86.81m²

Garage: 19.76m²

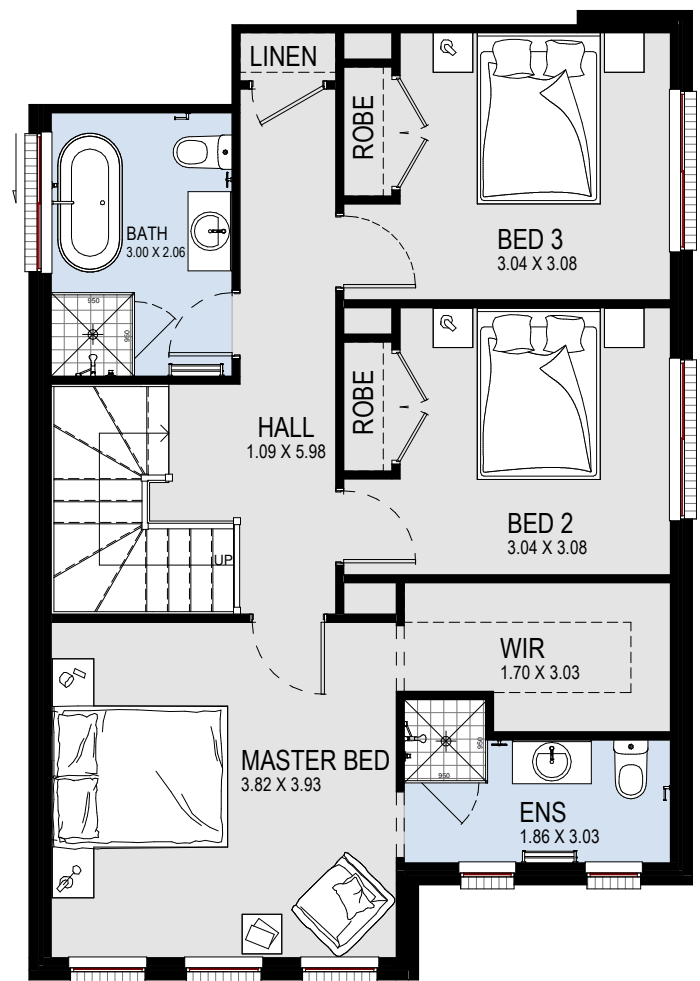
First: 72.53m²

Porch: 2.22m²

9m

10m

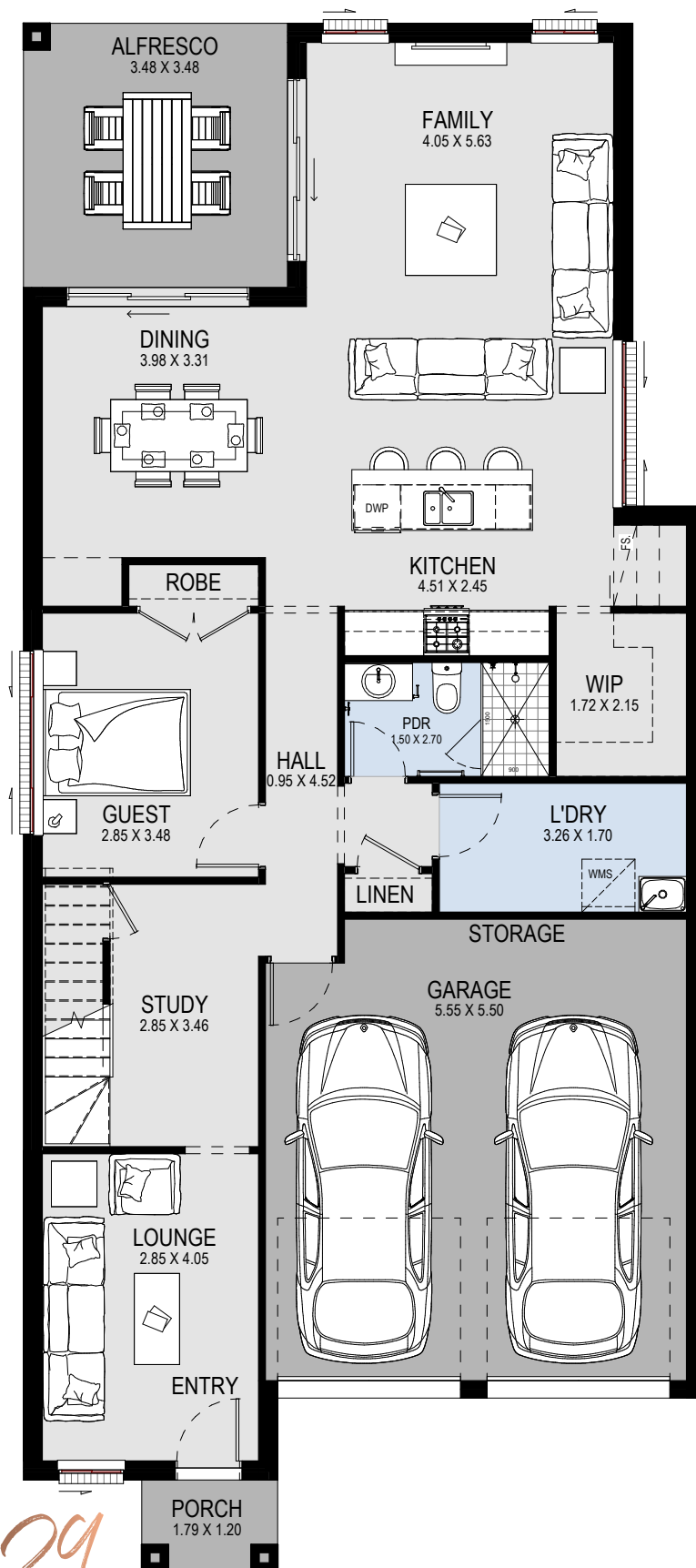
12.5m



3 2.5 1

Alfresco:	12.00m ²	Total:	197.60m ²	Width:	7.55m
Stair void:	4.27m ²	Squares:	21sq	Depth:	19.47m

ON DISPLAY



Hudson 29

SUITABLE FOR:

10M + FRONTAGE

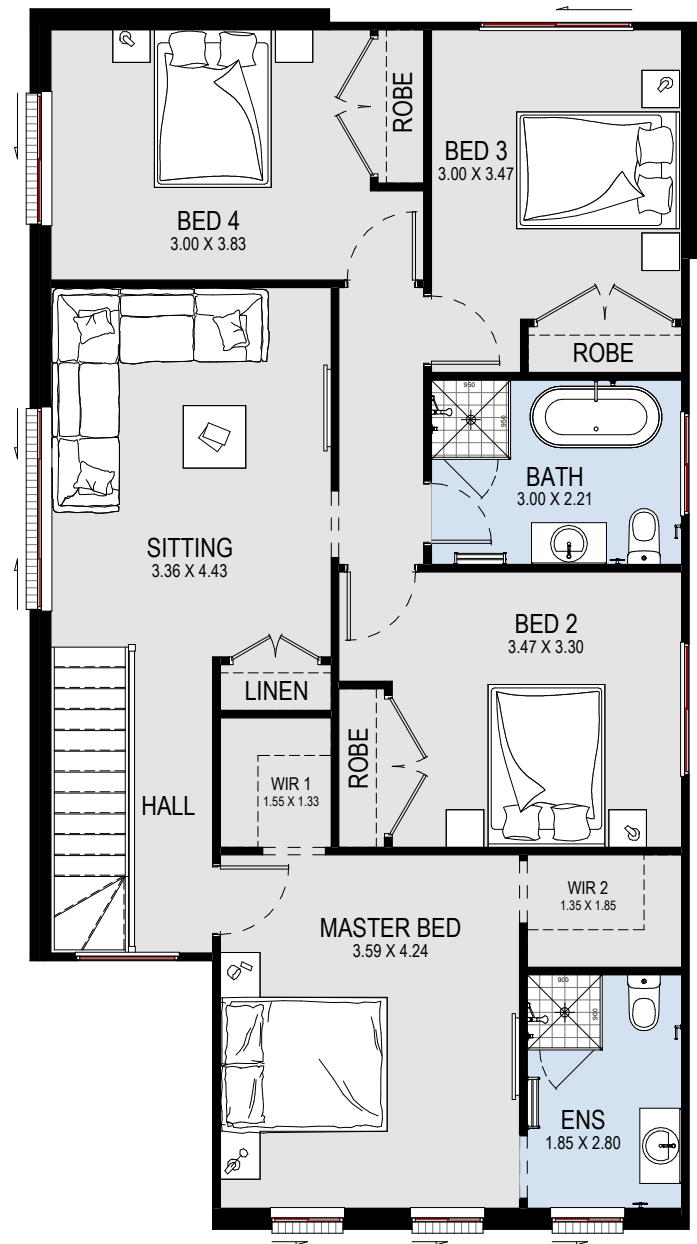
Suitable for zero lot boundary

Ground:	111.70m ²	Garage:	36.51m ²
First:	104.88m ²	Porch:	2.15m ²

9m

10m

12.5m



5 3 2

Alfresco: 12.11m²

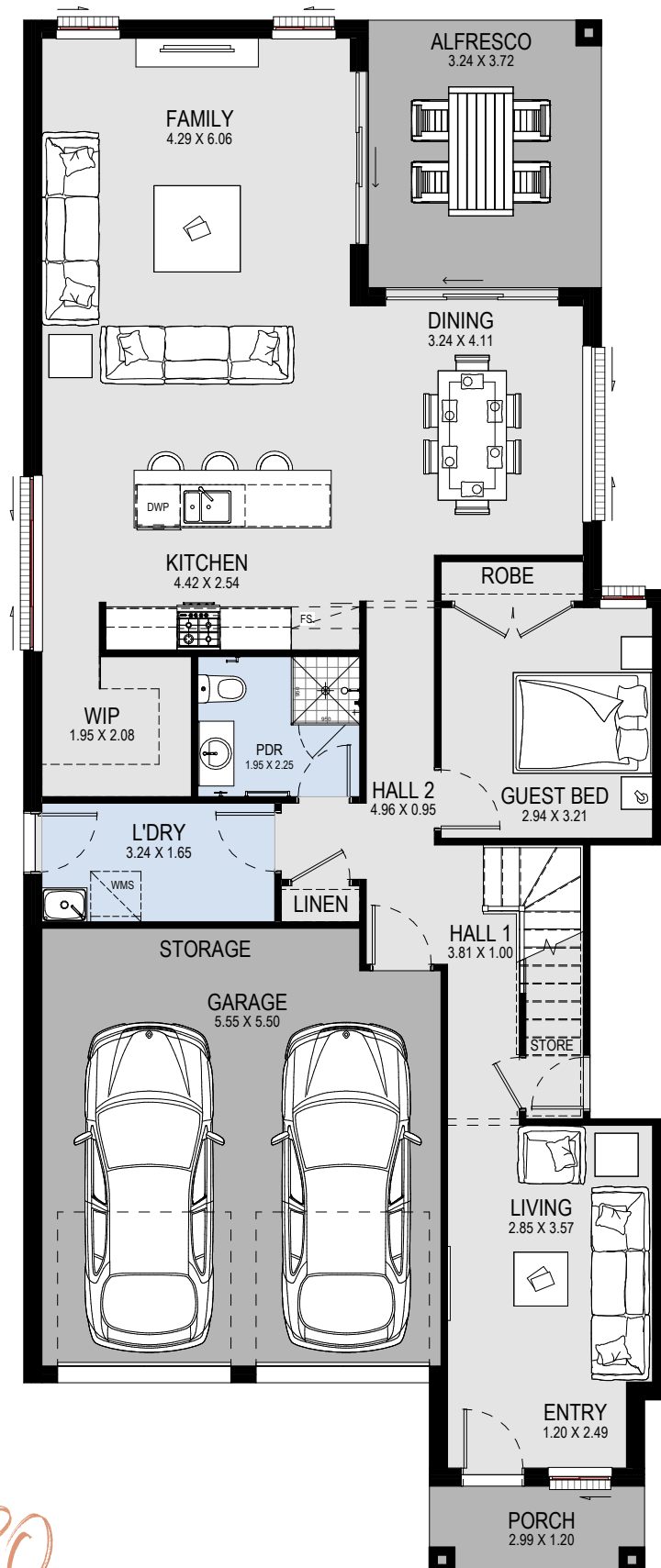
Total: 270.76m²

Width: 8.99m

Stair void: 3.43m²

Squares: 29sq

Depth: 20.39m



Hudson 30

SUITABLE FOR:

10M + FRONTAGE

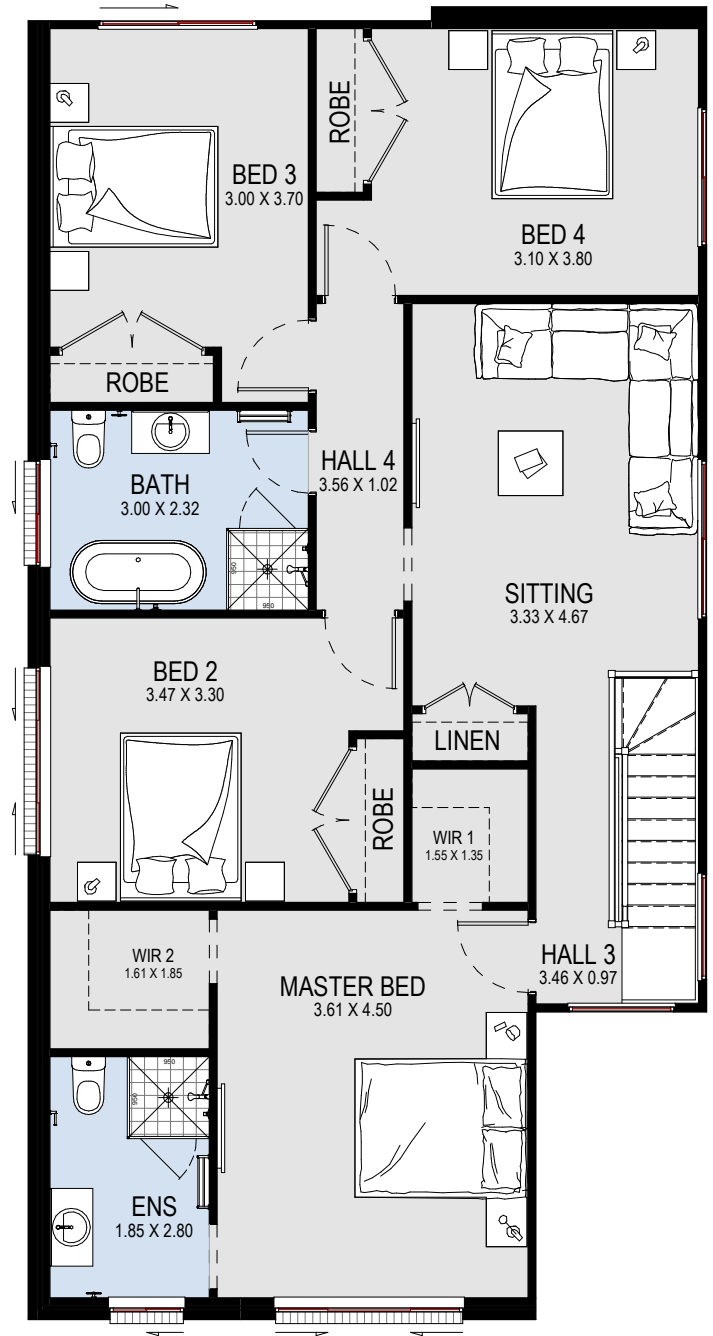
Suitable for zero lot boundary

Ground:	114.84m ²	Garage:	35.99m ²
First:	108.18m ²	Porch:	3.59m ²

9m

10m

12.5m



5
 3
 2

Alfresco: 12.05m²

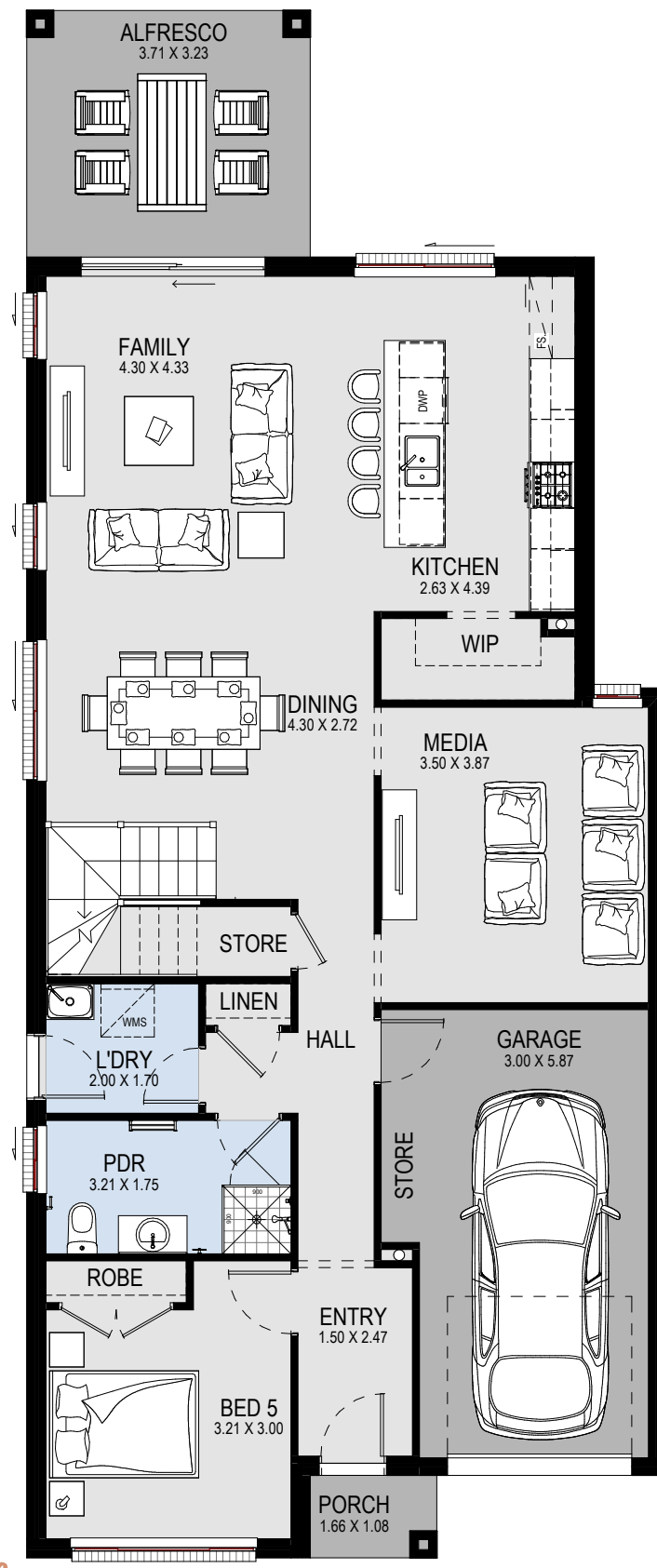
Total: 278.51m²

Width: 8.99m

Stair void: 3.87m²

Squares: 30sq

Depth: 21.59m



New York 26

SUITABLE FOR:

10M + FRONTAGE

Suitable for zero lot boundary

Ground: 111.06m²

Garage: 21.35m²

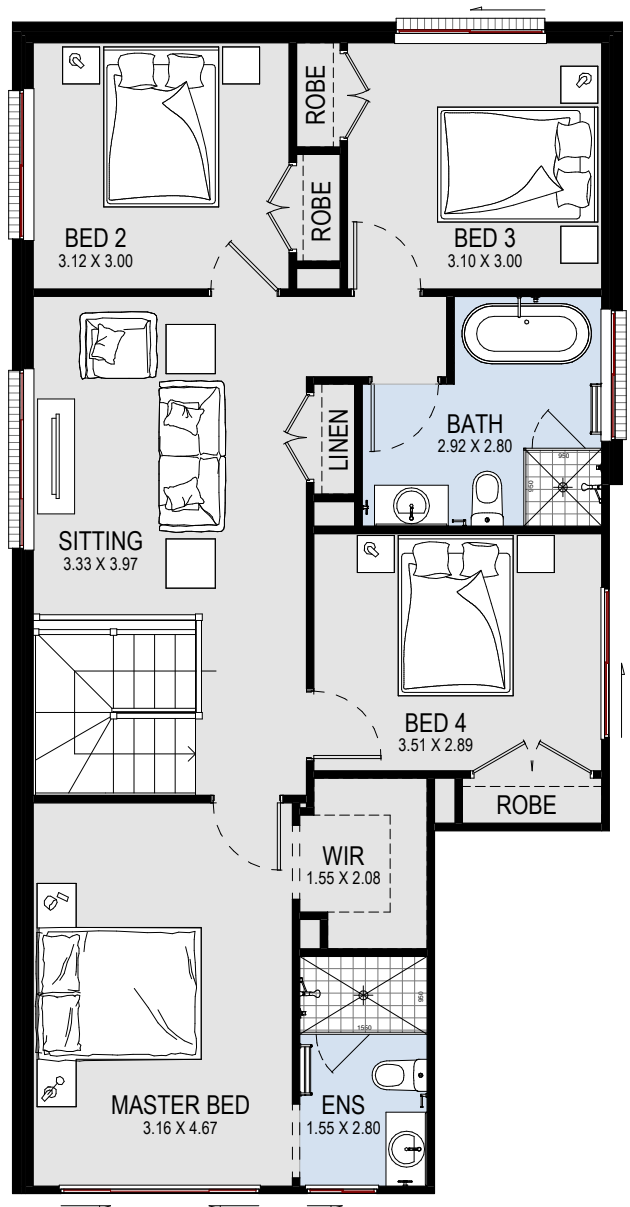
First: 90.52m²

Porch: 1.79m²

9m

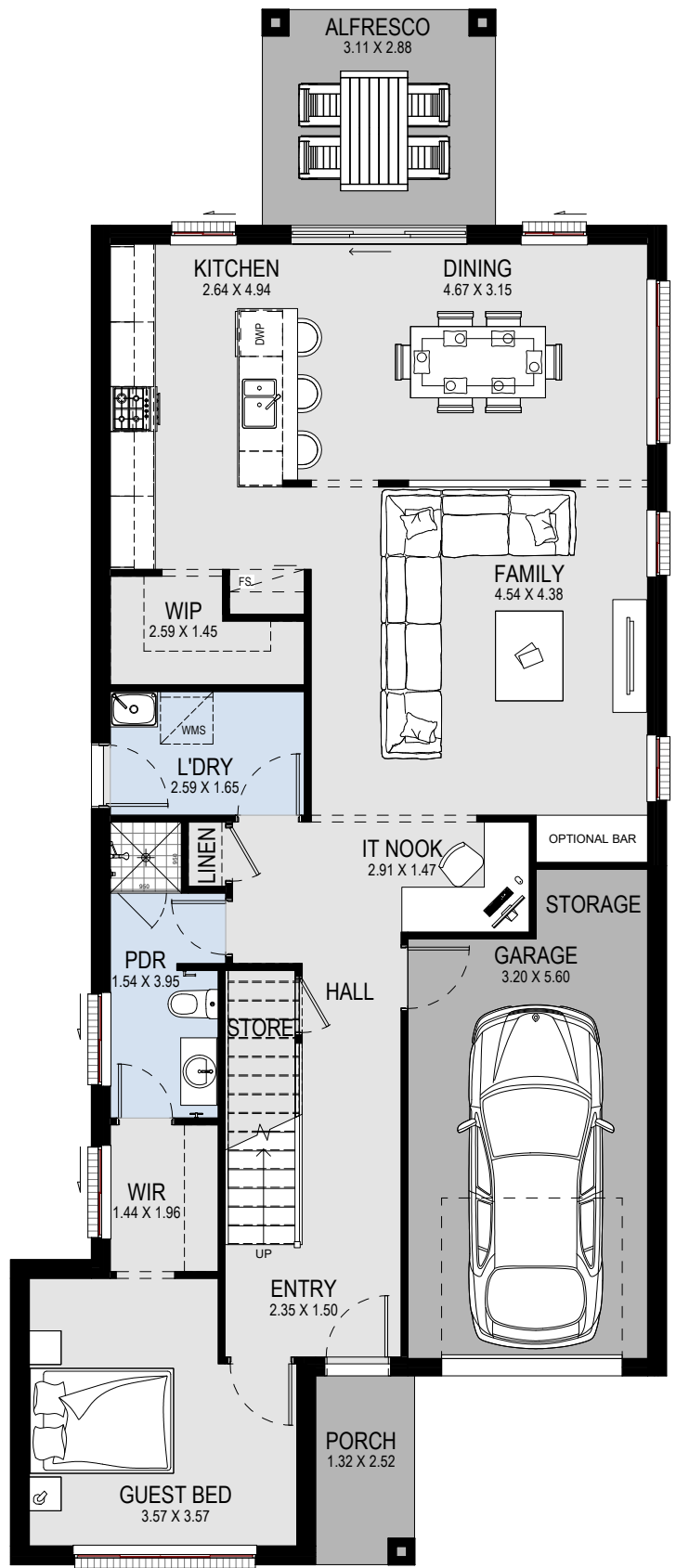
10m

12.5m



 5
  3
  1

Alfresco:	11.98m ²	Total:	241.42m ²	Width:	8.39m
Stair void:	4.71m ²	Squares:	26sq	Depth:	20.26m



Rochester 24

SUITABLE FOR:

10M + FRONTAGE

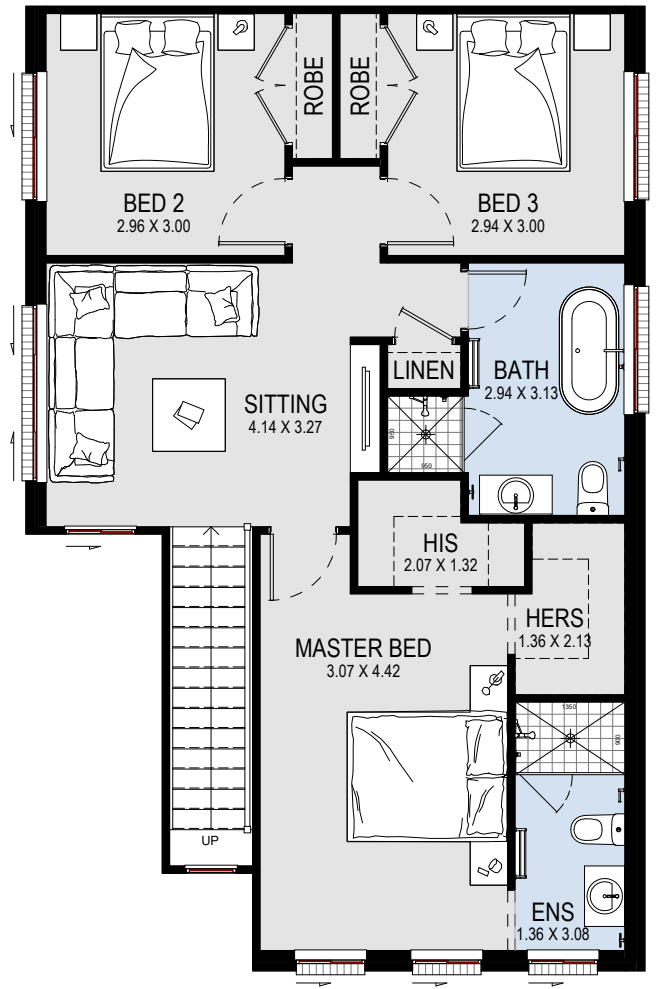
Suitable for zero lot boundary

Ground:	107.94m ²	Garage:	21.73m ²
First:	76.83m ²	Porch:	3.33m ²

9m

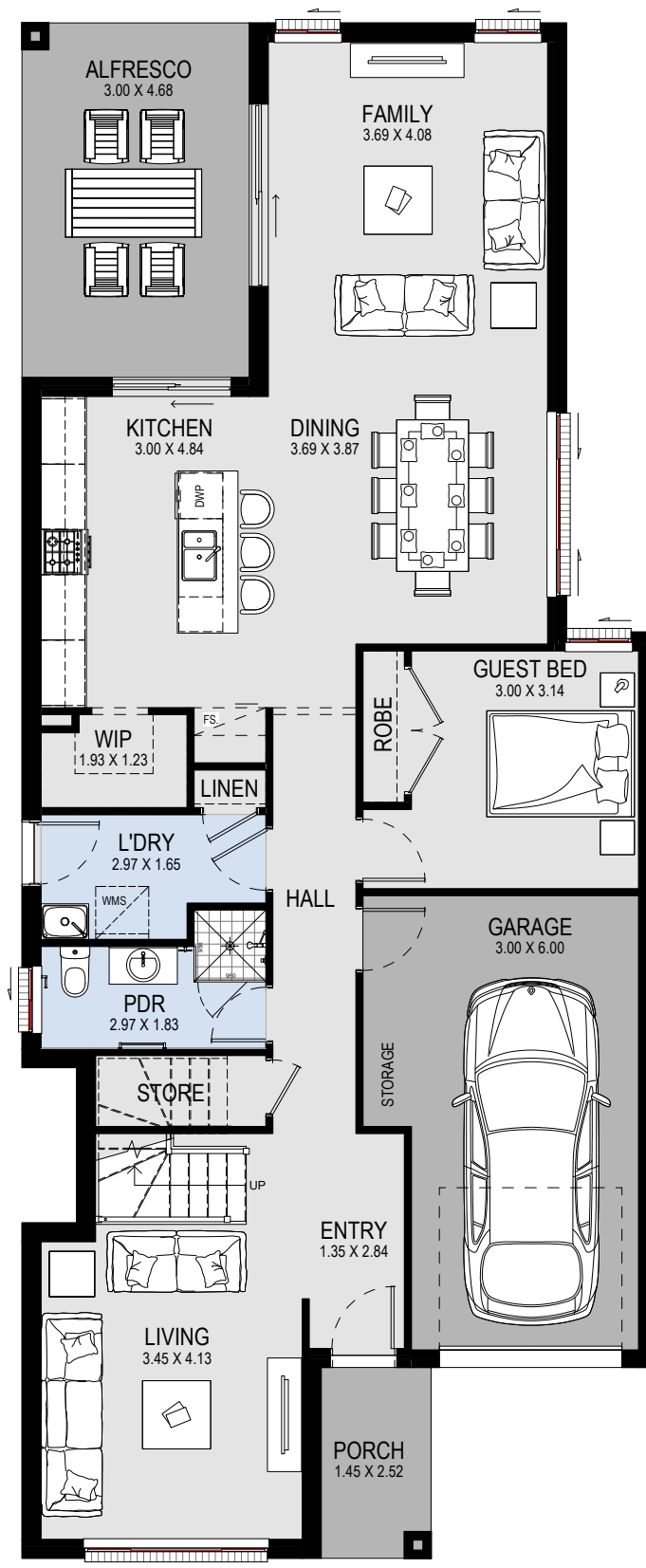
10m

12.5m



4 3 1

Alfresco:	8.96m ²	Total:	223.11m ²	Width:	8.75m
Stair void:	4.33m ²	Squares:	24sq	Depth:	20.75m



Senator 26

SUITABLE FOR:

10M + FRONTAGE

Suitable for zero lot boundary

Ground: 111.51m²

Garage: 22.20m²

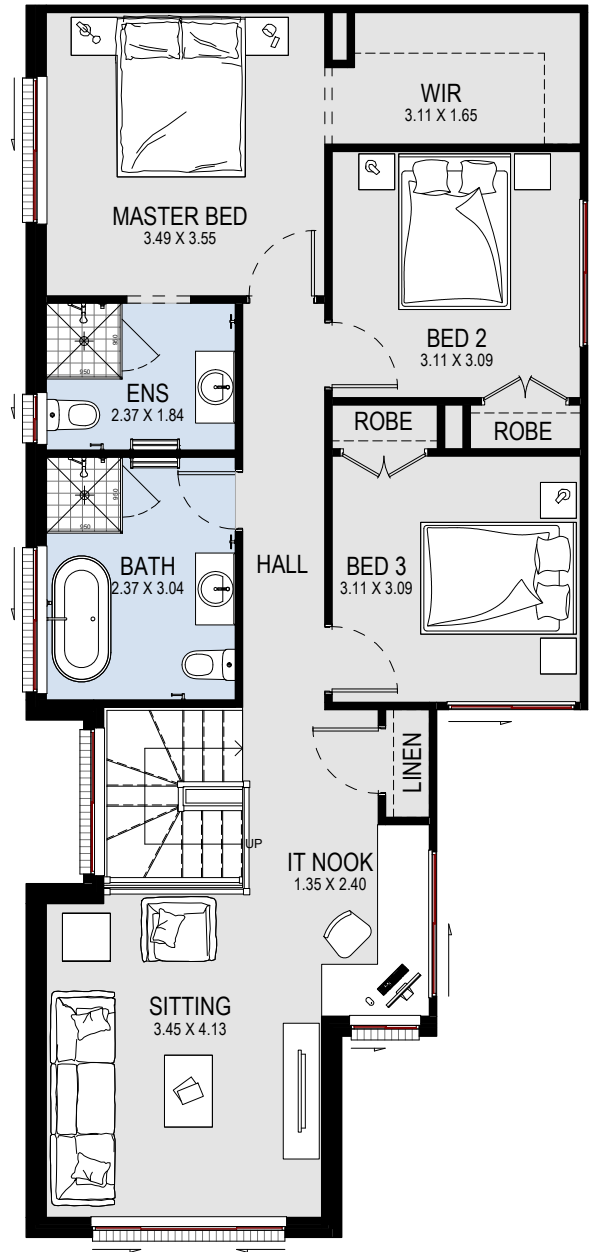
First: 87.58m²

Porch: 3.65m²

9m

10m

12.5m



4 3 1

Alfresco: 14.04m²

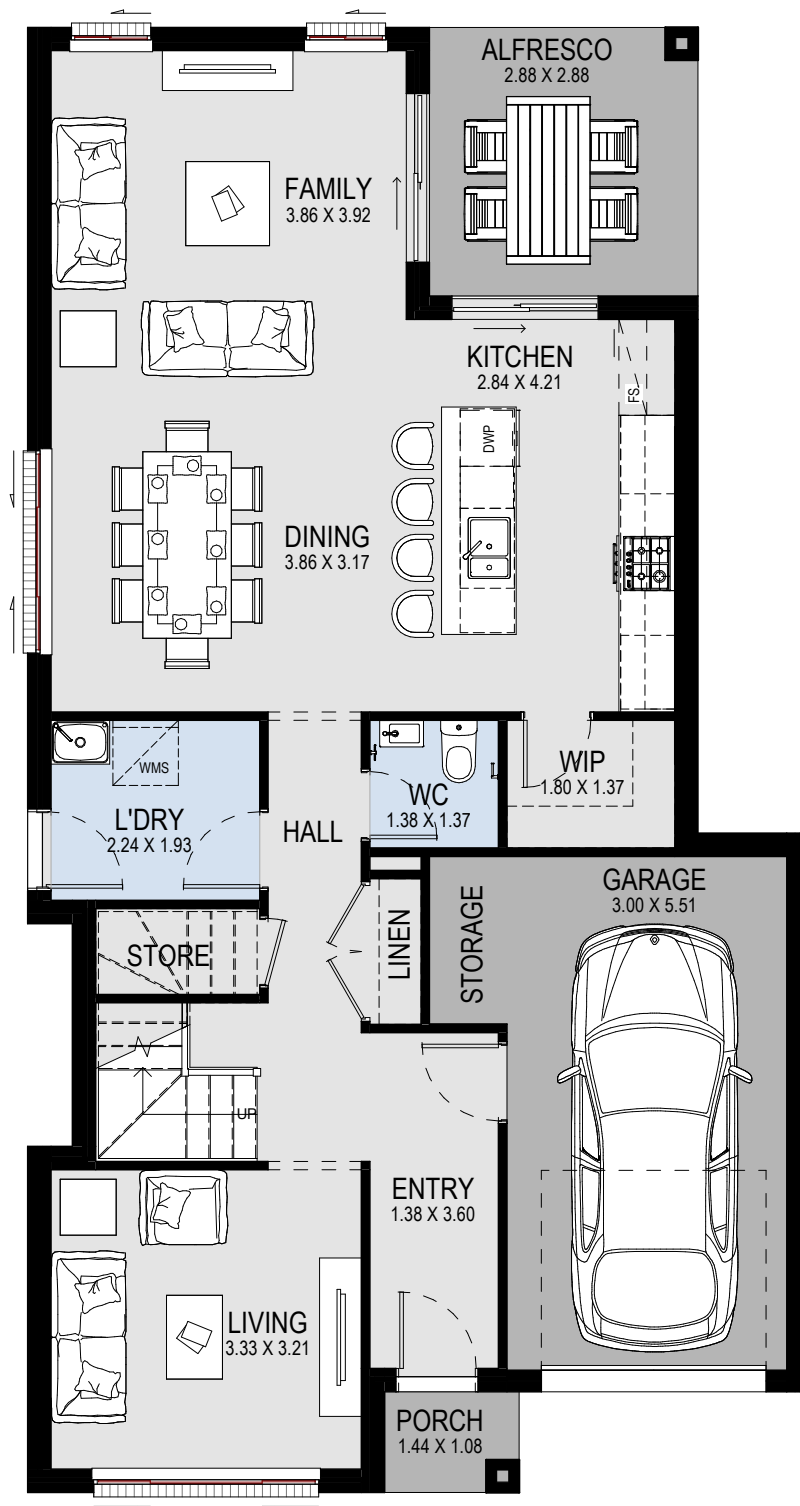
Total: 242.91m²

Width: 8.39m

Stair void: 3.93m²

Squares: 26sq

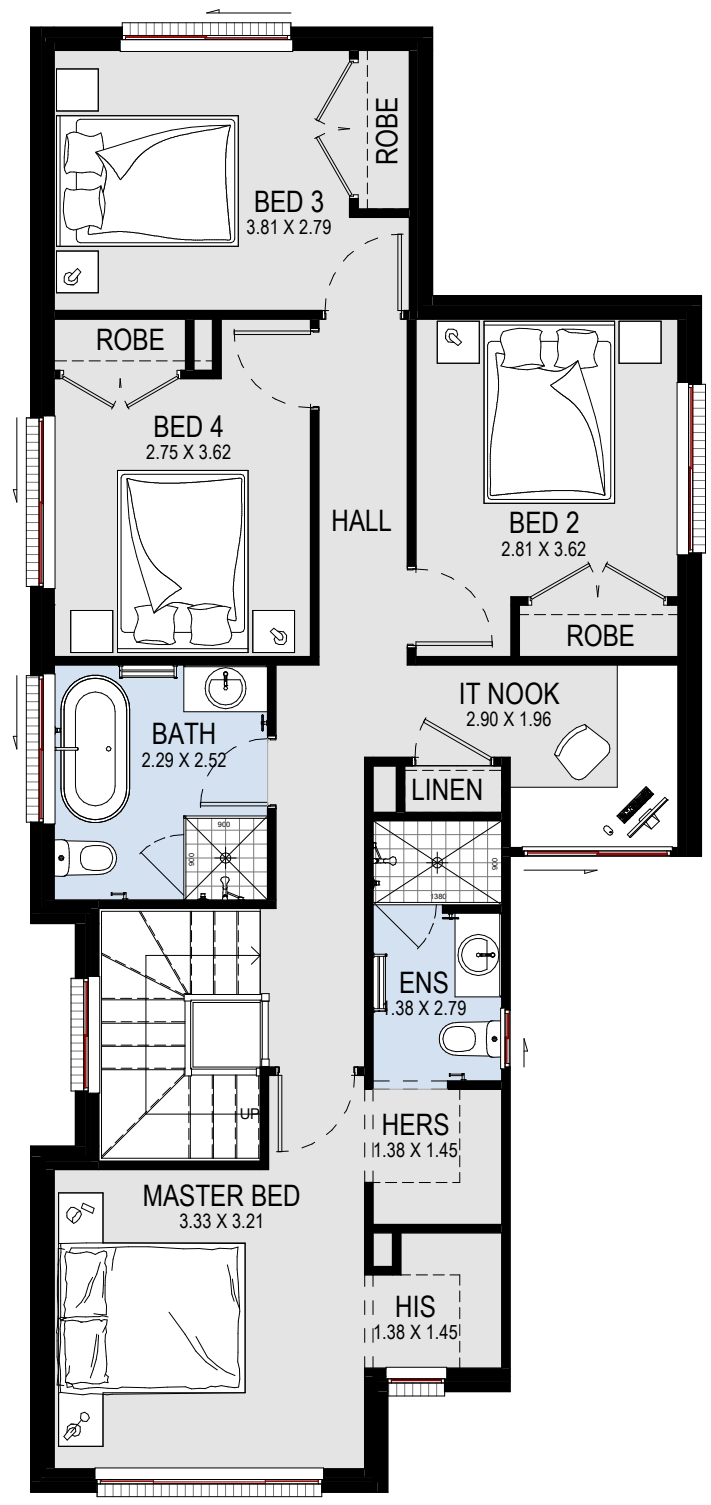
Depth: 20.27m



Westchester 22

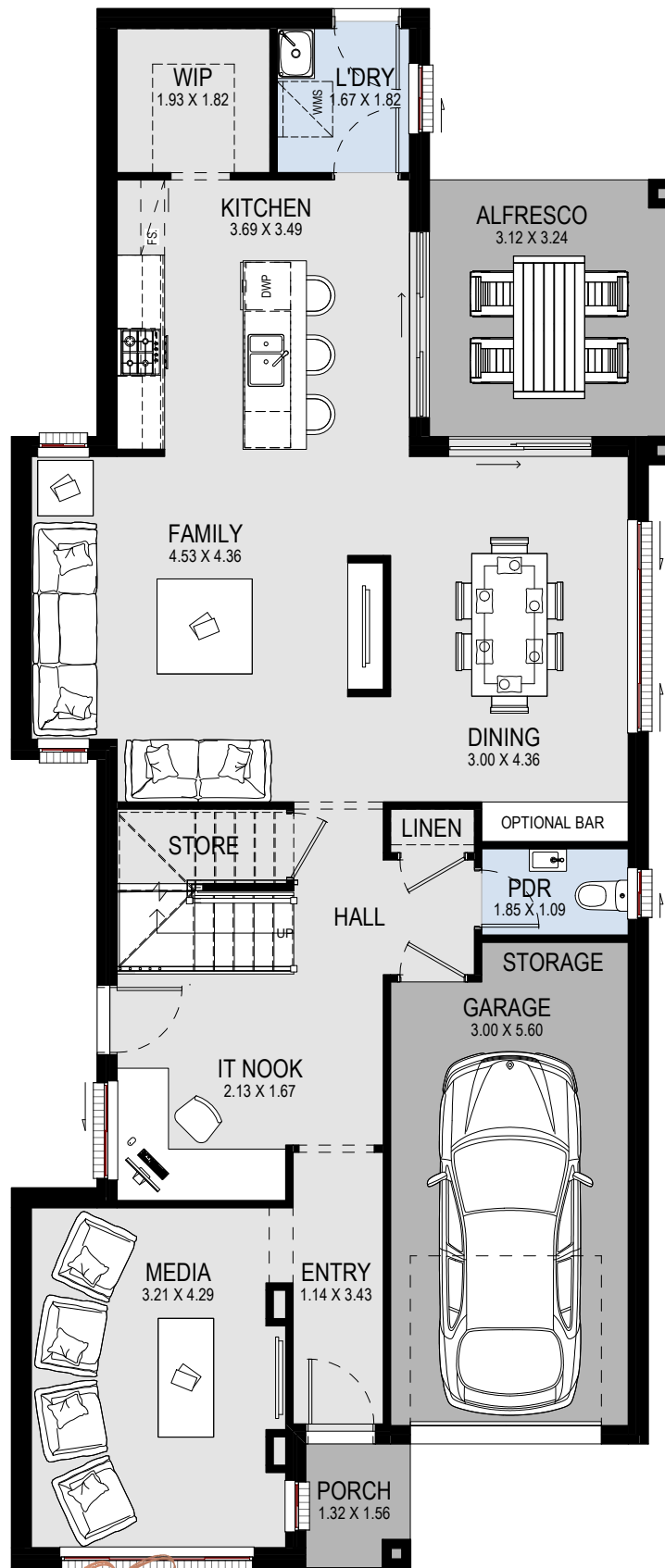
SUITABLE FOR:
10M + FRONTAGE
 Suitable for zero lot boundary

Ground:	86.63m ²	Garage:	20.44m ²
First:	83.43m ²	Porch:	1.56m ²



4 2.5 1

Alfresco:	8.29m ²	Total:	205.04m ²	Width:	8.39m
Stair void:	4.69m ²	Squares:	22sq	Depth:	15.71m



Woodside 23

SUITABLE FOR:

10M + FRONTAGE

Suitable for zero lot boundary

Ground: 104.63m²

Garage: 20.00m²

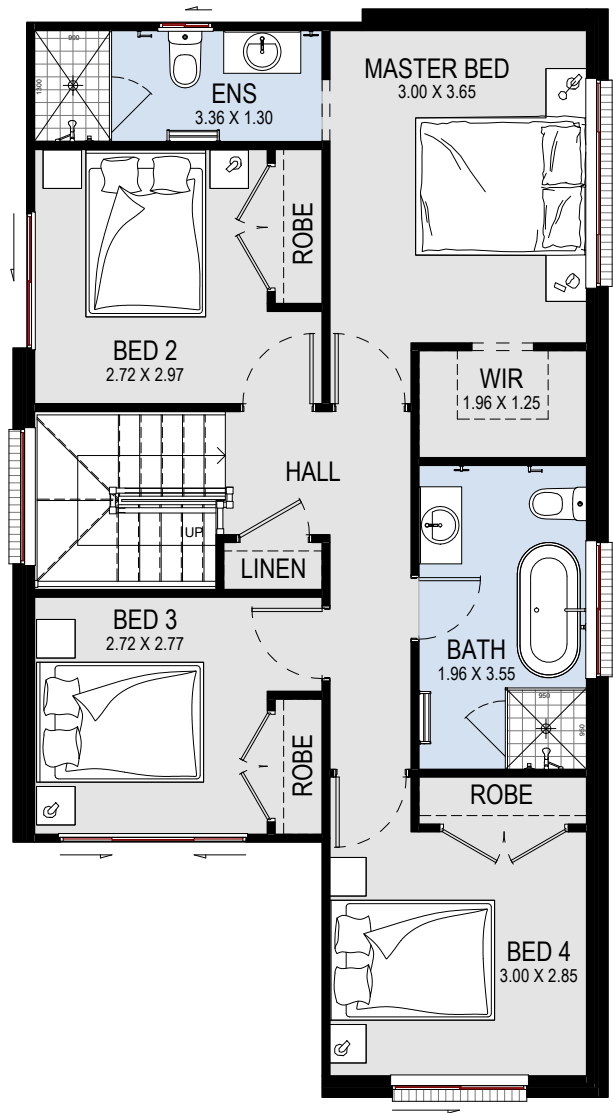
First: 71.67m²

Porch: 2.06m²

9m

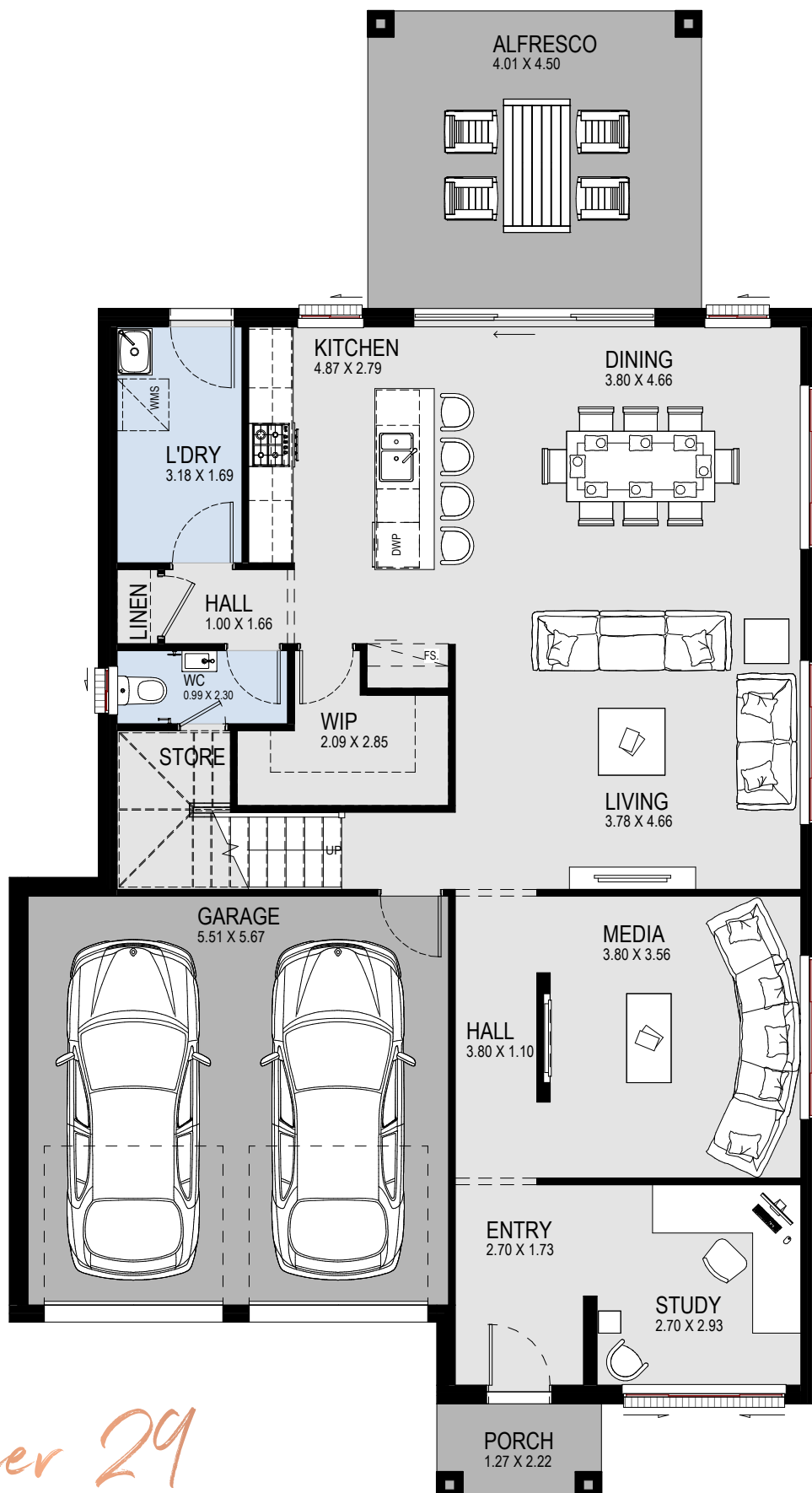
10m

12.5m



4 2.5 1

Alfresco:	10.23m ²	Total:	213.29m ²	Width:	8.39m
Stair void:	4.70m ²	Squares:	23sq	Depth:	19.67m



Archer 29

SUITABLE FOR:

12.5M + FRONTAGE

Suitable for zero lot boundary

Ground: 111.36m²

Garage: 34.28m²

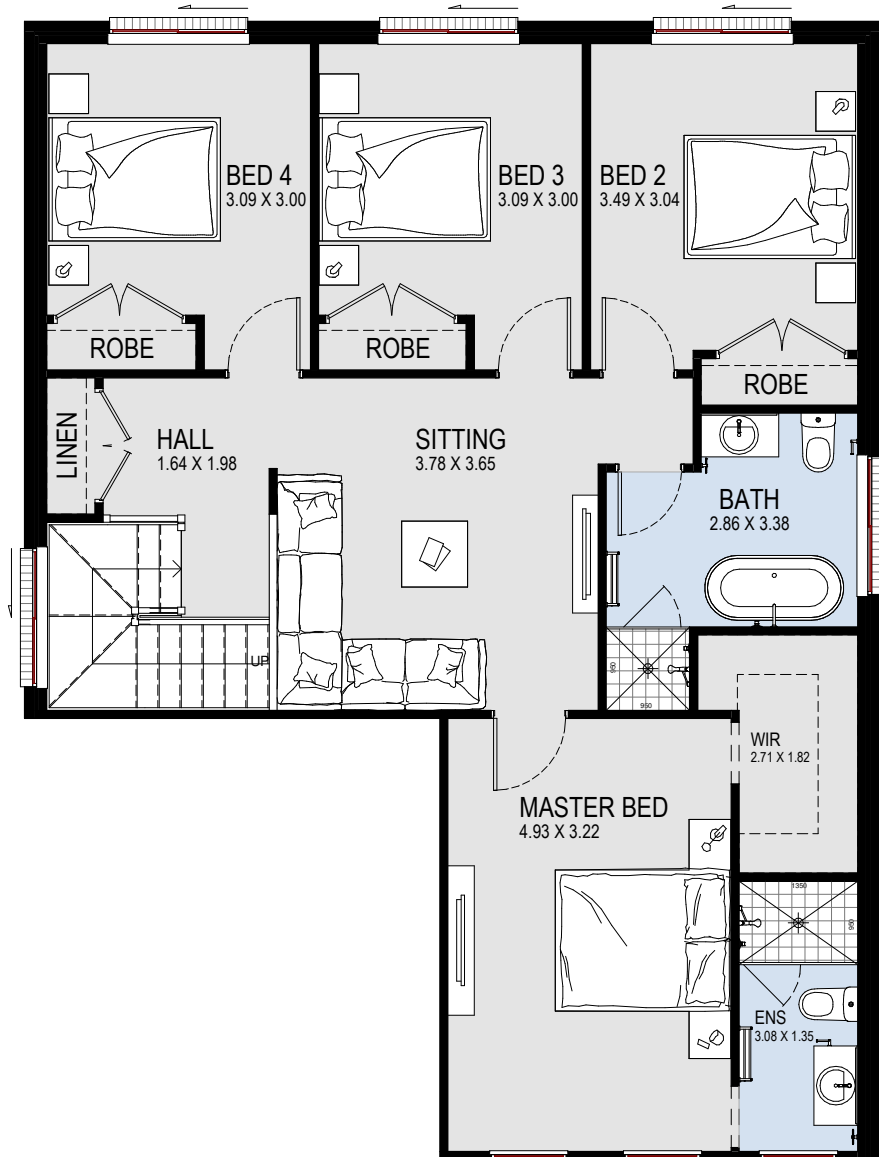
First: 97.19m²

Porch: 2.82m²

9m

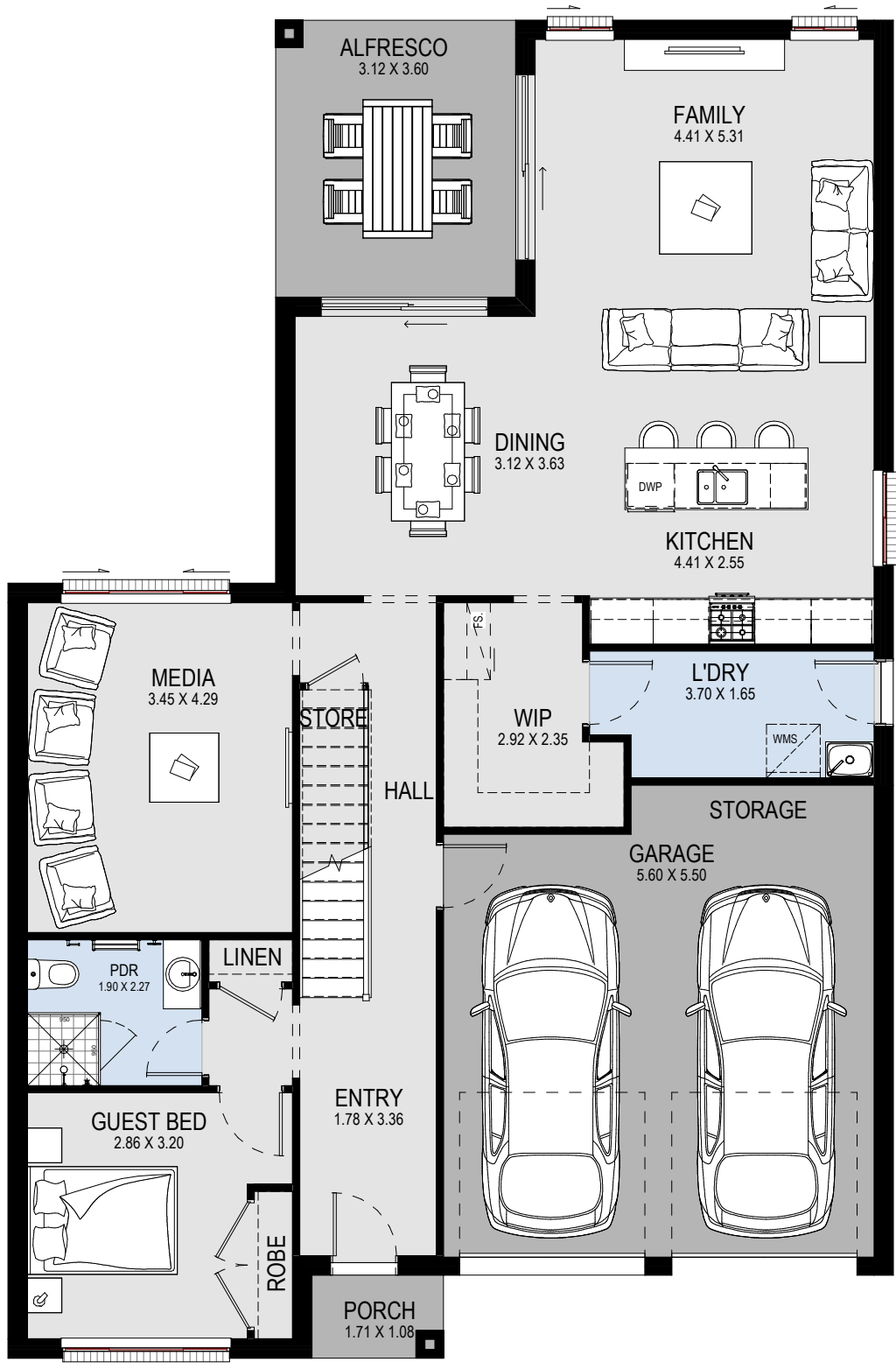
10m

12.5m



 4
  2
  2

Alfresco:	18.04m ²	Total:	268.56m ²	Width:	10.86m
Stair void:	4.86m ²	Squares:	29sq	Depth:	20.04m



Astoria 28

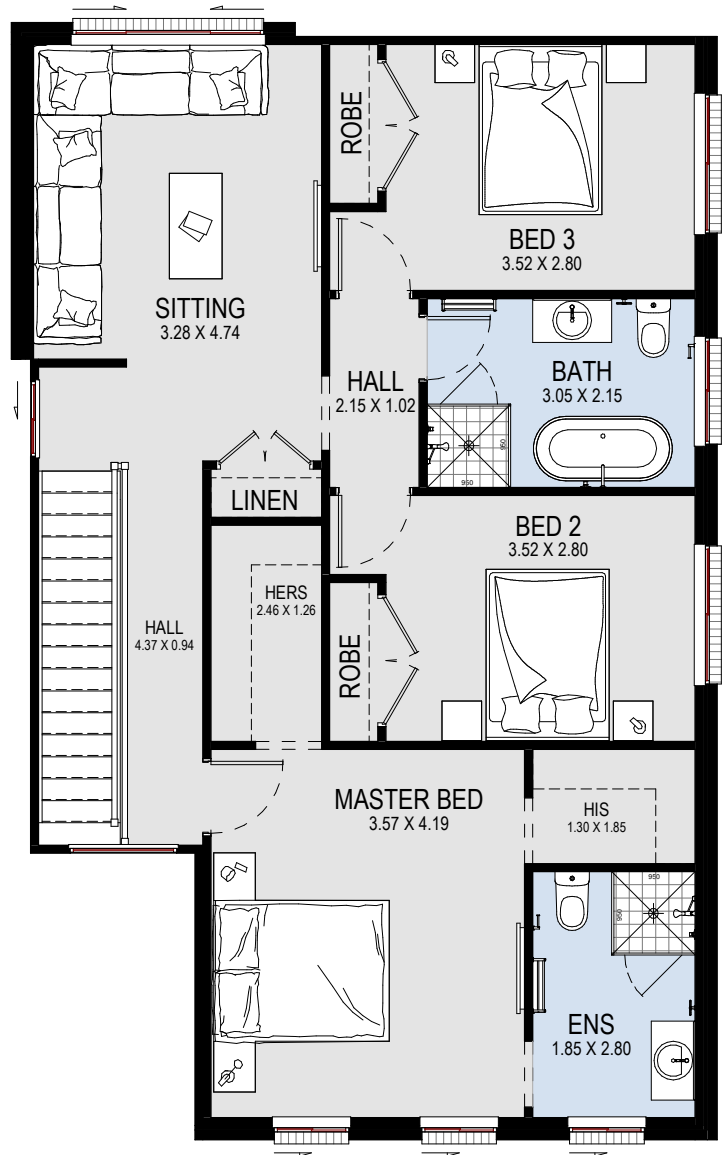
SUITABLE FOR:
12.5M + FRONTAGE
Suitable for zero lot boundary

Ground:	119.59m ²	Garage:	35.70m ²
First:	89.29m ²	Porch:	1.85m ²

9m

10m

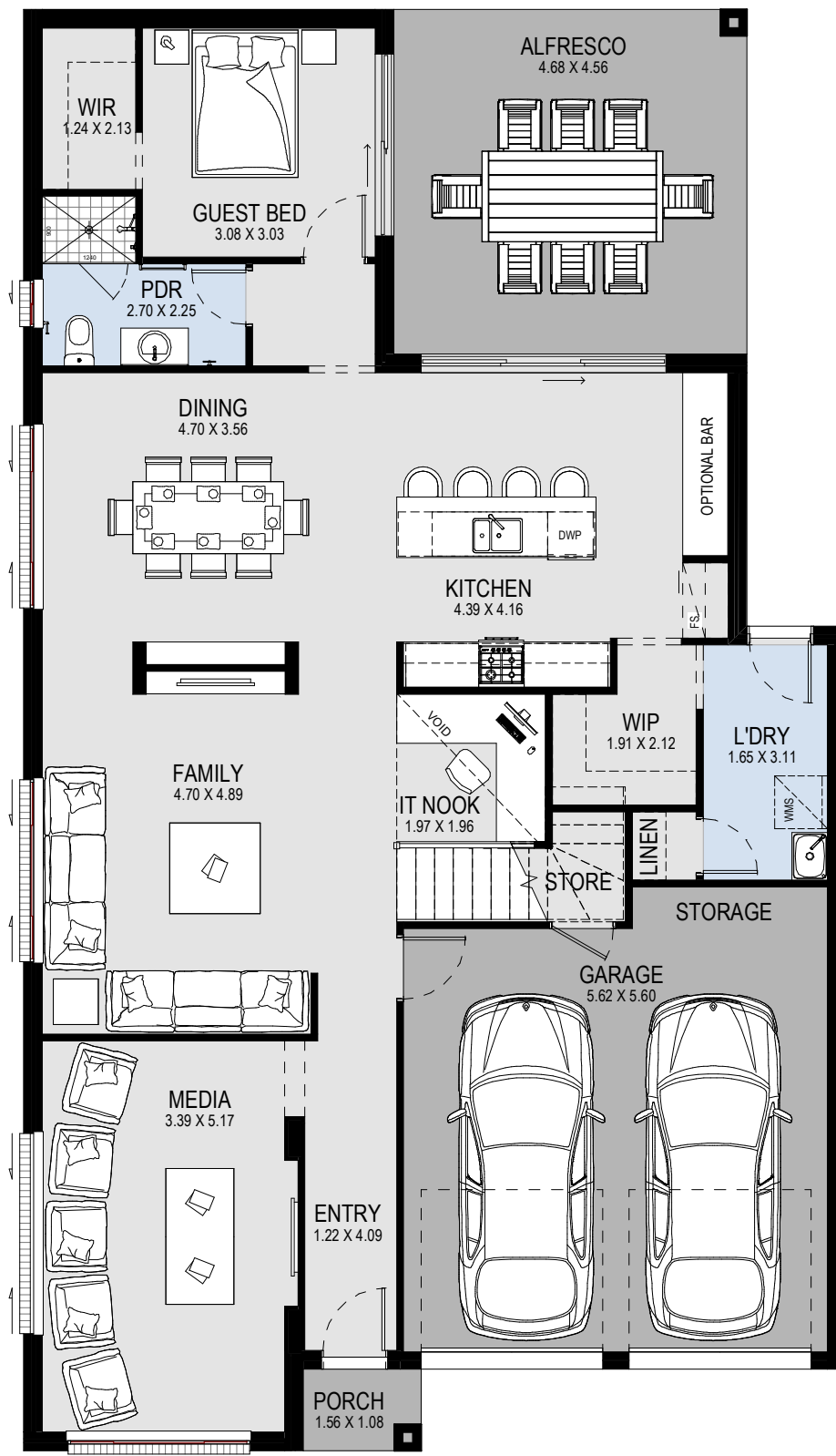
12.5m



4 3 2

Alfresco:	11.23m ²	Total:	261.61m ²	Width:	11.51m
Stair void:	3.96m ²	Squares:	28sq	Depth:	17.39m

ON DISPLAY



Empire 32

SUITABLE FOR:

12.5M + FRONTAGE

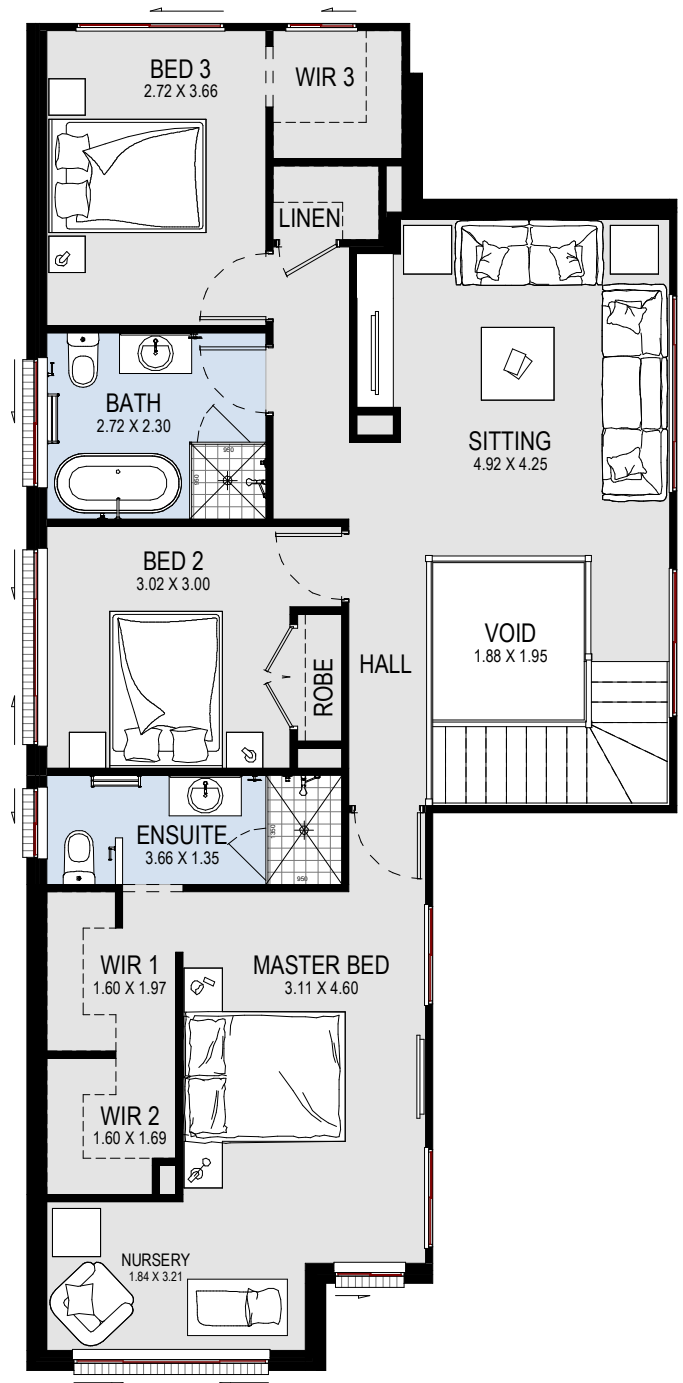
Suitable for zero lot boundary

Ground:	132.39m ²	Garage:	35.77m ²
First:	97.78m ²	Porch:	1.68m ²

9m

10m

12.5m



 4
  3
  2

Alfresco:	21.34m ²	Total:	296.52m ²	Width:	10.91m
Stair void:	7.54m ²	Squares:	32sq	Depth:	19.07m



Lancaster 28

SUITABLE FOR:

12.5M + FRONTAGE

Suitable for zero lot boundary

Ground: 115.15m²

Garage: 34.35m²

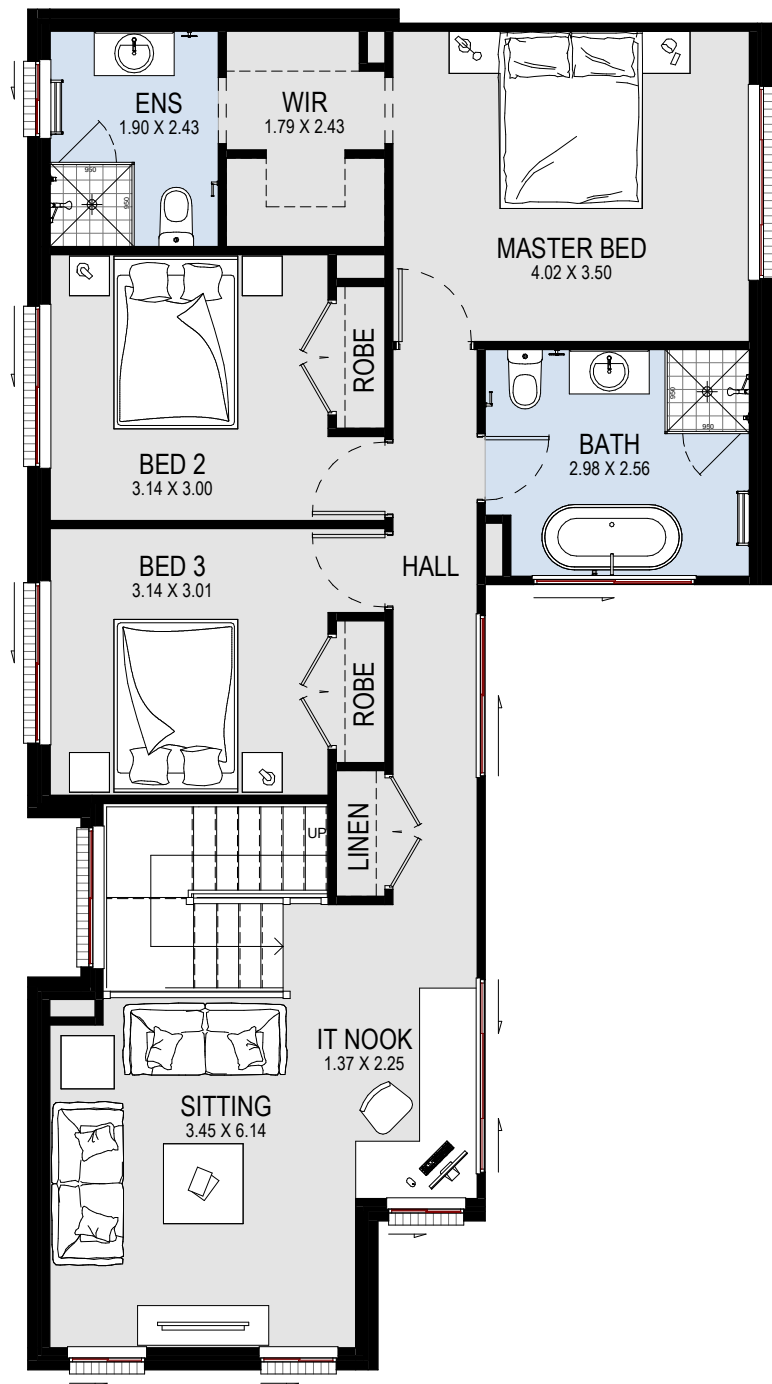
First: 91.51m²

Porch: 2.42m²

9m

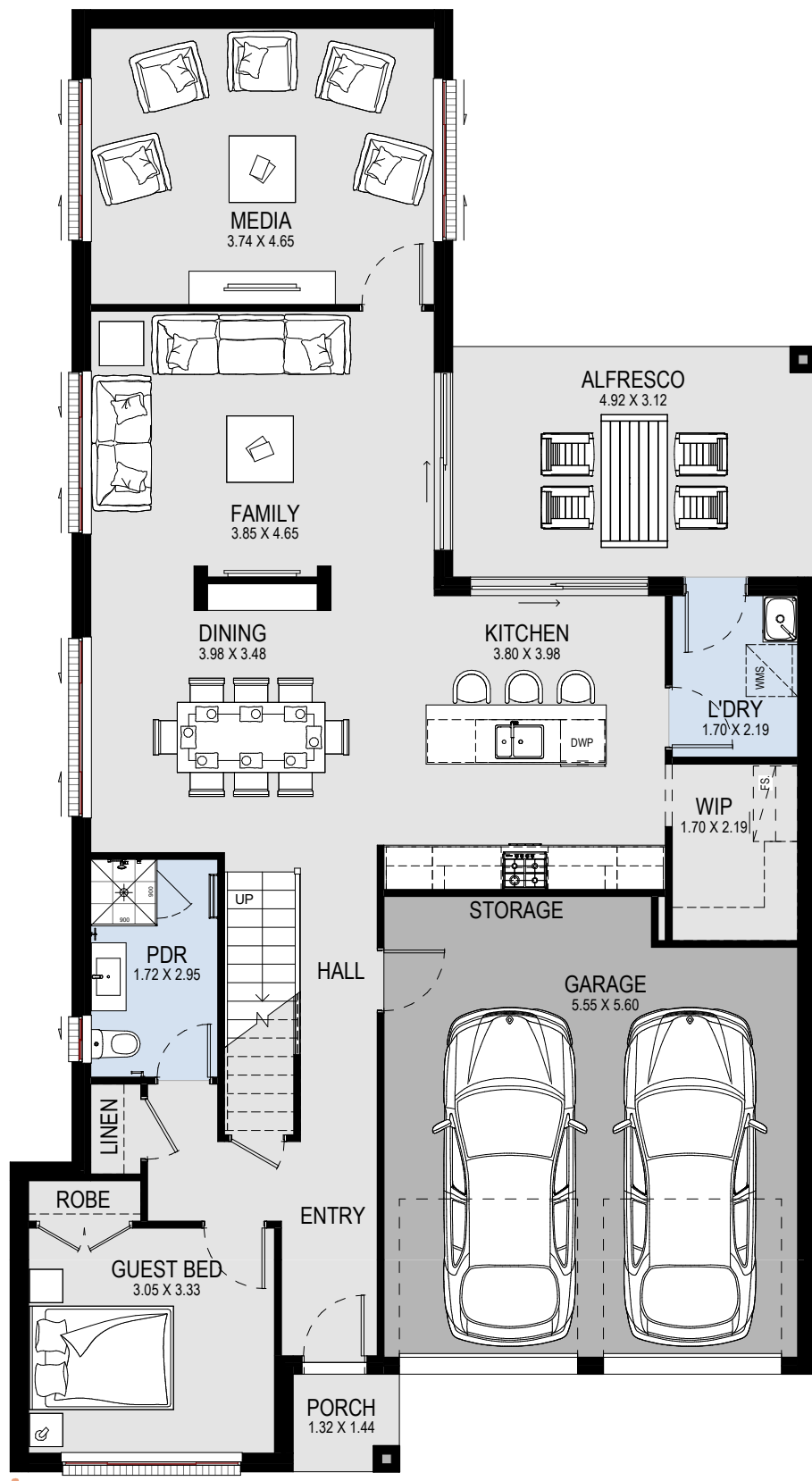
10m

12.5m



4
 3
 2

Alfresco:	12.73m ²	Total:	261.03m ²	Width:	11.03m
Stair void:	4.87m ²	Squares:	28sq	Depth:	18.47m



North Haven 29

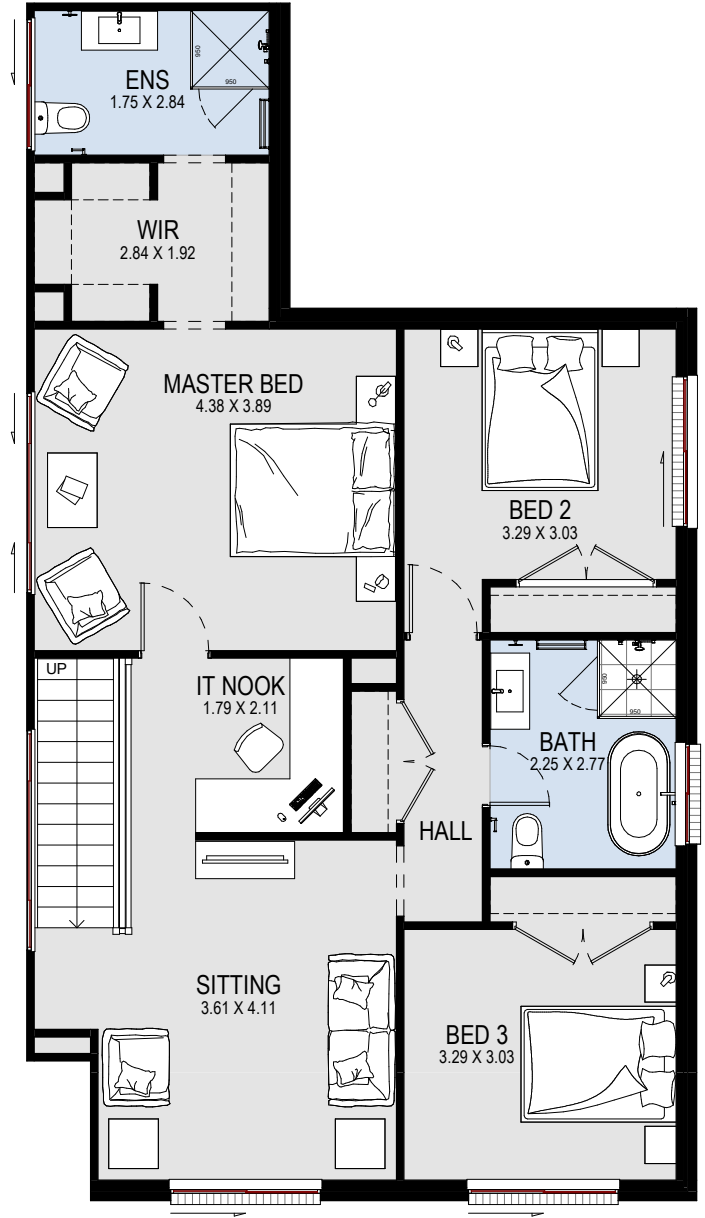
SUITABLE FOR:
12.5M + FRONTAGE
 Suitable for zero lot boundary

Ground:	119.44m ²	Garage:	36.23m ²
First:	94.20m ²	Porch:	1.90m ²

9m

10m

12.5m



 4
  3
  2

Alfresco:	15.35m ²	Total:	270.76m ²	Width:	10.91m
Stair void:	3.63m ²	Squares:	29sq	Depth:	19.00m



Sanctuary 28

SUITABLE FOR:

12.5M + FRONTAGE

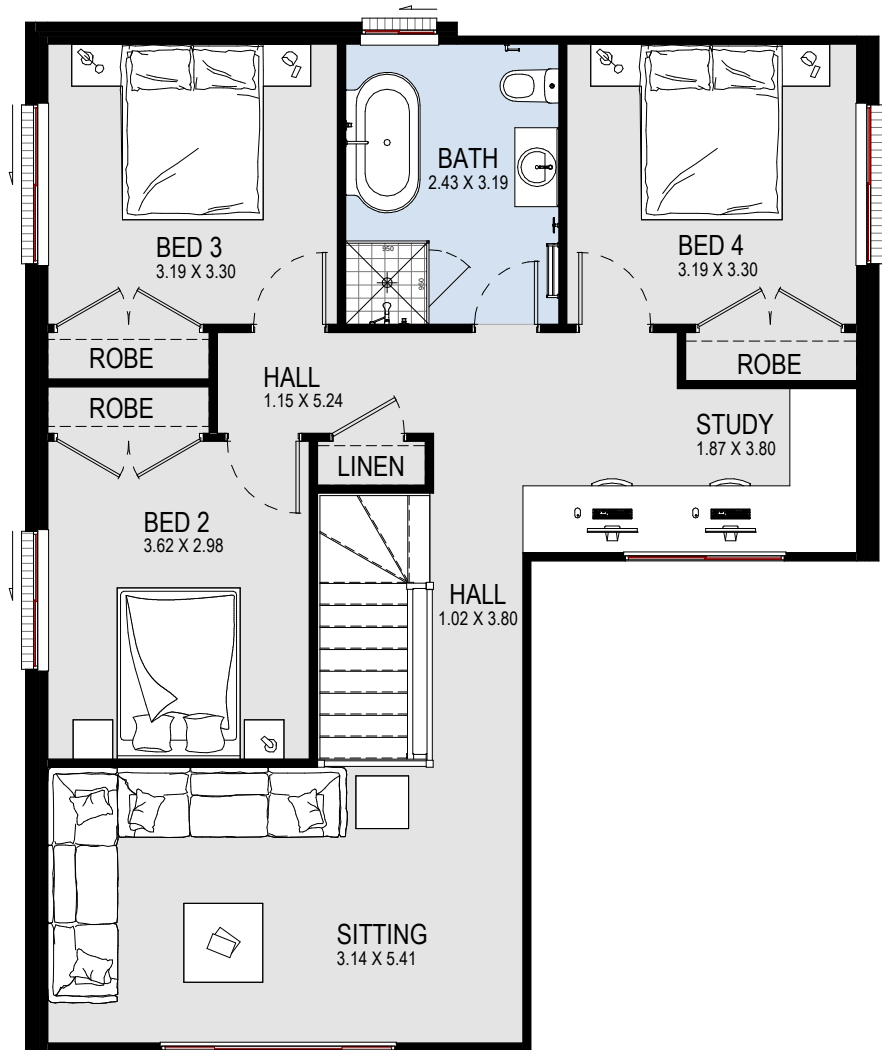
Suitable for zero lot boundary

Ground:	114.41m ²	Garage:	35.89m ²
First:	86.96m ²	Porch:	2.81m ²

9m

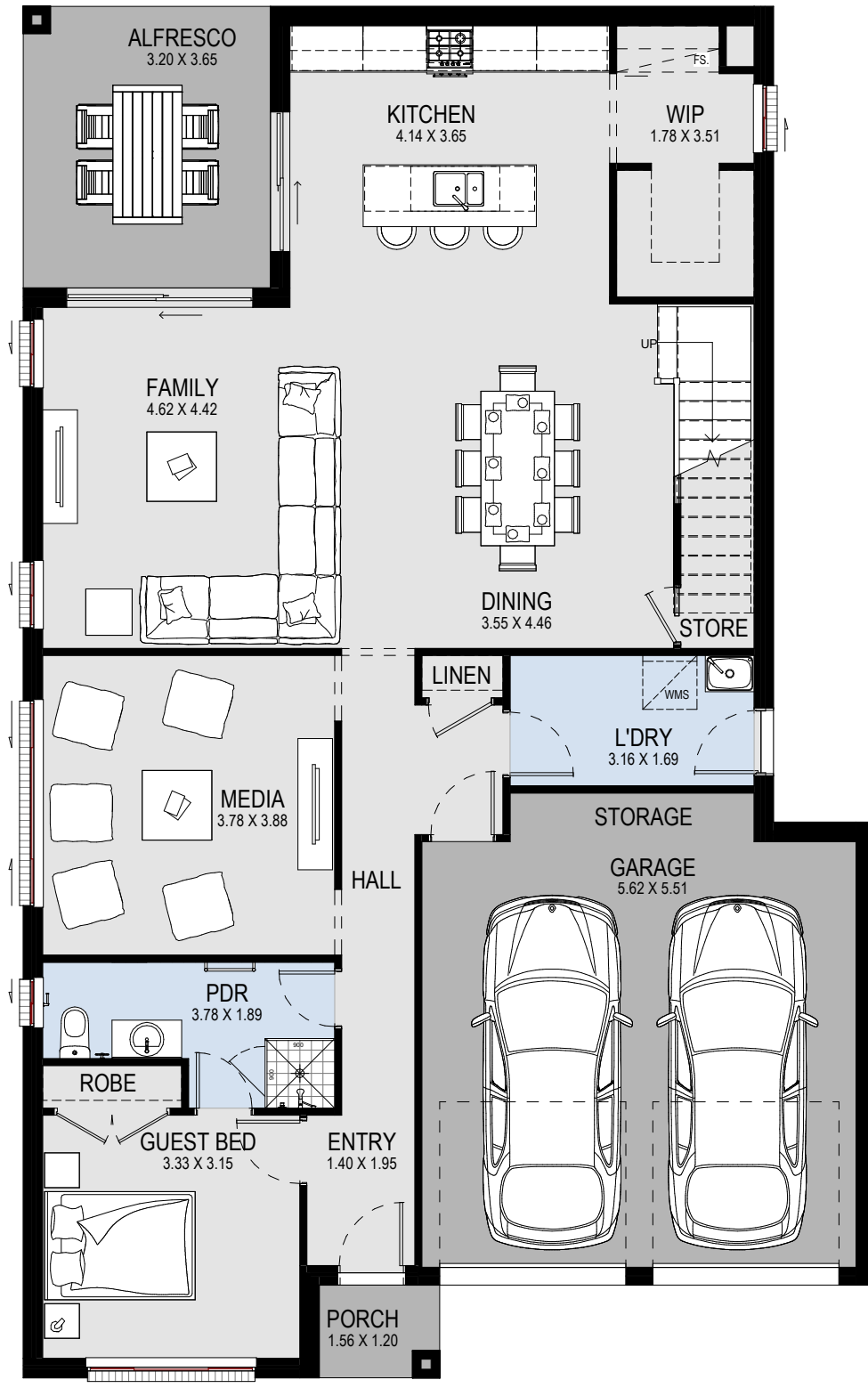
10m

12.5m



4 3 2

Alfresco:	16.13m ²	Total:	260.07m ²	Width:	11.51m
Stair void:	3.88m ²	Squares:	28sq	Depth:	17.03m



Tribeca 30

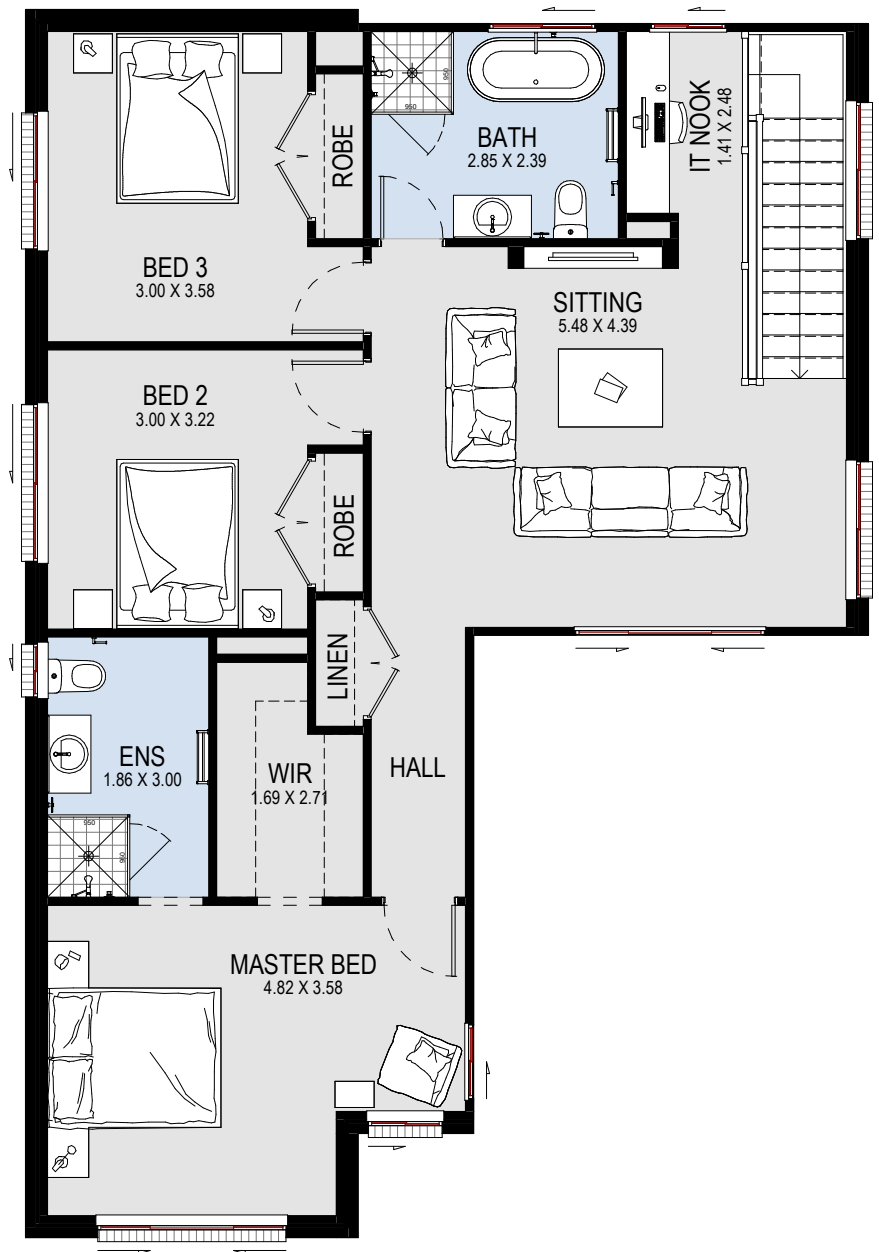
SUITABLE FOR:
12.5M + FRONTAGE
Suitable for zero lot boundary

Ground:	125.51m ²	Garage:	36.13m ²
First:	98.76m ²	Porch:	1.87m ²

9m

10m

12.5m



4
 3
 2

Alfresco:	11.52m ²	Total:	278.31m ²	Width:	11.03m
Stair void:	4.52m ²	Squares:	30sq	Depth:	17.75m

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