

AUSMAR

STANDARD INCLUSIONS



WELCOME *home*







CONTENTS

About AUSMAR	05
Awards	08
Build with confidence	10
Design studio	11
Personalise your home	14
TRUECORE® steel	15
COLORBOND® steel	17
External details	20
Internal details	24
Kitchen	25
Testimonial	27
Bathroom	29
Laundry	32
Electrical	34
Your dedicated team	35
Brand partners	39
Follow your build journey	40

ABOUT *Ausmar*

30+ YEARS OF EXPERIENCE

Established on the Sunshine Coast in 1993, we are a team of proud local builders who deliver secure services, quality builds and affordable dream homes.

50 YEAR STRUCTURAL WARRANTY*

Ensuring you greater peace of mind, every AUSMAR home that is made from TRUECORE® steel is backed by a 50-year warranty for eligible applicants.*

09 QUALITY INSPECTIONS

We rise to the challenge and offer 9 milestone inspections with internal and external contractors to ensure we deliver work meeting all appropriate building standards.

07 STAR ENERGY RATING

In an effort to ensure we are building homes made for our children's future, we ensure all builds are met with a six star energy rating as standard upon handover.





Richard Paris, Tony Bryan and Josh Green.



Darren Lockyer

WE TRY HARDER TO BE A LITTLE BIT *better*

WE ARE LOCALS

PRIVATELY OWNED

We are not a franchise or some big interstate company. We are local employed trades and professionals who support our community, with three Directors who remain involved in everyday operations.

ATELIER STUDIO

AWARD WINNING

With assistance from our Atelier Design experts, you can see, touch and select every aspect of your home without leaving our design studio. Offering the ultimate creative experience, enjoy the benefits of a hassle-free selection.

WISHLIST PARTNERS

10+ YEARS STRONG

We are proud to deliver construction work that enriches and sustains our local communities. Donating over \$1.1 million to Wishlist Foundation, we are raising much needed funds to enhance our local public health services.

BUY LOCAL FIRST

OUR POLICY

Our commitment to our community extends to our Buy Local First policy, with a focus on building homes built by local trades and Queenslanders. Wherever possible, we source locally-made products from within our region.







Build **WITH** **CONFIDENCE**

THE FOUNDATIONAL STUFF

INVESTIGATIONS

Soil report including N3 wind rating - site dependant
Contour survey

ENGINEERING

Engineered slab design
M Class engineer certification of concrete slab

EARTHWORKS

Allowance for up to 500mm of cross fall

CONNECTIONS

All service connections for a standard 600sqm block

PEACE OF MIND

CONTRACT

HIA 'Peace of mind' building contract

COUNCIL FEES

All preliminary council fees - region specific

INSURANCE

QBCC Insurance fee as per legislation

MAINTENANCE

12 month maintenance warranty

BUILDERS GUARANTEE

6 years and 6 month structural guarantee

TERMITE PROTECTION

Chemical blanket termite barrier

DESIGN STUDIO



State-of-the-art and client-focused, the Atelier showroom is one-of-a-kind. Bright, luxurious and welcoming, Atelier offers the ultimate creative experience for every client. Enjoy the ability to see, touch and imagine every element of your new home from the shape of a bathroom sink, selection of your front door, how a COLORBOND® steel roof looks in the sunshine, to how different flooring options feel underfoot. Here, you have the opportunity to select every aspect of your home without leaving the building.







PERSONALISE YOUR *Home*

LENGTH

Half - Full day

ATTENDEES

Future home owner(s) and Atelier Design Expert

GOAL

Enjoy a day spent with our Atelier Design Expert who will guide you through the process of personalising your beautiful new home from your roof and façade, through to your door handles, tapware, and paint colours.

WHAT TO BRING OR PREPARE

This is where the fun begins! Bring your questions, mood boards and finalised budget. Make sure you read through our colour selection guide, so you will know exactly what to expect. The team will cover all colour areas of your home from your roof, facade, cabinetry, flooring, walls and paint.

ACTIONS AFTER THE APPOINTMENT

Kick back and relax! Once we have finalised all the colours, our team will begin to order these items to progress the build of your home. Your Client Liaison Officer will be in touch to talk you through the next stages of your build journey.

Please note: Your colour selection appointment will focus on selecting colours, hardware and finishes for your home. Floorplans, Electrical Plans and Cabinetry Plans have already been captured in your contract specification and working drawings. Therefore, these plans are only referenced in regards to your selections.

THE KEY TO A BEAUTIFULLY FINISHED HOUSE IS THE WAY IT STARTS



A building frame made from BlueScope's TRUECORE® steel is strong, straight and precise, won't twist or warp over time and won't catch fire. TRUECORE® steel is termite and borer proof - so it's no wonder that the inner strength of TRUECORE® steel is the future of framing.





First **IMPRESSIONS LAST**

A ROOF MADE FROM COLORBOND® STEEL MAKES PERFECT SENSE.

Strong, beautiful and durable COLORBOND® steel is tried and tested in Australian conditions to look great and deliver outstanding, long life performance. With 22 colours in the range, you can choose a roof colour that sets the theme for your whole home, or complements your other building material choices. In particular, you can 'mix and match' colours with your gutter, fascia and downpipes made from COLORBOND® steel. Furthermore, the range of thermally efficient light colours can help to keep your home cooler on hot, sunny days.







STREET *Appeal*

EXTERNAL DETAILS

ENTRY DOOR

Hume XN5 paint grade clear glazed entry door

ENTRY HANDLE

Gainsborough Lever Handle 8901ANG with deadlock
Gainsborough Ambassador door furniture

GARAGE DOOR

Automatic panel lift door with remotes - where applicable

WINDOWS AND DOORS

Dowell quality aluminium powder coated windows and sliding doors

ROOF

Sarking and insulation to Australian 6 star standards
Roof, fascia and gutters available in COLORBOND® steel

CLADDING

James Hardie Cladding - facade dependant

FLYSCREENS

To windows and sliding doors

BRICKS

Austral Bricks or PGH Bricks from AUSMAR's standard range

POSTS

90x90mm dressed laminated merbau posts

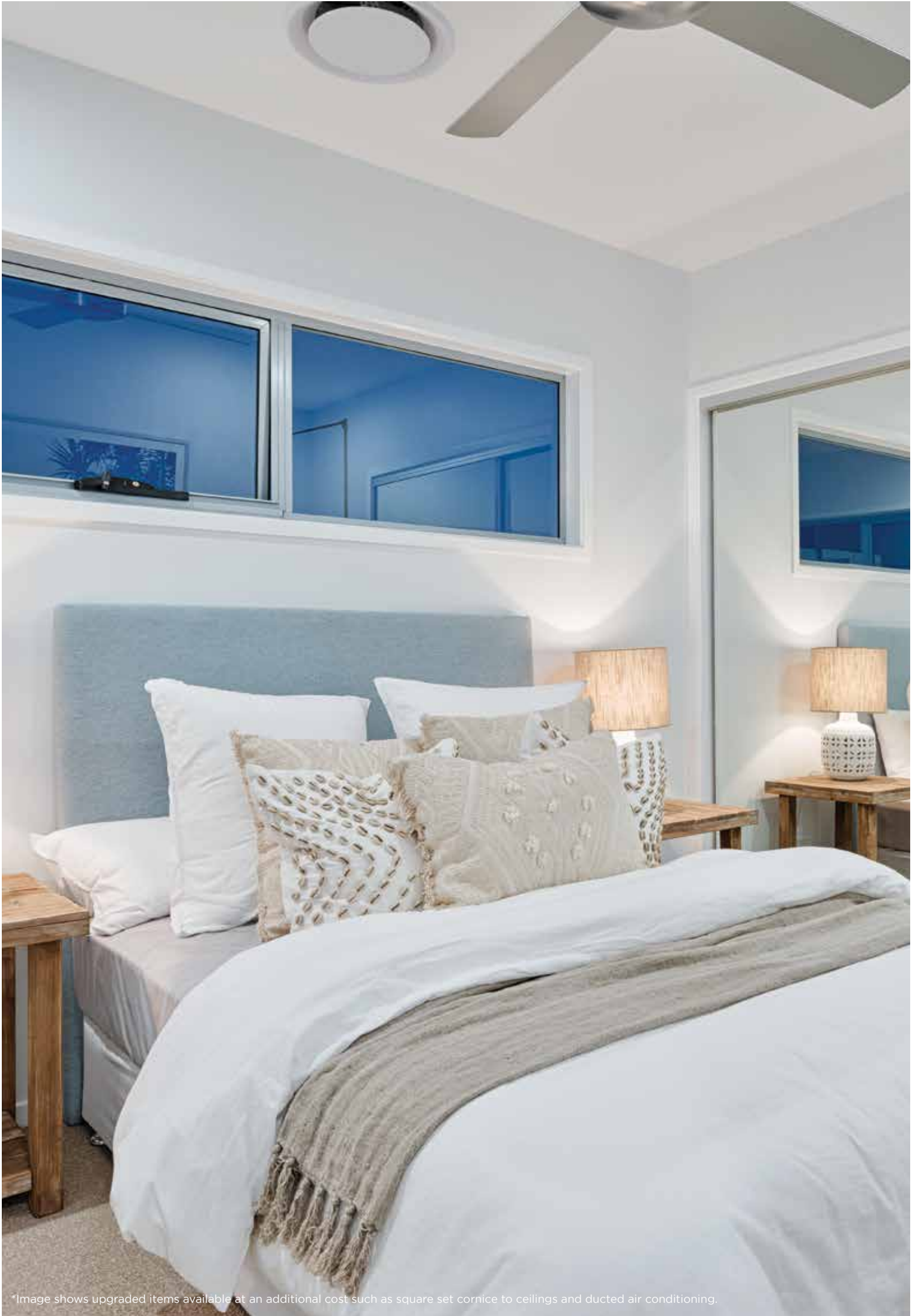
PAINT

Dulux Weathershield® paint to Australian standards

A HOME YOU'LL
LOVE TO COME
Home TO







*Image shows upgraded items available at an additional cost such as square set cornice to ceilings and ducted air conditioning.

Style **FOR** **EVERY HOME**

INTERNAL DETAILS

PAINT

Dulux Wash&Wear® paint to Australian standards

PLASTERBOARD

10mm plasterboard to all internal walls and ceilings

CEILING HEIGHT

2400mm ceiling height throughout

CORNICE

90mm cornice throughout

SKIRTING AND ARCHITRAVES

66x11mm pine splayed skirtings

42x11mm pine splayed architraves

INTERNAL DOORS

Flush panel doors throughout

DOOR HARDWARE

Gainsborough Choice series door furniture

SHELVING

White melamine shelving to all robes, linen and pantry

WARDROBE DOORS

Built in robes with mirror insert sliding doors

STAIRS

Cover grade stairs - where applicable



FLORENCE LEVERSET
BC / SC



AMELIA LEVERSET
BC / SC



CARLA LEVERSET
BC / SC



LIANNA LEVERSET
BC / SC



BAILEY LEVERSET
BC / SC



OLIVE LEVERSET
BC / SC



WHERE FAMILY COMES

together

THE KITCHEN IS THE HEART OF THE HOME

CABINETS

Custom made 2100mm high joinery throughout
including overhead cupboards
Secondary Laminex® colour to kitchen cabinetry

BULKHEAD

MDF bulkheads to all overhead cupboards

SINK

AFA Flow double bowl sink inset 1 taphole
Mizu Soothe kitchen sink mixer with square outlet

TILING

Ceramic tiling from AUSMAR's standard range to splashback
as per plan

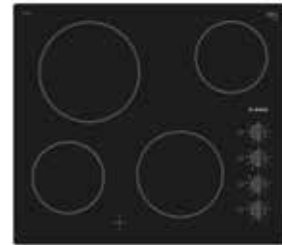


ENTERTAIN IN STYLE



MIXER

Mizu Soothe sink mixer sqr outlet CP



COOKTOP

Bosch 600mm ceran cooktop



OVEN

Bosch 600mm multi-function oven

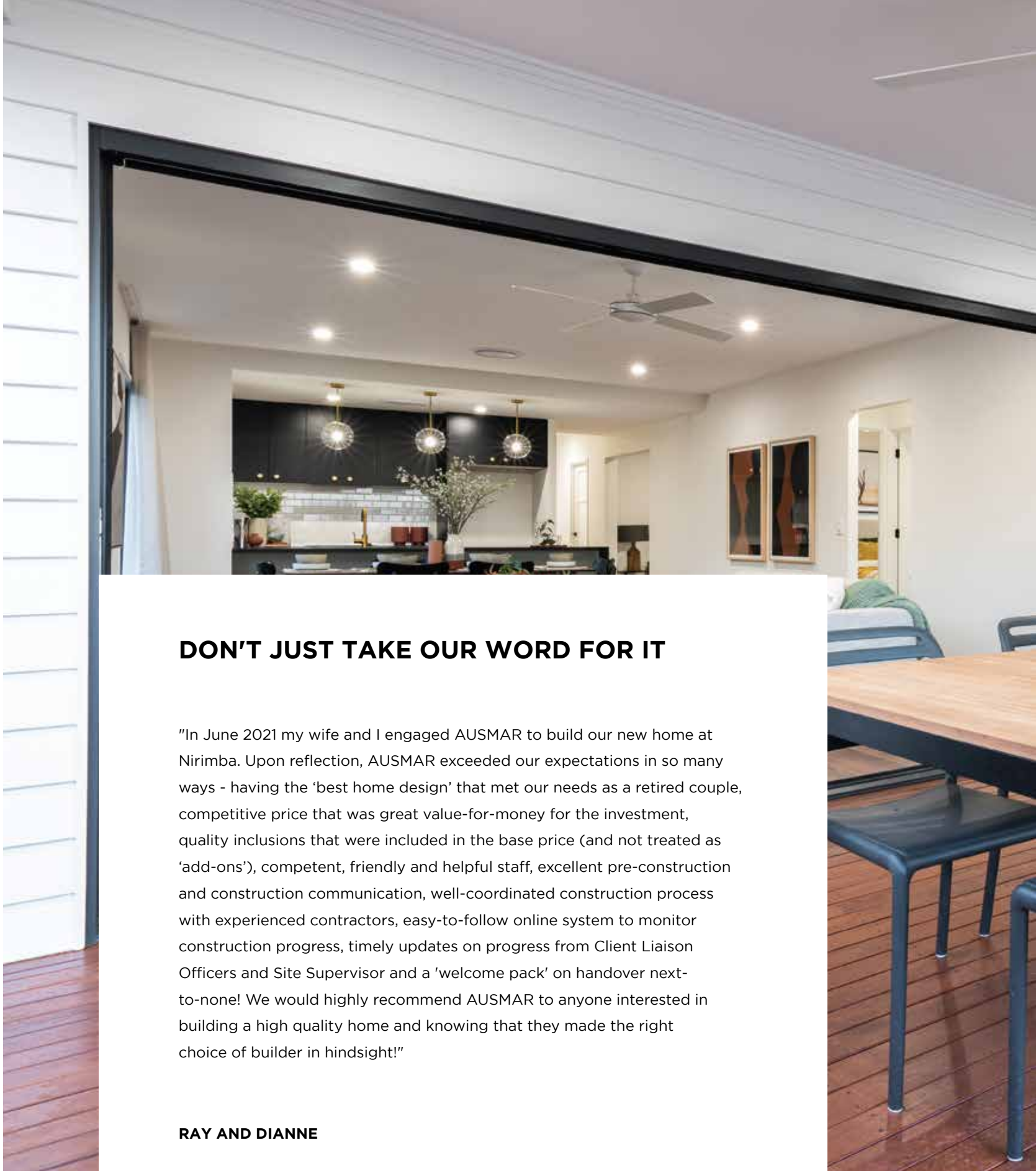


RANGEHOOD

Recirculating slideout 600mm rangehood

*Image shows upgraded items available at an additional cost such as splashback tiling, stone benchtop, undermount sink, tapware, shelving and LED strip lighting.

HAVE YOU HEARD?



DON'T JUST TAKE OUR WORD FOR IT

"In June 2021 my wife and I engaged AUSMAR to build our new home at Nirimba. Upon reflection, AUSMAR exceeded our expectations in so many ways - having the 'best home design' that met our needs as a retired couple, competitive price that was great value-for-money for the investment, quality inclusions that were included in the base price (and not treated as 'add-ons'), competent, friendly and helpful staff, excellent pre-construction and construction communication, well-coordinated construction process with experienced contractors, easy-to-follow online system to monitor construction progress, timely updates on progress from Client Liaison Officers and Site Supervisor and a 'welcome pack' on handover next-to-none! We would highly recommend AUSMAR to anyone interested in building a high quality home and knowing that they made the right choice of builder in hindsight!"

RAY AND DIANNE

" WE WOULD HIGHLY RECOMMEND AUSMAR TO ANYONE INTERESTED IN BUILDING A HIGH-QUALITY HOME . "



ENJOY A DEEP SENSE OF *Rest*

We know how busy life can be, which is why we understand the importance of a bathroom. We have taken the time to design a space that not only inspires you, but also allows you to wind down and find some much-needed solitude from the every day.

For many people, a bathroom is also an extension of personality and style. So, no doubt you will enjoy our range of quality inclusions and bathroom accessories to create the perfect bathroom design for your home building dreams.





A MOMENT OF SOLITUDE



VANITY

Wall hung vanity unit
 Mizu Soothe basin mixer
 Posh Solus vanity basin(s) 525x450mm
 Frameless mirrors to all bathrooms - length of vanity



BATH

Posh Solus bath outlet
 Mizu Soothe bath mixer
 Base acrylic bath 1520x715x380mm



ACCESSORIES

Mizu Drift toilet roll holder
 Mizu Drift 700mm double towel rail

TOILET

Posh Solus round close coupled BTW toilet

SHOWER

Posh Domaine rail shower round
 Mizu Soothe shower mixer
 Semi-frameless shower screens
 Shower niche to bathroom(s) 400x600mm



WALLS

6mm villaboard to all wet area walls
 Ceramic tiling from AUSMAR's standard range to all wet areas as per plans

FALLING IN *love* WITH



*Image shows upgraded items available at an additional cost such as feature tiling, additional cabinetry, stone benchtops, mirror sliding doors, and tapware.

LAUNDRY



ONE LOAD AT A TIME



LAUNDRY TROUGH

Base laundry trough and cabinet



SINK MIXER

Ivy Swivel sink mixer MK2 chrome



WASHING MACHINE STOPS

Arco right angle washing machine stops

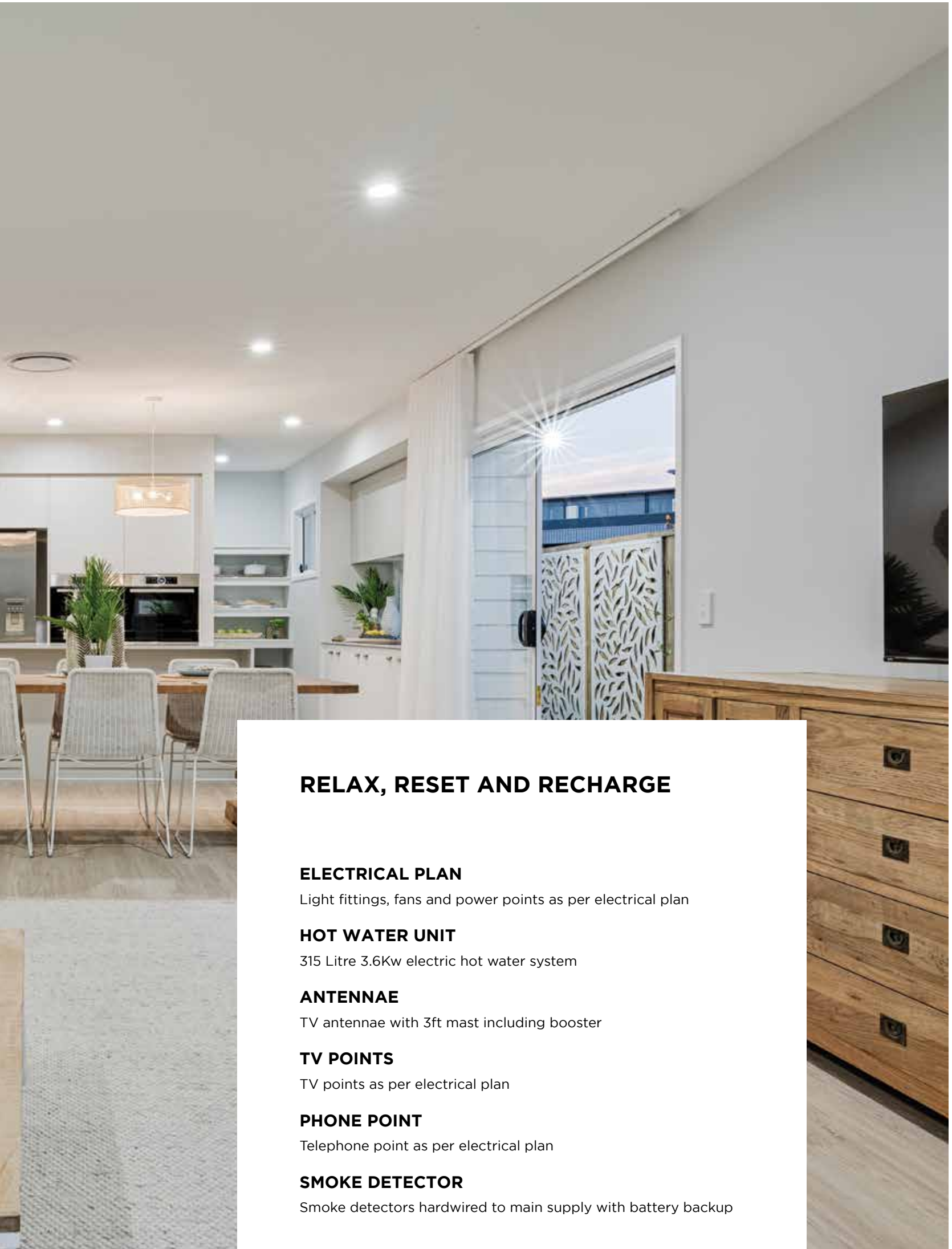
WALLS

6mm villaboard to all wet area walls
Ceramic tiling from AUSMAR's standard range to all wet areas as per plans

BRIGHTEN UP YOUR *Day*



*Image shows upgraded items available at an additional cost.



RELAX, RESET AND RECHARGE

ELECTRICAL PLAN

Light fittings, fans and power points as per electrical plan

HOT WATER UNIT

315 Litre 3.6Kw electric hot water system

ANTENNAE

TV antennae with 3ft mast including booster

TV POINTS

TV points as per electrical plan

PHONE POINT

Telephone point as per electrical plan

SMOKE DETECTOR

Smoke detectors hardwired to main supply with battery backup

A LITTLE BIT *extra*

YOUR DEDICATED TEAM

NEW HOME CONSULTANT

Your New Home Consultant is here to guide you through the home building 8 step process. They are your point of contact for capturing your design brief and pairing you with a home best suited for your lifestyle and budget. They will discuss your contract inclusions, plan amendments, land details, finance quotations, as well as, next steps.

CLIENT LIAISON OFFICER

Dedicated to bringing your dream home to life, your Client Liaison Officer will be your main point of contact responsible for delivering updates on your build, answering all questions, queries, concerns, as well as managing and overseeing all paperwork submissions with AUSMAR suppliers. Their goal is to ensure a smooth build journey for all involved and ensure you remain confident every step of the way.

CONSTRUCTION MANAGER

Your Construction Manager ensures day to day operations run smoothly between on-site trades, supervisors, and suppliers. The Construction Manager is your construction team's go-to for building assistance, quality, consistency and finding solutions to project roadblocks should they arise.

CONSTRUCTION SUPERVISOR

Your dedicated Construction Supervisor ensures the safety of all subcontractors and visitors to your site. They also oversee the entire construction process, manage project plans, provide direction, next steps, reporting, and any related paperwork to keep you informed and up to date.

SAFETY MANAGER

Our dedicated AUSMAR Safety Manager is responsible for supporting our construction teams with regular project site visits to assess working conditions and safety compliance. These activities include risk management assessments, early risk detection and implementation of risk mitigation techniques, all the while maintaining a focus on preserving estimated timelines where possible.

AFTER CARE SPECIALIST

Your After Care Specialist is responsible for carrying out your 12 month statutory warranty inspection for non-structural defects within your home. If any work needs to be carried out from here, your After Care Specialist will oversee the entire process, liaising with trades and suppliers in an effort to minimise any impact to your day to day.



Andrew Robilliard





IT'S WELL WORTH
THE *Wait*

BRAND PARTNERS



TRUECORE® steel is made by BlueScope, the manufacturers of COLORBOND® steel. TRUECORE® steel is made to all relevant Australian standards and tested for quality and consistency.



A roof made from COLORBOND® steel makes perfect sense. Strong, beautiful and durable COLORBOND® steel is tried and tested in Australian conditions to look great and deliver outstanding, long life performance.



Bosch Home Appliances is dedicated to providing intelligent, reliable, and appealing solutions to make life a bit easier every day. This underscores Bosch's ambition to create technology that always serves a purpose: their products are there whenever people need them, and harmonize with the home environment when they are not - always supportive, never obtrusive.



Laminex® has been a proud Australian manufacturer for over 85 years. During that time, they have grown from a tin shed in Melbourne to multiple large-scale manufacturing plants in city and country locations right around Australia.



The Reece business began in 1919 when Harold Joseph Reece commenced selling hardware products from the back of his truck. Today, they operate Australia's largest plumbing and bathroom supplies business. These products are sourced both locally and internationally which you can find in over 600 locations across Australia.



National Tiles was established in 1979 by founder, Frank Walker. Today the company is a market leader in wall and floor tiles and hard surface flooring.



Dulux has been helping Australians change their homes and communities since 1918. Over the decades, they've become the nation's favourite paint and have been voted the most trusted paint brand in Australia for the last nine years in a row (Reader's Digest, 2021). Their innovation, premium quality and even their famous dog have made Dulux an Australian icon. That's why we believe 'If it's worth doing, it's worth Dulux.'





FOLLOW YOUR BUILD *Journey*



Buildertrend provides us with real-time, 24/7 access to our client builds. We can update schedules, change orders, chat directly with staff, clients and trades, from any device, anywhere.

FILES

All your documents, photos and videos associated with your build journey are located within Buildertrend.

DAILY LOGS

Our daily logs keep you updated each week on what has happened and coming up on your build.

SCHEDULING

The backbone to Buildertrend is to manage all of our build journey's and track progress. Our construction team can update the build schedule which is 'live' and notifies the subcontractors linked to the project.

WARRANTY

All warranty information and claims are also centrally located within Buildertrend.



HOME AT *last*

AUSMAR

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1800 AUSMAR | ausmar.au



Bluescope: *Warranty currently offered for residential applications only and is subject to application and eligibility criteria. Commercial warranties may be available on application. For full terms and conditions and to determine the eligibility of your building for a warranty visit [warranties.bluescopesteel.com.au](https://bluescopesteel.com.au) or call BlueScope on 1800 800 789. Warranties provided by BlueScope do not affect consumer rights under the Australian Consumer Law.

Disclaimer: This publication is to be used as a guide only and does not replace the specification itemised in your contract. AUSMAR reserves the right to substitute individual products if the product has been discontinued, is unavailable or has changed range category. This guide includes a selection of our available product range; however, you can view more options at your Atelier colour selection appointment. Colours and images shown in the guide may not represent the true colour and will vary based on screen and/or printer calibration. Please refer to physical supplier sample for accurate product finish.

AUSMAR Homes Pty Ltd trading as AUSMAR Homes QBCC 1083000
COLORBOND® and TRUECORE® are registered trade mark of BlueScope Steel Limited.
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