



Swanbuild
HOMES

**STANDARD INCLUSIONS,
PRICELIST & CLIENT INFORMATION**

EXPERIENCE THE SWANBUILD DIFFERENCE



Hello and welcome!

We are excited that you are considering Swanbuild as your new home builder.

At Swanbuild we believe that part of our role as modular home builders is to ensure your experience of building a new home is an exciting and rewarding process from start to finish. After all, your home is so much more than just a financial investment. It's your place to relax, unwind and fulfill your lifestyle goals.

Our factory build process that allows us to build your home efficiently and with no delays from weather or other external factors means that there will be minimal disruption to your site, and you'll be in your new home faster – saving you money on rent or other interim costs along the way!

In addition to our fast turnaround time, other benefits of Swanbuild homes include:



Large range of home designs.



We build in city to country locations – and you'll know any charge for outlying areas if additional transport is required upfront.



Our Life Made & Sustainable Living Packages allow you to tailor your home to suit your needs and lifestyle.



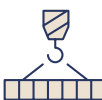
Finance-friendly – minimal drawdown time is required before you can reap the benefits from your outlay or start achieving a return on your investment.



Design to delivery – we'll work with you every step of the way, from initial planning and approvals, to delivering your home to site – where it's set for the final touches, ready for you to move in.



Your home is built in a fully controlled environment – all building materials are kept undercover from the outset. Unlike traditional onsite building, your investment is protected from weather and other external factors during the build stages.



Integrated building system – your home is built in the factory while the site is prepared, before being delivered and installed within a week or two once the site is ready.



A home for everyone – Choose from 3 Packages that offer you different levels of inclusions, and a variety of finishes designed to suit your priorities, needs and budget.

MEET THE TEAM



Here at Swanbuild, we know that making the move to your dream home can seem like a daunting and complicated experience. That's why our goal is to work with you at every step of the way through your build journey.

We'll help take away the stress, so you'll be able to get into your new modular home and begin living your lifestyle dream as simply and speedily as possible.

We're proud to be a family business, and as such we know just how important it is to offer a personal, friendly and informative service to you all the way through your project.

Our Client Relationship team



Elisa Taig
Chief Customer and
Operating Officer
Bendigo & Swan Hill
0480 129 112



Brodie Pilcher
New Home Consultant
Bendigo
03 5036 0009



Crewe Thomas
New Home Consultant
Bendigo
03 5036 0032



Dan Lavey
New Home Consultant
Swan Hill
0448 426 586



Ian Craig
New Home Consultant
Swan Hill
0487 008 020

'I have found Swanbuild customer service to be exceptional. During planning the team were patient, agile and helped me find a plan that was the best fit for my lifestyle. They actively worked with me to ensure I stayed within budget and they responded quickly to questions and queries.'

Satisfied Swanbuild customer

Packages Tailored to Your Needs

At Swanbuild we know that there's no such thing as a 'one size fits all' approach when you're building your new home. Everyone has different needs, are at different stages in their life and have different requirements when it comes to budget, time and location.

That's why we've put together 3 packages for you to choose from, each offering a range of different styles and designs tailored towards what you are looking for in a home.

From our Simply Home package that gives you cost-saving styles, to our Life Made package where you'll get a home packed with premium inclusions, to our Sustainable Living package that looks to an eco-friendly and healthier future for you and the environment, we make finding the right home a breeze.

So whatever your new home looks like, whatever your budget and whatever your needs, we can help make your dream home a reality.



SIMPLY HOME

Whether you're a first-time buyer, looking for your first family home or an investment property, our Simply Home package offers a cost-effective way to get your new home.

These designs have been thoughtfully put together to create a home that features all the space you need, and optimised for quick council submissions and build times.

All you have to do is choose from one of the available floor plans, select from the internal and external colour scheme options and you'll get a home curated by us, featuring only the inclusions you need, ready for you to add the finishing touches. Our Simply Home package provides you with a high-quality home with all the basics, so that we can complete the build within your timeframe and budget.





LIFE MADE

This collection of beautiful, timeless designs help you make the most of your land and surroundings.

No matter what your ideal home looks like, you're sure to find the right one for you with our Life Made Package that features everything from classic country to contemporary coastal homes.

Packed full of premium inclusions and with a long list of options for you to choose from, you can tailor your design to match your lifestyle with optional upgrades – if you're after a forever home, holiday retreat or want to downsize to a place that works better for you, your new dream home will be made for living.



SUSTAINABLE LIVING

Invest in your future with a healthy, energy-efficient home; while doing the best by the environment, today.

Improve your home's energy rating by upgrading with timber subfloor, PVC windows and elevated insulation levels across different areas of the home including under flooring.

Supremely comfy all year round, keeping you cool in summer and warm in winter, an energy efficient home helps you make long-term savings on energy bills, so your new home will be kinder to your health, and kinder to the environment.



Facade illustrations are representations and some elements may differ on the build.

YOUR JOURNEY WITH SWANBUILD



At Swanbuild, we like to make sure that you know exactly what to expect throughout your build.

That's why we divide your journey to your new home into 12 steps, so you always know exactly where you are in the process and are clear of what's still to come. It also means we can be more precise with timeframes and allows us to answer any questions you have about upcoming steps, so that you always have all the information you need from start to finish!



Part Deposit Agreement

Our Part Deposit Agreement sees you through the first 8 steps of your new home build, to your building contract, at which point you commit to building your new home with Swanbuild.

If you would like to find out more about a Part Deposit Agreement, please reach out to a member of the Swanbuild team.

Inclusions Packages

We know that everyone is searching for something different when it comes to what's included in a home. That's why we've put together 3 packages that offer different levels of inclusions as standard, so that you can choose the one that's right for you...

| | SIMPLY HOME PACKAGE | LIFE MADE PACKAGE | SUSTAINABLE LIVING PACKAGE |
|---|---------------------|-------------------|----------------------------|
| INCLUSIONS | | | |
| Wide range and options for internal and external colours, fixtures and finishings | | ✓ | ✓ |
| 3 External colour scheme options and 2 internal colour scheme options | ✓ | | |
| Ceilings: Level ceilings are 2.7m high on all designs apart from Contemporary designs with 75mm cornice throughout. Ceilings may be raked in living areas (dependent on the house design). If any raked ceiling option is chosen, it will be square set rather than corniced | Optional upgrade | ✓ | ✓ |
| Ceilings: Level ceilings are 2.4m high on all designs | ✓ | | |
| Roof Pitch: 24-degree, pitched heavy duty fold down system (where included on floor plan) | Optional upgrade | ✓ | ✓ |
| Roof Pitch: 15-degree, truss roof system (where included on floor plan) | ✓ | | |
| Cladding: Either corrugated cladding (horizontal), weatherboard (horizontal) or Axon cladding (vertical) or equivalent, painted in your choice of colour. External intermodular joints are positioned to minimise visibility once painted. External trims to windows | | ✓ | ✓ |
| Cladding: Corrugated cladding (horizontal) or 9mm fibre cement hardiplank cladding | ✓ | | |
| STRUCTURAL | | | |
| Chassis & sub-floor: Galvanised RHS steel floor joists on fully welded galvanised heavy-duty engineered SHS strongback base | ✓ | ✓ | ✓ |
| Chassis & sub-floor: Heavy duty termite treated timber floor joists and bearer system | | | Optional upgrade |
| Stumps: Heavy duty galvanised adjustable stump system | | ✓ | ✓ |
| Stumps: Heavy duty galvanised stump system | ✓ | | |
| Flooring: Termite-treated 19mm premium moisture resistant board glued and fixed to steel sub-floor | ✓ | ✓ | ✓ |
| Flooring: Termite-treated 19mm premium moisture resistant board glued and fixed to timber sub-floor | | | Optional upgrade |
| Underfloor insulation: Compressed 60mm polystyrene for 7 Star Energy Rating | ✓ | ✓ | ✓ |
| Underfloor insulation: Compressed 200mm polystyrene (in lieu of 60mm) for higher energy rating | | | Optional upgrade |
| Wall & roof framing: Termite-treated structural timber with a minimum size of 90mm x 35mm @450mm centres | | ✓ | ✓ |
| Wall & roof framing: Termite-treated structural timber with a minimum size of 90mm x 35mm @600mm centres | ✓ | | |

| | SIMPLY HOME PACKAGE | LIFE MADE PACKAGE | SUSTAINABLE LIVING PACKAGE |
|--|---------------------|-------------------|----------------------------|
| Wall bracing: Structural sheet bracing to all external walls and internal joining walls | ✓ | ✓ | ✓ |
| Split skillion roof designs: Includes raked ceilings to kitchen/meals/family areas with 2.4m wall height | | ✓ | ✓ |
| Roofing: Low maintenance corrugated metal roofing, fascia and guttering, in your choice of colour | ✓ | ✓ | ✓ |
| Roof sarking: R1.5 fire retardant blanket/foil installed under all roofing iron | ✓ | ✓ | ✓ |
| Insulation: R4.0 insulation batts installed above all ceilings and R2.0 insulation batts to all external walls | ✓ | ✓ | ✓ |
| Insulation: R6.0 insulation batts installed above all ceilings (in lieu of R4.0) and R2.5 external wall batts with an additional R2.5 foam and battens to all external walls (in lieu of R2.0), total of R5.0 | | | Optional upgrade |
| Eaves: All eaves are 300mm wide or as per standard plan and lined with durable 4.5mm HardieFlex | ✓ | ✓ | ✓ |
| Windows: Double-glazed Low E aluminium sliding windows throughout with keyed security locks and flyscreens | | ✓ | ✓ |
| Windows: Double-glazed aluminum sliding windows throughout with keyed security locks and flyscreens | ✓ | | |
| Windows: PVC window frames including double glazing with Low E glass throughout with keyed security lock and flyscreens | | | Optional upgrade |
| Baseboards: 16mm × 180mm sub-floor horizontal fibre reinforced cement baseboards | Optional upgrade | ✓ | ✓ |
| Front door: High quality 40mm solid panel 820mm × 2040mm front entry door | ✓ | ✓ | ✓ |
| Rear door: Quality Duracote flush-panel external door to rear | ✓ | ✓ | ✓ |
| Expansion joints: Added above some windows and doors | ✓ | | |
| Internal wall lining: 10mm painted plasterboard throughout | ✓ | ✓ | ✓ |
| Internal mouldings: Gloss painted 67mm × 18mm MDF skirtings/architraves and window reveals throughout | ✓ | ✓ | ✓ |
| Internal doors: Gloss painted flush panel internal doors with chrome finish or satin chrome finish door furniture (your choice of lever) | ✓ | ✓ | ✓ |
| Painting: 3 coat system throughout external and internal areas. External Merbau steps and decking (if applicable) treated with natural oil | | ✓ | ✓ |
| Painting: 3 coat system throughout external and internal areas. External steps and decking coating excluded and will be required by the owner to coat 6 weeks after installation | ✓ | | |
| Storage: Built-in linen press with four shelves (if shown on plan) | ✓ | ✓ | ✓ |
| Hot water service: 26 Litre/min continuous flow 6-star Gas HWS, with safety tempering valve to prevent scalding | ✓ | ✓ | ✓ |
| Bushfire Attack Level: BAL 12.5 rating | | ✓ | ✓ |
| Bushfire Attack Level: BAL Low | ✓ | | |

| | SIMPLY HOME PACKAGE | LIFE MADE PACKAGE | SUSTAINABLE LIVING PACKAGE |
|--|---------------------|-------------------|----------------------------|
| FLOORING | | | |
| Kitchen & meals: Vinyl Plank floorboards to kitchen and meals | Optional upgrade | ✓ | ✓ |
| Laundry, entry & all wet areas: Ceramic tiles laid on reinforced hardboard sheeting up to 300mm × 600mm size | ✓ | ✓ | ✓ |
| Living area, bedrooms & all other rooms: Quality carpet laid on 10mm foam underlay | Optional upgrade | ✓ | ✓ |
| CABINETRY | | | |
| Kitchen: Moisture resistant kitchen cabinets, including adjustable shelves, with 20mm quartz stone benchtops in your colour choice from standard range | Optional upgrade | ✓ | ✓ |
| Moisture resistant kitchen cabinets, including adjustable shelves, with 33mm Laminex benchtops, selected from standard range | ✓ | | |
| Overhead wall cupboards (where shown on plan) | ✓ | ✓ | ✓ |
| Separate pantry with melamine shelves (where shown on plan) | ✓ | ✓ | ✓ |
| Bathrooms & ensuite: Custom made Laminex cabinetry with one set of drawers | | ✓ | ✓ |
| Bedroom/study: Built-in robe with flush panel sliding doors and durable melamine shelves (where shown on plan) | ✓ | ✓ | ✓ |
| Combination of full-length overhead shelf 1700mm high, 600mm wide shelf unit with four shelves and hanging space in each robe shown on plan | | ✓ | ✓ |
| Full-length overhead shelf 1700mm high and hanging space in each robe | ✓ | | |
| Laundry: Moisture resistant cabinets as per plans, including adjustable shelves with 33mm Laminex benchtops selected from standard range | Optional upgrade | ✓ | ✓ |
| PLUMBING/FIXTURES/FITTING | | | |
| Kitchen: Chrome-plated Wels 5-Star brass mixer tap | ✓ | ✓ | ✓ |
| Splashback – ceramic tiled to 600mm high (700mm high if gas cooktop) | ✓ | ✓ | ✓ |
| 1 & ¾ bowl stainless steel flush-line sink with drainer – 1080 × 480 × 190mm | ✓ | ✓ | ✓ |
| Laundry: Chrome-plated Wels 5-Star brass mixer tap | ✓ | ✓ | ✓ |
| Chrome-plated washing machine stops | ✓ | ✓ | ✓ |
| Custom Laminex extended bench, cabinetry and 45L insert trough | ✓ | ✓ | ✓ |
| Splashback ceramic tiled to 600mm high behind laundry tub | ✓ | ✓ | ✓ |
| Ceramic skirting tile 100mm high around all walls | ✓ | ✓ | ✓ |

| | SIMPLY HOME PACKAGE | LIFE MADE PACKAGE | SUSTAINABLE LIVING PACKAGE |
|--|---------------------|-------------------|----------------------------|
| Bathroom/ensuite: | | | |
| Chrome-plated Wels 5-Star brass tapware | ✓ | ✓ | ✓ |
| Chrome-plated brass towel rail | ✓ | ✓ | ✓ |
| Wet area rated plasterboard wall linings | ✓ | ✓ | ✓ |
| Double coat waterproofing on floor/walls as per BCA standards | ✓ | ✓ | ✓ |
| Laminated glass shower screen 2100mm high | ✓ | ✓ | ✓ |
| Ceramic wall tiles to 2100mm high on walls | | ✓ | ✓ |
| Ceramic wall tiles to 2000mm high in showers and 600mm high above bath, 200mm high above vanity and skirting tile 100mm high around walls | ✓ | | |
| 1100mm high wall mirror above vanity – 750, 900 or 1200mm (to suit vanity length) | ✓ | ✓ | ✓ |
| 600mm glass/chrome shower shelf | ✓ | ✓ | ✓ |
| Built-in acrylic bath with ceramic tiled surround (where included on plan) | ✓ | ✓ | ✓ |
| Walk in tiled shower to ensuite with fixed glass screen | ✓ | ✓ | ✓ |
| WC: | | | |
| Dual-flush toilet suite with soft-close seat | ✓ | ✓ | ✓ |
| Chrome-plated toilet roll holder | ✓ | ✓ | ✓ |
| Skirting tile 100mm high around all walls | ✓ | ✓ | ✓ |
| HEATING, VENTILATION & COOLING | | | |
| Air conditioning: Supply & installation of quality Daikin OR Mitsubishi Heavy Industries reverse cycle 9kW inverter split system in living area | | ✓ | ✓ |
| Exhaust fans: Fitted in ensuite, bathroom and WC | ✓ | ✓ | ✓ |
| ELECTRICAL FIXTURES & FITTINGS | | | |
| Power points & switches: Clipsal Iconic Series Vivid White with DIY swappable skins for flexible future decorating options | ✓ | ✓ | ✓ |
| Heatlamps: Option of 2 or 4 light Clipsal Tastic heatlamp in both bathroom and ensuite | | ✓ | ✓ |
| Double power points as follows: | | | |
| 2 in each living area | ✓ | ✓ | ✓ |
| 2 in kitchen (in addition to dedicated appliance power points) | ✓ | ✓ | ✓ |
| 2 in bedrooms/study | ✓ | ✓ | ✓ |
| 1 in laundry | ✓ | ✓ | ✓ |
| 1 in each bathroom/ensuite | ✓ | ✓ | ✓ |
| 1 in any other habitable rooms | ✓ | ✓ | ✓ |
| Internal lights: Batten-fix lights with glass shade and LED globe throughout and 3-light LED bar spotlight in kitchen | | ✓ | ✓ |
| Internal lights: Batten-fix lights and LED globe throughout | ✓ | ✓ | ✓ |
| External lights: One wall-mounted external light adjacent to each external door in a range of styles and colours | ✓ | ✓ | ✓ |

| | SIMPLY HOME PACKAGE | LIFE MADE PACKAGE | SUSTAINABLE LIVING PACKAGE |
|---|---------------------|-------------------|----------------------------|
| Smoke detection: Hard wired smoke detector/s as per BCA Clause 3.7.2.3 | ✓ | ✓ | ✓ |
| Switchboard location: Secure internal location (eg. pantry/laundry) for convenient and safe access to circuit breakers | ✓ | ✓ | ✓ |
| Safety switch: RCD (earth leakage) protection of all circuits as per AS/NZS3000 | ✓ | ✓ | ✓ |
| Isolation switches: Fitted to any electric stove and air conditioner as per AS/NZS3000 | ✓ | ✓ | ✓ |
| KITCHEN APPLIANCES | | | |
| Cooktop: Westinghouse 600mm gas or 600mm ceramic electric cooktop | ✓ | ✓ | ✓ |
| Oven: Westinghouse 600mm fan-forced underbench oven | ✓ | ✓ | ✓ |
| Rangehood: Westinghouse 500mm integrated rangehood, dark stainless steel | ✓ | ✓ | ✓ |
| WINDOW FURNISHINGS | | | |
| Blinds: Block out roller blinds to all windows in your choice of colour | Optional upgrade | ✓ | ✓ |
| DELIVERY & ON-SITE CONSTRUCTION | | | |
| Finished floor level: Minimum 650mm FFL based on a level site only | ✓ | ✓ | ✓ |
| Foundations: Heavy duty engineered footing system compliant with W41 wind rating (41m/second or 148 km/hour). Included standard footing is 1.2m deep | ✓ | ✓ | ✓ |
| External steps: 2 sets of 1000mm wide Merbau steps including rear steps from laundry door if no deck present | | ✓ | ✓ |
| External steps: 2 sets of 1000mm wide x 570mm (2 Treads) high steps | ✓ | | |
| Intermodular joins: Internal plaster and paintwork fully finished and painted to conceal joins between home sections | | ✓ | ✓ |
| Intermodular joins: Timber molding installed over module joins, painted and matched in with wall colour | ✓ | | |
| Quality inspection: Full internal detail and pre-handover quality check | ✓ | ✓ | ✓ |
| Delivery: Up to 200Km delivery from Swan Hill or Bendigo | | ✓ | ✓ |
| Delivery: Up to 100Km delivery from Swan Hill or Bendigo | ✓ | | |
| MAINTENANCE & WARRANTY | | | |
| 6 months quality assurance maintenance check | ✓ | ✓ | ✓ |
| 10 Year structural warranty | ✓ | ✓ | ✓ |

TAKE A CLOSER LOOK



1. Heavy duty galvanised stump system
2. Duragal® steel engineered truss underfloor frame system
3. Duragal® steel floor joists
4. H2 Termite treated 22mm particleboard flooring
5. H2 Termite treated timber wall framing (environmentally sustainable plantation timber)
6. Wall sheet bracing (extra rigidity and insulation)
7. Thermal R2.0 wall insulation (barrier against heat and cold)
8. Painted plasterboard internal linings
9. Moisture barrier wrap H2 Termite treated timber roof/ceiling framing (environmentally sustainable plantation timber)
10. H2 Termite treated timber roof/ceiling framing (environmentally sustainable plantation timber)
11. Fire-retardant R1.5 blanket/foil cool roof insulation (thermal/acoustic comfort)
12. Thermal R4.0 ceiling insulation barrier against cold and heat
13. Roof sheeting, fascia and guttering
14. Painted low-maintenance cement based cladding
15. Aluminium double glazed windows
16. Linea painted perimeter baseboards (excluding Simply Home Package)
17. H3 treated pine timber verandah posts
18. Merbau decking with oil treatment (optional extra, not standard for Simply Home Package)
19. Compressed polystyrene underfloor insulation



Home pictured may display some upgraded options. Speak with your Swanbuild consultant regarding standard inclusions.

SWANBUILD PRICELIST



At Swanbuild we offer flexibility across our range and our team will work with you to design a home to fit your budget.

We have simplified financial planning by making the total cost of modular homes clear and transparent.

FROM \$200,000–\$249,999

| Simply Home Inclusions Package | SIZE M ² | | SIZE M ² |
|--------------------------------|---------------------|------------|---------------------|
| Ashburn 9 | 79.2 | Madison 8 | 75.6 |
| Brantley 8 | 76.2 | Somerset 9 | 79.4 |
| Bronwood 8 | 73.2 | Elmore 9 | 86.4 |
| Camphor Laurel 9 | 86.6 | Dexter 9 | 86.4 |

FROM \$250,000–\$299,999

| Simply Home Inclusions Package | SIZE M ² | Life Made Inclusions Package | SIZE M ² |
|--------------------------------|---------------------|------------------------------|---------------------|
| Blackwood 12 | 115.1 | Ashburn 9 | 79.2 |
| Brantley 10 | 93.7 | Brantley 8 | 76.2 |
| Brantley 12 | 113.4 | Bronwood 8 | 73.2 |
| Elmore 11 | 100.8 | Chippendale 8 | 76.2 |
| Homestead 10 | 91.2 | Madison 8 | 75.6 |
| Homestead 12 | 115.2 | | |
| Jackson 11 | 97.2 | | |
| Jackson 12 | 111.6 | | |
| Kempton 10 | 91.2 | | |
| Monroe 11 | 99 | | |
| Newton 11 | 100.8 | | |
| Parkston 9 | 86.4 | | |
| Parkston 12 | 112 | | |

Note: Optional Verandahs and Decks – pricing on request. In accordance with our pricing policy, Swanbuild reserves the right to alter standard prices without notice. Prices as of 1st May 2025.

FROM \$300,000–\$349,999

| Simply Home Inclusions Package | SIZE M ² | Life Made Inclusions Package | SIZE M ² |
|--------------------------------|---------------------|------------------------------|---------------------|
| Arlington 15 | 139.2 | Brantley 10 | 93.7 |
| Arlington 13 | 120 | Camphor Laurel 9 | 86.6 |
| Blackwood 13 | 124.8 | Dexter 9 | 86.4 |
| Brantley 14 | 129.7 | Elmore 9 | 86.4 |
| Eden 13 | 121.7 | Homestead 10 | 91.2 |
| Hampton 15 | 139.2 | Jackson 11 | 97.2 |
| Hampton 16 | 144 | Kempton 10 | 91.2 |
| Homestead 15 | 139.2 | Monroe 11 | 99 |
| Prevalent 14 | 130.5 | Newton 11 | 100.8 |
| Somerset 14 | 128.5 | Parkston 9 | 86.4 |
| | | Somerset 9 | 79.4 |

FROM \$350,000–\$399,999

| Simply Home Inclusions Package | SIZE M ² | Life Made Inclusions Package | SIZE M ² |
|--------------------------------|---------------------|------------------------------|---------------------|
| Arlington 17 | 153.6 | Arlington 13 | 120 |
| Blackwood 17 | 153.6 | Blackwood 12 | 115.1 |
| Blackwood 18 | 165.7 | Brantley 12 | 113.4 |
| Homestead 18A | 167.8 | Elmore 11 | 100.8 |
| Homestead 18B | 171.2 | Homestead 12 | 115.2 |
| Trafalgar 14 | 125.2 | Jackson 12 | 111.6 |
| | | Parkston 12 | 112 |
| | | Somerset 14 | 128.5 |

FROM \$400,000–\$449,999

| Simply Home Inclusions Package | SIZE M ² | Life Made Inclusions Package | SIZE M ² |
|--------------------------------|---------------------|------------------------------|---------------------|
| Blackwood 19 | 178 | Arlington 15 | 139.2 |
| Contempo 18 | 163.1 | Avoca 16 | 147.2 |
| Contempo 19 | 171.9 | Blackwood 13 | 124.8 |
| Contempo 20 | 184.6 | Brantley 14 | 129.7 |
| Contempo 22 | 201 | Eden 13 | 121.7 |
| Prevalent 20 | 183.2 | Hampton 15 | 139.2 |
| | | Hampton 16 | 144 |
| | | Homestead 15 | 139.2 |
| | | Mayfair 15 | 134.3 |
| | | Prevalent 14 | 130.5 |
| | | Satinwood 15 | 139.2 |

FROM \$450,000–\$499,999

| Simply Home Inclusions Package | SIZE M ² | Life Made Inclusions Package | SIZE M ² |
|--------------------------------|---------------------|------------------------------|---------------------|
| Homestead 23 | 216 | Arlington 17 | 153.6 |
| | | Avoca 17 | 159.8 |
| | | Benalla 15 | 140.7 |
| | | Blackwood 17 | 153.6 |
| | | Eden 15 | 134.4 |
| | | Hamlyn 15 | 139.6 |
| | | Hamlyn 16 | 150.3 |
| | | Homestead 18A | 167.8 |
| | | Trafalgar 14 | 125.2 |
| | | Homestead 18A | 167.8 |
| | | Trafalgar 14 | 125.2 |

FROM \$500,000–\$549,999

| Simply Home Inclusions Package | SIZE M ² | Life Made Inclusions Package | SIZE M ² |
|--------------------------------|---------------------|------------------------------|---------------------|
| Blackwood 27 | 248.3 | Benalla 19 | 176.6 |
| Fraser 28 | 257 | Blackwood 18 | 165.7 |
| Homestead 27 | 251.1 | Blackwood 19 | 178 |
| Monash 23 | 212.2 | Contempo 18 | 163.1 |
| Voluminous 25 | 230.4 | Contempo 19 | 171.9 |
| Voluminous 26 | 239.9 | Contempo 20 | 184.6 |
| Voluminous 27 | 246.6 | Eden 17 | 155.8 |
| | | Hamlyn 17 | 156 |
| | | Homestead 18B | 171.2 |
| | | Prevalent 20 | 183.2 |
| | | Sorrento 17 | 156.4 |
| | | Turpentine 20A | 188.2 |
| | | Turpentine 20B | 188.2 |

FROM \$550,000–\$599,999

| Simply Home Inclusions Package | SIZE M ² | Life Made Inclusions Package | SIZE M ² |
|--------------------------------|---------------------|------------------------------|---------------------|
| Arcadia 21 | 196.8 | Beechworth 22 | 203.1 |
| Trafalgar 26 | 242.5 | Contempo 22 | 201 |
| Voluminous 29 | 265 | Eden 20 | 184.6 |
| | | Mayfair 18 | 165.3 |
| | | Mayfair 19 | 177.5 |
| | | Sorrento 18 | 166.7 |

Note: Optional Verandahs and Decks – pricing on request. In accordance with our pricing policy, Swanbuild reserves the right to alter standard prices without notice.

FROM \$600,000–\$649,999

| Simply Home Inclusions Package | SIZE M ² | Life Made Inclusions Package | SIZE M ² |
|--------------------------------|---------------------|------------------------------|---------------------|
| Monash 23L | 296.4 | Benalla 22 | 205.6 |
| Monumental 31A | 291.6 | Homestead 23 | 216 |
| Monumental 31B | 287.1 | Monash 23 | 212.2 |
| Monumental 31C | 291.6 | Sandhurst 21 | 197.7 |
| | | Sorrento 21 | 194 |

FROM \$650,000–\$699,999

| Life Made Inclusions Package | SIZE M² | | SIZE M² |
|------------------------------|---------|---------------|---------|
| Arcadia 21 | 196.8 | Oxley 22 | 201.8 |
| Beechworth 26 | 240 | Villa 25 | 228.4 |
| Benalla 25 | 229.6 | Voluminous 25 | 230.4 |
| Blackwood 27 | 248.3 | Voluminous 26 | 239.9 |
| Eden 22 | 207.8 | Voluminous 27 | 246.6 |
| Homestead 27 | 251.1 | | |

FROM \$700,000–\$749,999

| Life Made Inclusions Package | SIZE M² | | SIZE M² |
|------------------------------|---------|---------------|---------|
| Benalla 25 (with Alfresco) | 229.6 | Sandhurst 25 | 230 |
| Eildon 25 | 232.4 | Trafalgar 26 | 242.5 |
| Fraser 28 | 257 | Villa 26 | 241.2 |
| Inverloch 25 | 235.1 | Voluminous 29 | 265 |
| Murrayville 21 | 194.3 | | |

FROM \$750,000–\$799,999

| Simply Home Inclusions Package | SIZE M ² | Life Made Inclusions Package | SIZE M ² |
|--------------------------------|---------------------|------------------------------|---------------------|
| Eldorado 35 | 322.7 | Lockwood 28 | 258.7 |
| | | Lockwood 29 | 269.8 |
| | | Monash 23L | 296.4 |
| | | Monumental 31A | 291.6 |
| | | Monumental 31B | 287.1 |
| | | Monumental 31C | 291.6 |
| | | Sandhurst 27 | 247.4 |
| | | Villa 30 | 278.6 |

FROM \$800,000–\$899,999

| Simply Home Inclusions Package | SIZE M ² | Life Made Inclusions Package | SIZE M ² |
|--------------------------------|---------------------|------------------------------|---------------------|
| Eldorado 44 | 412.4 | Eldorado 35 | 322.7 |
| | | Eldorado 44 | 412.4 |

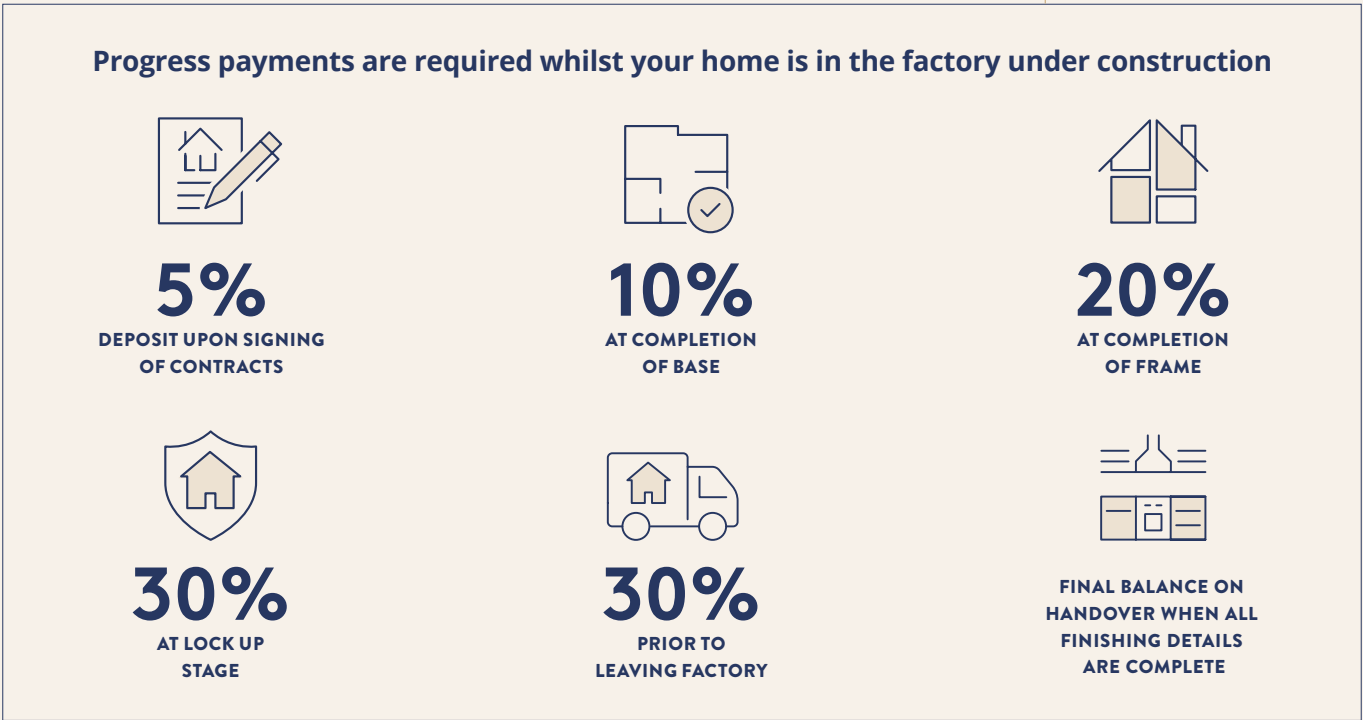
ADDITIONAL INFORMATION TO CONSIDER



SWANBUILD BRIDGING PACKAGE

Securing finance to build your dream home should be a simple and stress-free process. When financing a modular home there can be a few extra boxes to tick, however good communication with your lender will often prevent any unnecessary challenges.

If you require finance we frequently see the below options:



Fixed bridging fees

| BRIDGING AMOUNT (NOT INCLUDING DEPOSIT) | MAX FINANCE FEE (FOR A 6 MONTH PERIOD) | TOTAL |
|--|---|-----------|
| 100,000 | \$8,450 | \$108,450 |
| 150,000 | \$12,650 | \$162,650 |
| 200,000 | \$16,860 | \$216,860 |
| 250,000 | \$21,070 | \$271,070 |
| 300,000 | \$25,280 | \$325,280 |
| 350,000 | \$29,490 | \$379,490 |
| 400,000 | \$33,700 | \$433,700 |
| 450,000 | \$37,910 | \$487,910 |
| 500,000 | \$42,120 | \$542,120 |
| 550,000 | \$46,330 | \$596,330 |
| 600,000 | \$50,540 | \$650,540 |
| 650,000 | \$54,750 | \$704,750 |
| 700,000 | \$58,960 | \$758,960 |

HOW IS A HOME STAR-RATED?



Accredited professionals assess NatHERS star ratings by using standardised software tools to evaluate insulation and solar passive design.

A NatHERS rating takes into account:

- The heating and cooling performance of the home
- The size of the property
- The construction materials and processes used
- The size of rooms and the flow of the floorplan
- The size and specification of windows, doors and archways
- The orientation of the house and the local climate
- The roof colour and climate that you are in

All of Swanbuild standard designs aim for a 7 star energy rating (Victoria). This is based on a standard home only. Any changes to the design may incur additional costs to reach the 7 star which is required by Australian Building Codes. This is required for a Certificate of Occupancy to be issued.

Swanbuild include double-glazed Low E windows throughout the home as standard specifications for Life Made and Sustainable Living packages. Simply Home packages include double glazed aluminum windows throughout.

What is Low E glass and how does it work?

Low E or 'low-emissivity' glass is achieved by applying one or more extremely thin layers of metallic particles to the glass, allowing it to act like a sieve: Long wavelengths, or heat, are filtered out, while short wavelengths (the visible light spectrum) are allowed to pass through.

INFORMATION FOR YOUR ON-SITE ELECTRICIAN



To help with your new home requirements, we have put together some information to assist your on-site electrician. Swanbuild Homes will provide all wiring within the home from the meter box or switchboard to power points, lights, switches etc.

The following items are to be completed by the on-site electrician and to be charged to the client unless otherwise specified:

- Mains power connection: Be it underground or overhead supply including supply and installation of earth stake. If overhead, please allow for supply of extra height bracket. If underground, a draw wire will be installed to pull mains up from under building.
- Connection of junction boxes between modules: Either located under the building or in the ceiling space near the man hole. Junction boxes to be supplied by client's electrician.
- Phone point, draw string only in wall for your phone provider. **Client to organise phone and connection.**
- Assembly and connection of any ceiling fans, pendants and downlights due to possible damage during transport.
- Wire HWS tail into storage tank if elec. HWS specified.
- Connect Air conditioning (if applicable): Wire tails into outdoor unit if unit is free standing on ground or on steel support.

- Fitting of external lights within alfresco areas and fold down verandahs.
- TV aerial and bracket to be supplied by client and fitted by client's electrician. **Swanbuild cable only.**
- All work to be completed within a timely manner after delivery of the home, or as discussed by Swanbuild Homes, this depends on the extent of on-site works by Swanbuild such as verandah etc.

Digging is not to commence until delivery of building unless otherwise discussed with Swanbuild Homes.

A copy of Electrical Safety Certificate needs to be sent to Swanbuild Homes within 3 working days of completion. This is in order to apply for Occupancy permit. Swanbuild will supply electrical safety certificate for internal work.

INFORMATION FOR YOUR ON-SITE PLUMBER



To help with your new home requirements, we have put together some information to assist your on-site plumber.

Swanbuild homes will supply all homes with plumbing complete to the following stages:

- Hot and cold internal water pipes to all outlets, pre-pressure tested. Cold water ready for connection at one point.
- Supply to WCs and rain water tap if requested on separate run (Green pipe).
- Hot water feed terminated at proposed HWS position shown on plan.
- If instantaneous gas HWS requested, unit will be pre-installed and connected. Only gas connection will be required on site at the clients cost.
- If gas cooktop or free standing gas stove is to be installed, site plumber is to supply gas line from the stove to the gas bottles or natural gas connection point along with gas line for HWS.
- If solar HWS is specified, copper piping will be installed from HWS cylinder position to pre-arranged position and terminated under roof ready to pull through for connection of evacuated tube installation by site plumber for client. This along with installation of ground positioned storage tank is at clients cost. Likewise with standard electric storage heater.
- HWS, tempering valve, and cylinder conc. slab supplied by Swanbuild.
- Site plumber to connect hot and cold water pipe joins across the centre of home where modules join. Normally located under floor.
- Waist pipes from basins, sinks, wash tubs, WCs and showers are connected internally with trap as required and finishing 100mm under floor ready for connection to suspended sewer pipes. Note: An internal vent pipe will be installed at a pre-determined location starting

from under the floor and rising through and internal wall and out through the roof. This is to be utilised by connection with underfloor suspended sewer lines rather than an externally fitted vent pipe. With one exception, if home has fold down roof for transporting, vent will terminate in ceiling space and will require site plumber to continue it on through the roof once roof is raised to permanent position.

- **NO** digging of trenches or septic pits to commence until delivery of building unless otherwise discussed with Swanbuild Homes. **Note:** all base board penetrations must comply with BAL requirements (3mm gap around all penetration, no LARGER or they must be sealed with a non-combustible material).

When quoting for your client you will need to include the following:

- Septic tank and permit applications. Copy of permit to be forwarded to Swanbuild as soon as possible to enable us to apply for building permit.
- All on-site work is to be **completed within 7 working days** after delivery of the home. This needs to be complied with in order to obtain the Occupancy Certificate.
- Copy of Compliance Certificate and 'Permit to Use' for septic to be sent to Swanbuild Homes within 3 working days of completion of connection of all services – gas if applicable, water, sewerage, storm water.
- Any connections to rainwater tank, storm water etc. if applicable, and PVC down pipes to tanks to be supplied and installed by clients plumber.

SWANBUILD HOMES

210-214 Karinie Street, Swan Hill, Victoria 3585 | 45 Fairview Road, Kangaroo Flat, Victoria 3555 | 1800 008 024



We welcome you to call and discuss prices, inclusions and our home designs.
Call for an obligation free chat, or make an appointment to visit the display centre today!

**SWAN HILL
DISPLAY CENTRE**

210-214 Karinie Street
Swan Hill, Victoria 3585

*Open Monday-Friday
9am-4.30pm*

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