

bruse.com.au



NEWTON

5 Flotta Street



Bevan Bruse
bevan.bruse@bruse.com.au
0419 809 852



Theon Bruse
theon.bruse@bruse.com.au
0419 816 470

357 Greenhill Road
Toorak Gardens SA 5065
RLA 181689



5 Flotta Street **NEWTON**

The look of these homes is amazing. They have that designer look and they are located superbly in a very desirable street in Newton surrounded by other quality homes.

Each home with a lock up garage and a 2nd carpark per each house. Rear home with 3 car park spaces.

The floorplan of these homes is excellent with very large living areas to the ground floor. Excellent kitchen, separate w/c and laundry facility. The upper level of each home includes 3 very good size bedrooms. The main bedroom suite with an excellent walk in robe and a large ensuite. This area is adjacent to the 2nd living area upper level retreat and good size balcony. The other 2 bedrooms are a good size and serviced by an excellent bathroom and both include built in robes.

This location is so close to excellent shopping, good transport and excellent schooling. It really is a great spot to live.

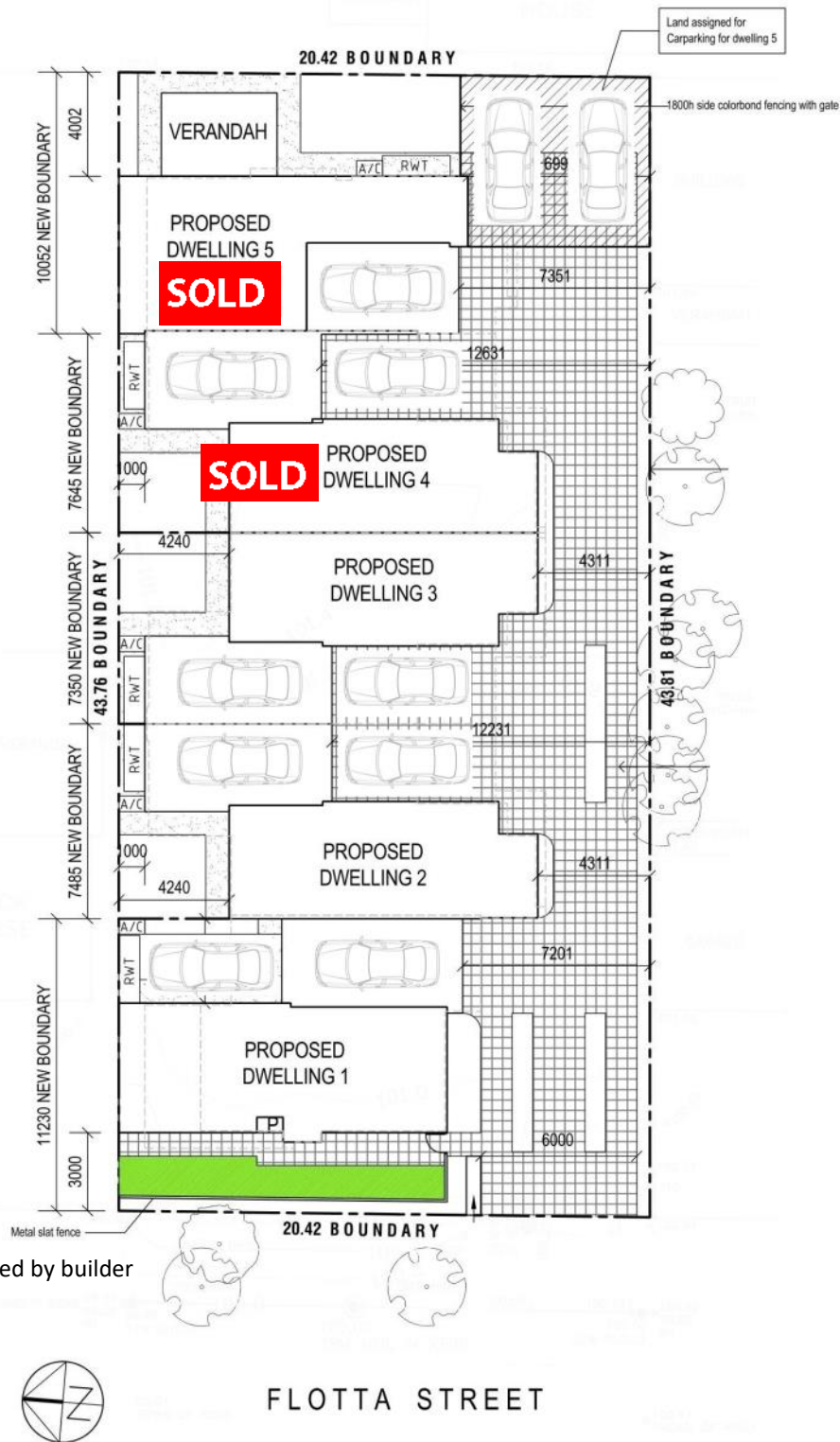
The décor of the properties is modern and has designer looks and certainly has that instant appeal. When you see the home specification you will understand that they are going to be very up to date and have the look for 2021 and onwards.

It is prime spot and they are amazing designer style homes that you will absolutely love.

ESTIMATED DATE OF COMPLETION APRIL 2022

Site Plan

BRUSE
REAL ESTATE

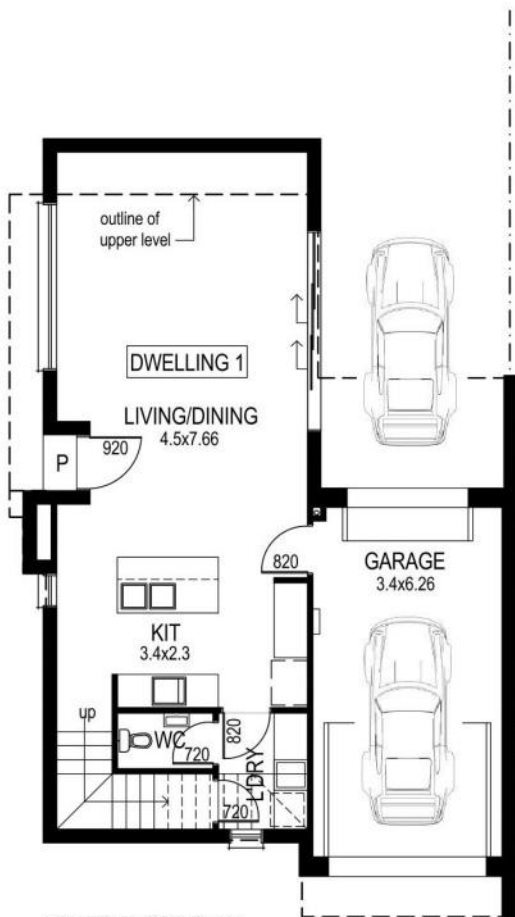


No fence will be erected by builder

NOTE: THIS PLAN/DOCUMENT IS FOR ILLUSTRATION PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE. WHILE EVERY ENDEAVOUR HAS BEEN MADE TO VERIFY THE CORRECT DETAILS NEITHER THE VENDOR, THE AGENT, NOR THE DESIGNER ACCEPT LIABILITY FOR ERROR OR OMISSION.

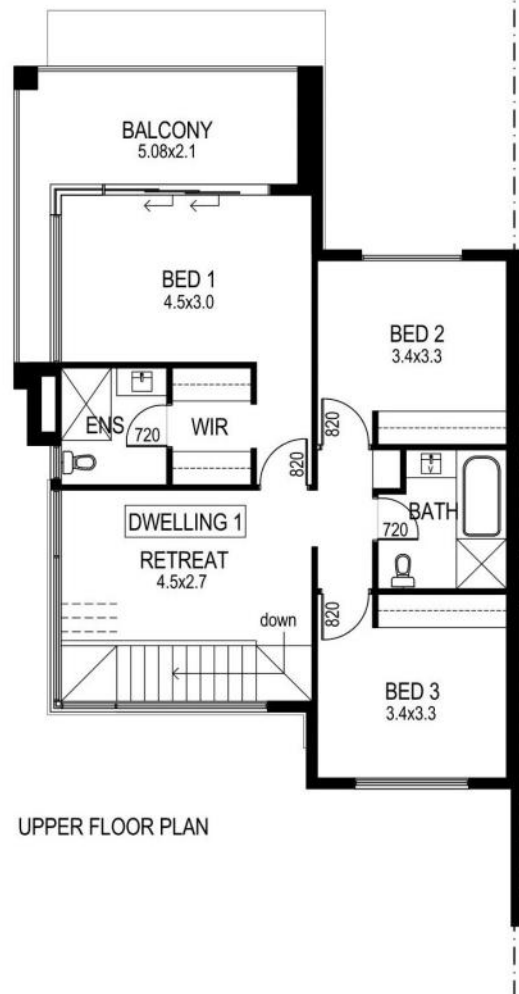
Residence 1

BRUSE
REAL ESTATE



LOWER FLOOR PLAN

AREAS (D1)	
L. LIVING	61.88
U. LIVING	79.75
GARAGE	23.76
BALCONY	13.92
PORCH	0.60
TOTAL	
179.91 sqm	



UPPER FLOOR PLAN

Price CONTACT AGENT

NOTE: THIS PLAN/DOCUMENT IS FOR ILLUSTRATION PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE. WHILE EVERY ENDEAVOUR HAS BEEN MADE TO VERIFY THE CORRECT DETAILS NEITHER THE VENDOR, THE AGENT, NOR THE DESIGNER ACCEPT LIABILITY FOR ERROR OR OMISSION.

Residence 2

BRUSE
REAL ESTATE



LOWER FLOOR PLAN



UPPER FLOOR PLAN

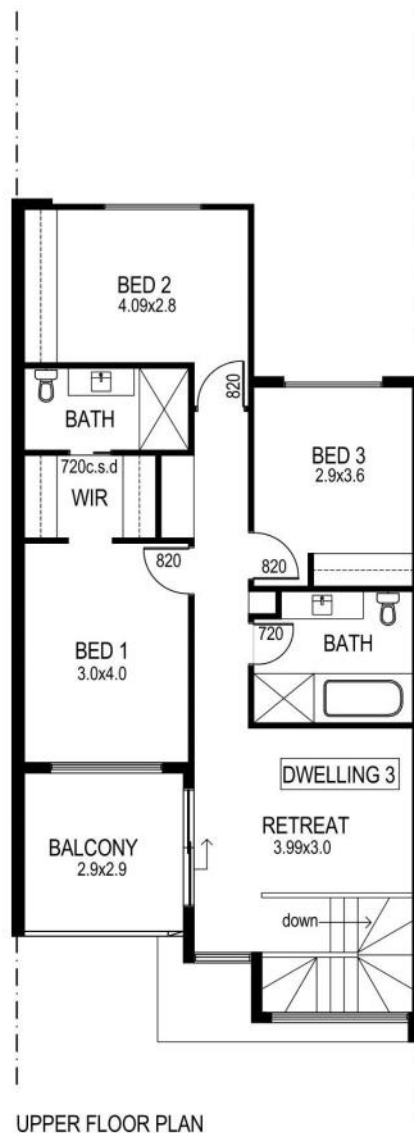
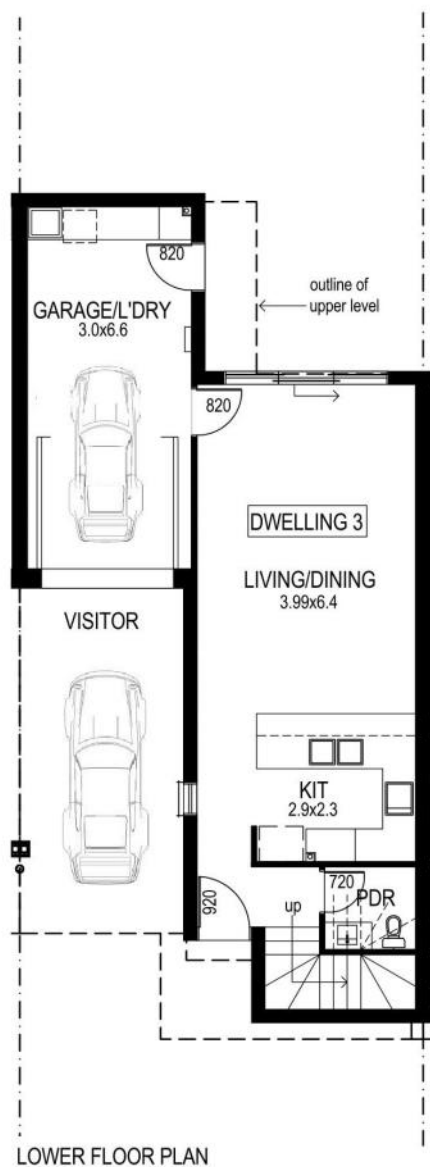
AREAS (D2)	
L. LIVING	50.95
U. LIVING	84.95
GARAGE/L'DRY	23.27
BALCONY	9.18
TOTAL	
168.35	

Price CONTACT AGENT

NOTE: THIS PLAN/DOCUMENT IS FOR ILLUSTRATION PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE. WHILE EVERY ENDEAVOUR HAS BEEN MADE TO VERIFY THE CORRECT DETAILS NEITHER THE VENDOR, THE AGENT, NOR THE DESIGNER ACCEPT LIABILITY FOR ERROR OR OMISSION.

Residence 3

BRUSE
REAL ESTATE



AREAS (D3)	
L. LIVING	49.41
U. LIVING	84.65
GARAGE/L'DRY	23.27
BALCONY	9.18
TOTAL	166.51

Price CONTACT AGENT

NOTE: THIS PLAN/DOCUMENT IS FOR ILLUSTRATION PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE. WHILE EVERY ENDEAVOUR HAS BEEN MADE TO VERIFY THE CORRECT DETAILS NEITHER THE VENDOR, THE AGENT, NOR THE DESIGNER ACCEPT LIABILITY FOR ERROR OR OMISSION.

SCAP DEVELOPMENT NUMBER

170/C025/20

SUBJECT LAND DETAIL

ALLOTMENT 29 IN DP 6833
HUNDRED OF ADELAIDE

IN THE AREA NAMED

NEWTON

5 FLOTTA STREET
NEWTON SA 5074

TITLE REFERENCES

C.T. VOI 5628 FOI 423

MAP REFERENCE: 6628/39/M

COMMUNITY DIVISION

TOTAL SITE AREA: 894m²

NO. OF EXISTING ALLOTMENTS: 1

NO. OF PROPOSED LOTS: 5

NO. OF ADDITIONAL LOTS: 4

COUNCIL: CAMPBELLTOWN

ANNOTATIONS / EASEMENTS

DEVELOPMENT PLAN CONSENT GRANTED
ON THE LAND USE APPLICATION.

APPLICATION # 170/0322/18/RF

EXISTING DWELLING & STRUCTURES
TO BE DEMOLISHED AND SITE CLEARED.

NOTES:

PORTION OF COMMON PROPERTY MARKED X
EXISTS BELOW A LEVEL OF METRES AHD.
PORTION OF LOTS 1, 2, 3, 4 & 5 MARKED X
EXISTS ABOVE A LEVEL OF METRES AHD.

THE COMMON PROPERTY IS DESIGNATED (C1)
FOR LAND INFORMATION PURPOSES ONLY &
DOES NOT PROVIDE A LEGAL IDENTIFIER
FOR THE COMMON PROPERTY.

ALL DATA IS APPROX ONLY
SUBJECT TO SURVEY AND FINAL PLAN
ALL DIMENSIONS IN METRES. DO NOT SCALE DRAWING.

**CAVALLO FOREST**
LICENSED SURVEYORS

9 George Street
Hindmarsh SA 5007

(08) 8346 0440

surveying@cavalloforest.com.au

20	FIELD	DRAW
----	-------	------

FIELD		DRAW
	DO	NEW

DEVELOPMENT CONSULTANTS

A horizontal scale bar with a black and white checkered pattern. It is labeled 'SCALE' at the left end and 'METRES' at the right end. Numerical markings are placed at intervals of 5, specifically 0, 5, 10, 15, and 20.

PLANNER NOTE:
PLEASE INSTRUCT YOUR RATES DEPARTMENT TO PROVIDE
STREET NUMBERING WITH THE DECISION NOTIFICATION FORM
AS PER SAPN AND NBN UTILITIES REQUIREMENTS.

LICENSED SURVEYORS * ENGINEERING SURVEYORS * DEVELOPMENT CONSULTANTS *
 LICENSED SURVEYORS * ENGINEERING SURVEYORS * DEVELOPMENT CONSULTANTS *
 LICENSED SURVEYORS * ENGINEERING SURVEYORS * DEVELOPMENT CONSULTANTS *



Located At: 1-3 Dewer Street Ridgehaven
Phone: 08 7325 0049

Product Selection

Site Address
5 Flotta Street Newton



MATTE BLACK - OPTION

TRV HOMES
CONCEPT TO COMPLETION

Kitchen



Granado 785 Double Undermount Sink
25 Year Stainless Steel Warranty



Square Sink Mixer
Wels: 5 Star – 6.0L/M – Reg No: T31412
15 Year Cartridge Warranty

Laundry



Porto 45L Inset Tub
Includes Bypass Kit & Basket Waste
25 Year Stainless Steel Warranty

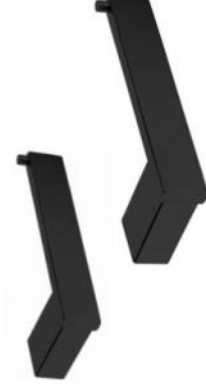


Square Sink Mixer
Wels: 5 Star – 6.0L/M – Reg No: T31412
15 Year Cartridge Warranty

Downstairs WC



Rossi Back To Wall Suite
Watermark Approved AS1172
S Trap 90-180mm
Wels: 4 Star 4.5/3L – (Average Flush 3.5L)
Reg No: L05010
10 Year Ceramic Warranty



Square Accessories
5 Year Manufacturer Warranty



Charlotte Wall Hung Basin
5 Year Ceramic Warranty

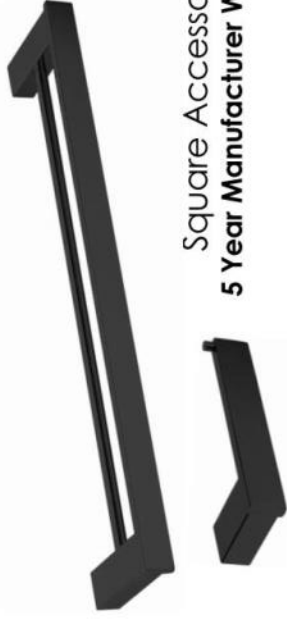


Square Solid Cast Basin Mixer
Wels: 4 Star – 6.5L/M – **Reg No:** T31410
15 Year Cartridge Warranty

Up Stairs - Ensuite



Rossi Back To Wall Suite
Watermark Approved AS1172
S Trap 90-180mm
Wels: 4 Star 4.5/3L – (Average Flush 3.5L)
Reg No: L05010
10 Year Ceramic Warranty



Square Accessories
5 Year Manufacturer Warranty



Square Tower Basin Mixer
Wels: 4 Star – 4.5L/M – Reg No: T31411
15 Year Cartridge Warranty



Torquay Above Counter Basin
With Chrome Pop Up Waste
5 Year Ceramic Warranty



200 Square Head & Wall Arm
Wels: 3 Star – 9.0L – Reg No: S11186
5 Year Replacement Warranty

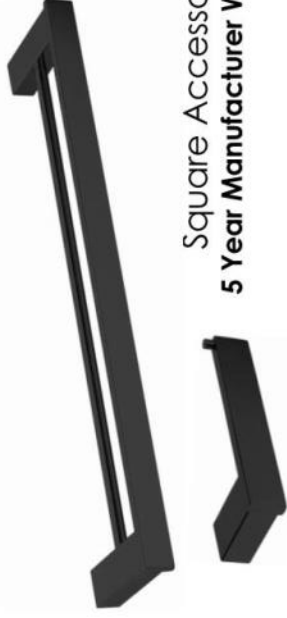


Square Wall Mixer
Slim Back Plate
Wels: N/A
15 Year Cartridge Warranty

Main Bathroom



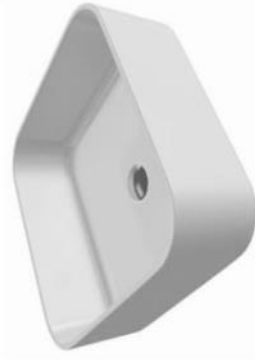
Rossi Back To Wall Suite
Watermark Approved AS1172
S Trap 90-180mm
Wels: 4 Star 4.5/3L - (Average Flush 3.5L)
Reg No: L05010
10 Year Ceramic Warranty



Square Accessories
5 Year Manufacturer Warranty



Square Tower Basin Mixer
Wels: 4 Star - 4.5L/M - Reg No: T31411
15 Year Cartridge Warranty



Torquay Above Counter Basin
With Chrome Pop Up Waste
5 Year Ceramic Warranty



200 Square Head & Wall Arm
Wels: 3 Star - 9.0L - Reg No: S11186
5 Year Replacement Warranty



Square Wall Mixer
Slim Back Plate
Wels: N/A
15 Year Cartridge Warranty

Main Bathroom



Paradise 1520 Inset Bath
Lucite Acrylic & UV Stabilised
Bath Size: 1520 x 715 x 380mm
AUSTRALIAN MADE
15 Year Acrylic Warranty



Square Wall Mixer
Slim Back Plate
Wels: N/A
15 Year Cartridge Warranty



Square Swivel Spout
Wels: N/A
5 Year Manufacturer Warranty

Euro 60cm Appliances



90cm Slide Out Rangehood
Model: ERH900SLX
Ducted or Recirculating



60cm Valencia Electric Wall Oven
BLACK GLASS & STAINLESS STEEL
Model: EV600BSS2



90cm 5 Burner Gas Cooktop
Model: ECT900GX



60cm Valencia Dishwasher
Model: EDV604SS



PRODUCT SELECTION

By Adelaide Bathroom & Kitchen Supplies

Specifications

TRV HOMES

Client: Axion Building Solutions

Selection Flotta H1.xlsx

GENERAL

Dwelling:	DOUBLE STOREY
House Type:	HEBEL/BRICK VENEER
Frame Type:	STANDARD TIMBER
Termite Barrier Type:	CENTRAL, PERIMETER AND SLAB CURE
Slab Edge Dampness:	YES
Ceiling Height:	2700
Man Hole:	AS PER PLAN
Other:	

BRICKS

NA

Brick FRONT AND SIDES:	AS PER ELEVATION:
Piers:	AS PER ELEVATION
Post:	
Supplier:	AUSTRAL
Mortar Colour/Finish: <small>*MORTAR COLOUR FADES*</small>	RAKED, BRIGHT AND LIGHT WHITE, WHITE SAND
Other:	

FAÇADE

Tiles/Stone

Piers :	SELECTION PENDING
Walls:	

Rendering

Render/ Type:	TEXTURED COATED
Colour:	AS PER MARKED PLAN
Other:	

Timberwork

NA

Location and Type:	
Stain:	

Cladding:

Front Pier:	
Cantilever Porch:	
Other:	

ROOF

Roof Pitch:	22.0
Type:	COLOURBOND
Roof Colour:	MONUMENT
Gutter Colour/ Profile:	MONUMENT
Fascia Colour:	MONUMENT
Rain Head:	AS PER PLAN IF NEEDED, CONICAL

Downpipes Colour/ Type:	SAME AS BACKGROUND
Insulation Blanket or Enviroseal	AS PER ENERGY RATING
Whirly Bird	NO

WINDOWS

Glass:	AS PER ER
Aluminium Colour:	BLACK
Glass to Bathroom, WC, Ens:	OBSCURE
Flyscreens:	STANDARD
Aluminium Sliding Door:	BLACK
Other:	

PAVING/CONCRETE

Perimeter Type:	EXPOSED PEBBLES
Colour:	BLACK AND WHITE WITH BLACK CONCRETE
Area/Details/Other:	CHECK AND MEASURE
Driveway Type:	EXPOSED PEBBLES
Colour:	BLACK AND WHITE WITH BLACK CONCRETE
Area/Details/Other:	CHECK AND MEASURE
Courtyard/Verandh Type:	NA
Colour:	NA
Area/Details/Other:	NA
Crossover and Inverts :	PLAIN CONCRETE

RWT

Capacity/Colour:	AS PER ENGG
Location:	AS PER DRAINAGE PLAN

Aircon

Type:	BUILDER'S RANGE
Outdoor Unit Location:	TO BE DECIDED LATER

INSULATION

Ceilings Living ONLY:	AS PER ENERGY RATING
Ceiling Alfresco:	AS PER ENERGY RATING
External Framed Walls:	AS PER ENERGY RATING
Internal Walls :	AS PER ENERGY RATING
Mid floor:	NA
Other:	

GARAGE ENTRY DOOR

Type:	AUTOMATIC
Style:	PANEL LIFT
Material :	COLOURBOND
Profile:	FLATLINE
Windows:	NO
Colour:	SURFMIST
Other:	

GARAGE REAR DOOR

MANUAL SURFMIST ROLLER DOOR

SIDELITE

NA

Glass:	
FRAME:	

EXTERNAL DOORS

2340

Main/Front Door:	SEA V
Main Door Frame:	WEATHERGUARD
Ext. P. A. Door:	NA
Ext. P. A. Door Frame:	NA
Garage to passage Door :	NA
Garage to passage Frame :	NA
Laundry Door :	NA
Laundry Door Frame:	NA
Security Door Location :	NO
Security Door Colour :	NO
Securiy Door Pattern :	NO
Screens -Flyscreens :	NO
Other: Balcony Door	NA
Balcony Door frame	NA

INTERNAL DOOR

2340

Internal Door:	MOTP2V/FLUSHED PRIMED
Laundry Door:	MOTP2V/FLUSHED PRIMED

DOOR FURNITURE

Front Door Hardware/ Finish :	PULL HANDLE OBLONG/ MATT BLACK ENTRANCE SET
Internal Door Hardware/ Finish:	LENNOX/ SATIN CHROME TRADEPRO/MATT BLACK ANGULAR
Flush Pull:	RECTANGULAR / SATIN CHROME
Patio Bolt:	NA

Weatherseal:	NA
Door Stops :	MAIN DOOR: BLACK, REST STANDARD WHITE PLASTIC
Deadbolt: GARAGE TO PASSAGE	DARIUS SINGLE CYLINDER TRADEPRO
Privacy Locks : BATHROOM, ENSUITE, WCs and MASTER BED	LENNOX/ SATIN CHROME TRADEPRO
Hinge Colour:	BLACK MAIN DOOR, CHROME /MATT BLACK FOR REST
Other:	

STAIRS /BALCONY

Supplier:	TRV NOMINATED
Flooring:	CARPET, TEMPLE STIPPLE
Stringer:	MDF
Treads, landing & Winders:	MDF
Risers:	MDF
Post:	NA
Top Of Post:	NA
Baluster:	NA
Handrail:	PINE RAIL
Others:	
BALCONY :	AS PER APPROVED ELEVATION

SKIRTING

Style & Size :	BULLNOSE 92x18
Material :	MDF

ARCHITRAVES

Style & Size :	BULLNOSE 67x18
Material :	MDF

CORNICE

Style/Size :	90MM COVE THROUGHOUT
Other:	

COLOURS

Full House Walls/Finish:	
Feature Wall Location:	
Ceiling/ Finish:	
Main Door(External Surface):	
Main Door(Internal Surface):	

SideLite:	
Internal Door Colour:	
Garage PA Door:	
Ext Laundry Colour (Ext Surface):	
Ext Laundry Colour (Int Surface):	
Internal Laundry Door Colour:	
Sliding Door Colour:	
Eaves:	
Any Exterior Timberwork:	
Downpipe:	
Cornice:	
Architraves and Skirting:	

Plumbing and Gas Works

Water Points	YES
Gas Points:	NO
Grates Bathroom and Ensuite Shower	SQUARE CHROME/MATT BLACK
Grates Bathroom and Ensuite outside shower	SQUARE CHROME/MATT BLACK
Grate Laundry	SQUARE CHROME/MATT BLACK
Grate Powder Area	SQUARE CHROME/MATT BLACK
Rainwater Tank Connection:	COMMON TOILET
Kitchen sink set out:	UNDERMOUNT
Laundry Sink Set Out:	STD INSET
Ensuite Basin set out :	ABOVE COUNTER
Downstairs WC Basin set out :	WALL HUNG VANITY
Bathroom Basin Set Out:	ABOVE COUNTER
Bathroom Bath:	INSET
Others:	

WIR

Robe Height:	2700
Ceiling Bulkhead Height:	NA
Robe Type:	SLIDING
Door Type:	NA
Trim:	NA
Drawer Bank Specification:	500 WIDE X 1
Hanging Rail/Shelves Specification:	SINGLE TOP SHELF AND SINGLE RAIL

BIRs
BED 2,3

Robe Height:	2700
Ceiling Bulkhead Height:	NA
Robe Type:	SLIDING
Door Type:	MIRROR AND VINYL
Trim:	BRIGHT CHROME AND MATCHING WITH VINYL
Drawer Bank Specification:	NA
Hanging Rail/Shelves Specification:	SINGLE RAIL, FIXED SHELF ABOVE EACH RAIL

SHOWER CUBICLE

Cubicle Style:	SEMI FRAMELESS
Cubicle TRIM Colour :	BRIGHT CHROME/ MATT BLACK
Cubicle Glass :	CLEAR
Hardware:	BRIGHT CHROME
<u>Mirror (Everywhere)</u>	900 HIGH, 300 ABOVE BENCH AND AS WIDE AS VANITY

APPLIANCES

HWS/ TYPE	26LTRS CHROMAGEN
Rangehood:	EURO 600 STAINLESS STEEL/900
Cooktop:	EURO 600 STAINLESS STEEL/900
Oven:	EURO 600 STAINLESS STEEL
Dishwasher:	STAINLESS STEEL EURO

PROVISIONS

Dishwasher:	YES
Microwave:	YES
Washing machine:	YES
Fridge:	YES
Dryer:	NO

ELECTRICAL SELECTIONS
ELECTRICAL FITTING

Type & Colour:	ICONIC WHITE CLIPSAL
LED Colour:	TRI COLOUR
Smoke Detectors:	AS PER PLAN
3 Phase Power Required:	NO
Meter Type:	BASIC
NBN Provision:	YES, BASIC PACK

TV Antenna:	YES
Heat Control Pads:	NO
RangeHood Outlet:	TO ATMOSPHERE THROUGH EAVES
Sump Pump Specs:	
ALLOWANCE	
Spa point:	NO
Kicker light:	NO
Intercom provision:	NO
Sensor Light :	NO
Sensor :	NO
Kitchen island power point:	AS PER ELECTRICAL LAYOUT
Overhead Kitchen light:	AS PER ELECTRICAL LAYOUT
Ceiling Light Points: Internal	AS PER ELECTRICAL LAYOUT
Ceiling Light Points WEATHERPROOF:	AS PER ELECTRICAL LAYOUT
Low Voltage Downlights:	AS PER ELECTRICAL LAYOUT
2-way Switches:	AS PER ELECTRICAL LAYOUT
Dimmer Switches:	AS PER ELECTRICAL LAYOUT
Single Power Points:	AS PER ELECTRICAL LAYOUT
Double Power Points:	AS PER ELECTRICAL LAYOUT
Internal Bracket Light Points:	AS PER ELECTRICAL LAYOUT
Weatherproof Bracket Light Points:	AS PER ELECTRICAL LAYOUT
Weatherproof Double P Points:	AS PER ELECTRICAL LAYOUT
Weatherproof Single PP (RWT &HWS):	AS PER ELECTRICAL LAYOUT
Weatherproof Single PP (Alfresco):	AS PER ELECTRICAL LAYOUT
TV PACK :	YES, AS PER ELECTRICAL LAYOUT
TV Point:	AS PER ELECTRICAL LAYOUT
Telephone Points:	AS PER ELECTRICAL LAYOUT
Pendant Light Points:	AS PER ELECTRICAL LAYOUT
Data Points:	AS PER ELECTRICAL LAYOUT
Exhaust Fan:	AS PER ELECTRICAL LAYOUT
IXL 3-in-1 units (2heat, light, fan):	AS PER ELECTRICAL LAYOUT
IXL 3-in-1 units (4 heat, light, fan):	AS PER ELECTRICAL LAYOUT
Celing Fan:	AS PER ELECTRICAL LAYOUT
Stair Light:	AS PER ELECTRICAL LAYOUT
Niche Light:	AS PER ELECTRICAL LAYOUT
Others:	

WALL/ FLOOR COVERINGS

Interiors:	
Kitchen:	
Wall (700 High Splashback)	100 X 300 CREAM GLOSS
Floor	SPOTTED GUM 8MM
Powder Room/WC	
Wall (Ceiling Height)	WHITE MARBLE GLOSS-300x600
Floor	E-STONE LIGHT GREY-300x300 R10
Grate	ARDEX MAGELLAN GREY 273FG8
Bathroom	
Wall (Ceiling Height)	WHITE MARBLE GLOSS-300x600
Grate	ARDEX ULTRA WHITE 390 FSDD
Floor	E-STONE LIGHT GREY-300x300 R10
Grate	ARDEX MAGELLAN GREY 273FG8
Ensuite	
Wall (Ceiling Height)	WHITE MARBLE GLOSS-300x600
Grate	ARDEX ULTRA WHITE 390 FSDD
Floor	E-STONE LIGHT GREY-300x300 R10
Grate	ARDEX MAGELLAN GREY 273FG8
Laundry:	
Wall (700 High Splashback)	100 X 300 CREAM GLOSS
Skirting	
Floor	E-STONE LIGHT GREY-300x300 R10
Grate	ARDEX ALABASTER 282 FG8
Main Floor	
Laminate floorboards	SPOTTED GUM 8MM
Bedroom Floors	
Carpet	TEMPLE STIPPLE NEW GENERATION

Staircase, upstairs landing	
Carpet	TEMPLE STIPPLE NEW GENERATION
Exteriors:	
Alfresco:	NA
Floor	
Sill	
Porch:	NA
Floor	
Sill	
Balcony/Terrace:	
Floor	E-STONE LIGHT GREY-300x300 R10
Sill	
Grate	ARDEX MAGELLAN GREY 273FG8
Benches:	
Kitchen:	20MM SEA SALT
Butler's Pantry:	NA
Vanities:	20MM SEA SALT
Laundry:	20MM SEA SALT
Outdoor Kitchen:	NA
Prayer Room:	NA
Other:	

Plumbing supplies

Kitchen

Granado Double Undermount Sink, 25 Year Warranty. Made In Italy
 Plastec 50mm S & P Trap, PVC
 Square Sink Mixer, **Matte Black**
 Mini Isolating Tap, J/V

Laundry

Laundry

Porto 45L Inset Laundry Tub, Inc By Pass Kit, 25 Year Stainless Steel Warranty

Square Sink Mixer, Matte Black

Mini Isolating Tap, J/V

Washing Machine Mini Cocks Pair, 1/4 Turn

Ensuite

Rossi BTW Toilet Suite, PP Seat, 4.5/3L

Mini Isolating Tap, J/V

Square Toilet Roll Holder, Matte Black

Torquay Above Counter Basin, OTH

32/40mm Dome Dop Pop Up Waste, Matte Black

Plastec 32/40 S&P Combination Trap, PVC

Square Tower Basin Mixer, Matte Black

Mini Isolating Tap, J/V

200 Stainless Matte Black Square Shower Head & Square Wall Arm

Square Slim Plate Wall Mixer, Matte Black

Square Toilet Roll Holder, (For Towel Holder) Matte Black

Square 800 Double Towel Rail, Matte Black

Bathroom

Rossi BTW Toilet Suite, PP Seat, 4.5/3L

Mini Isolating Tap, J/V

Square Toilet Roll Holder, Matte Black

Torquay Above Counter Basin, OTH

32/40mm Dome Dop Pop Up Waste, Matte Black

Plastec 32/40 S&P Combination Trap, PVC

Square Tower Basin Mixer, Matte Black

Mini Isolating Tap, J/V

200 Stainless Matte Black Square Shower Head & Square Wall Arm

Square Slim Plate Wall Mixer, Matte Black

Square Toilet Roll Holder, (For Towel Holder) Matte Black

Square 800 Double Towel Rail, Matte Black

1520mm Paradise Square Inset Bath

40mm Dome Top Pop Up Bath Waste, Matte Black

Square Slim Plate Wall Mixer, Matte Black

Square Swivel Bath Spout, Matte Black

Powder Room/WC

Rossi BTW Toilet Suite, PP Seat, 4.5/3L

Mini Isolating Tap, J/V

Square Toilet Roll Holder, Matte Black

Charlotte 440 x 245 Wall Hung Basin

32/40mm Dome Dop Pop Up Waste, Matte Black

Plastec 32/40 S&P Combination Trap, PVC
Square Basin Mixer, **Matte Black**
Mini Isolating Tap, J/V

Outdoor/Alfresco Kitchen

NA

Dated: 03/07/2020

Site Name: 5 Flotta St, Newton (5 dwellings)

TO WHOMSOEVER IT MAY CONCERN

This is to let you know that TRV Homes provide 25 years of structural warranty and 3 months' maintenance period from the date of handover to all the new builds. This is assured that TRV Homes will be covering all works under Builder's Scope of Works for the said maintenance period.

Regards

Karan Sandhu

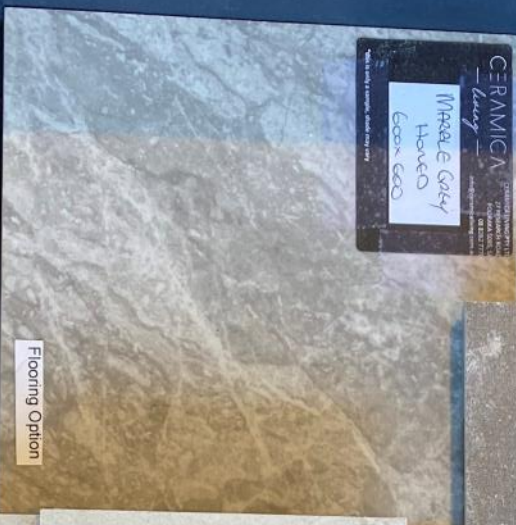
Team Manager

For and on behalf of

TRV Homes Pty Ltd

License no. BLD 258746

5 Flotta Street
NEWTON



Wet Area - Floor

Wet Area - Wall

Wet Area - Wall

Wet Area - Floor

Flooring Option

Flooring Option

Flooring Option

Flooring Option

Flooring Option

Flooring Option

Terms of Instrument Not
Checked by Lands Titles Office

BY - LAWS

COMMUNITY CORPORATION

NO. _____

INCORPORATED

5 FLOTTA STREET

NEWTON

**CERTIFIED CORRECTLY PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE
COMMUNITY TITLES ACT 1996 BY THE PERSON WHO PREPARED THE DOCUMENT**

**SIGNATURE OF PERSON CERTIFYING – JULIE SCHREIBER
SCHREIBER CONVEYANCING P/L**

37 JOHN STREET SALISBURY SA 5108

INDEX

1. Administration, Management and Control of Common Property	2
2. Use and Enjoyment of the Common Property	2
3. Structural Alterations	2
4. Maintenance and Repair	3
5. Occupier's Obligation to maintain the Lot in good condition	3
6. Disturbances	3
7. Insurance by Community Corporation	4
8. Building Insurance	4
9. Public Liability Insurance-	4
10. Assignment of Insurance Responsibilities	4
11. Scope of Common Property	5
12. Internal Fencing	5
13. Display of advertisements	5
14. Requirement to Hold Annual General Meetings	5
15. The owner of a Lot must immediately notify the Community Corporation of:-	5
16. Offence	6
17. Community Corporation's Right to Recover Money	6
18. Occupiers duties to be carried out by owner in certain cases	6
19. Control of Lessees and Licensees	6
20. Traffic and Parking	6
21. Water Consumption Charges	7
22. Pets	7
23. Severability	7
24. Interpretation	7
In these By-Laws:-	7

COMMUNITY TITLES ACT 1996

BY-LAWS OF COMMUNITY SCHEME

5 FLOTTA STREET NEWTON

The terms of these By-Laws are binding on the Community Corporation, the owners and occupiers of the community Lots comprising the scheme and persons entering the community parcel. In the event of any inconsistency between the provisions of the Community titles Act 1996 and the Community Titles Regulations 1996 and these By-Laws the Act and Regulations shall prevail.

These By-Laws relate to the control and preservation of the essence or theme of the Community Corporation and as such may only be amended or revoked by Unanimous Resolution of the Community Corporation in accordance with Section 39 of the Community Titles Act 1996 as amended.

1. Administration, Management and Control of Common Property

- 1.1 The Community Corporation is responsible for the administration, management, use repair and maintenance of the Common Property.
- 1.2 The Community Corporation may appoint a manager to carry out on behalf of the Community Corporation the function of administering, managing and controlling the Common Property.

2. Use and Enjoyment of the Common Property

- 2.1 The Common Property is, subject to the Act and these By-Laws, for the common use and enjoyment of residents in the Community Scheme and their visitors.
- 2.2 The Common Property is available to the owners and occupiers of Lots and persons authorised by them to pass and re-pass at all times with or without vehicles to and from their respective Lots.
- 2.3 The owner or occupier of a Lot must give notice to the Community Corporation of any damage to or defect in the Common Property immediately they become aware of the damage or defect.

3. Structural Alterations

- 3.1 A person must not make a structural addition or alteration to a Lot or carry out other building work on a Lot without the approval of the Community Corporation given by Special Resolution.
- 3.2 The structural addition or alteration to the exterior of the buildings must be harmonious and sympathetic to the design and concept of the development as a whole.
- 3.3 This By-Law is in addition to the requirement of section 102 of the Act.
- 3.4 A Lot owner shall, subject to obtaining the required statutory approvals, be permitted to install or erect Outside Blinds, a Pergola, Verandah, Garden Shed, or like structure on their Lot and make other minor alterations to the exterior of the building in style and colour to compliment the existing dwellings, without seeking written approval of the Community Corporation.

4. Maintenance and Repair

- 4.1 Notwithstanding clause 3, the owner of a Lot is responsible for maintaining and keeping in good repair buildings, fences and other structural improvements to the Lot including paintwork and external finishes to the reasonable satisfaction of the Community Corporation.
- 4.2 The owner of a Lot must not alter the external building or fencing colours without the approval of the Community Corporation.
- 4.3 The owner of a Lot must ensure that there is not more than 1 tree exceeding 6 meters in height growing on the Lot.
- 4.4 If the Community Corporation is of the opinion that a tree growing on a Lot may cause a nuisance or hazard to any person, or may cause structural damage to any building or structure on the Lot, the Community Corporation may, by notice in writing given personally or by post to the owner, require the owner to have the tree removed at the owners expense.

5. Occupier's Obligation to maintain the Lot in good condition

- 5.1 All Lots are to be used by the owner or occupier for residential purposes.
- 5.2 The occupier of a Lot must keep the Lot in a clean and tidy condition.
- 5.3 The occupier of a Lot shall keep the garden of that Lot maintained and clear of rubbish.
- 5.4 The occupier of a Lot must ensure the lawns and gardens including shrubs, trees and groundcovers are well maintained and do not become a nuisance.
- 5.5 The occupier of a Lot must ensure that trees and shrubs adjacent to the driveway area of the other Lot shall be kept trimmed to ensure that branches do not come into contact with vehicles and to allow safe sightlines to be maintained.
- 5.6 The occupier of a Lot must:-
 - 5.6.1 store garbage in an appropriate container that prevents the escape of unpleasant odors; and
 - 5.6.2 comply with any requirements of a council, health or environment authority for the disposal of garbage.
- 5.7 The occupier of a Lot must not:-
 - 5.7.1 bring or accept objects or material on to the site of a kind that are likely to cause justified offence to the other members of the Community Corporation.
 - 5.7.2 Allow refuse to accumulate so as to cause justified offence to others.
- 5.8 The occupier of a Lot used for residential purposes must not without the consent for the Community Corporation use or store on the Lot any explosive, noxious or other dangerous substances.

6. Disturbances

- 6.1 The occupier of a Lot must not engage in conduct that unreasonably disturbs the occupier of another community Lot or others who are lawfully on the Lot or the Common Property.
- 6.2 The occupier of a Lot must ensure, as far as practicable, that persons who are brought or allowed on to the Lot or the Common Property by the occupier do not engage in conduct that unreasonably disturbs the occupier of another Lot or others who are lawfully on a Lot or the Common Property.

7. Insurance by Community Corporation

- 7.1 The Community Corporation shall effect such insurance as is required by Sections 103 and 104 of the Act but subject to the provisions of By-Law 8 hereinafter shall not be responsible for insuring buildings and other improvements on individual Lots.
- 7.2 An owner or occupier of a Lot must not, except with the approval of the Community Corporation, do anything that might:-
 - 7.2.1 void or prejudice insurance effected by the Community Corporation; or
 - 7.2.2 increase any insurance premiums payable by the Community Corporation.

8. Building Insurance

- 8.1 The owner of each Lot shall insure all buildings and other improvements on the Lot in accordance with their own requirements and the Community Corporation shall not have the responsibility in respect thereof.
- 8.2 The insurance must be against risks that a normally prudent person would insure against; and
 - 8.2.1. must be for the full cost of replacing the building or improvements with new materials; and
 - 8.2.2. must cover incidental costs such as demolition, site clearance and architects' fees.
- 8.3 An Owner or occupier must not do anything that might,
 - 8.3.1 void or prejudice insurance effected by the Community Corporation; or
 - 8.3.2 increase any insurance premium payable by the Community Corporation

9. Public Liability Insurance-

The owner of each Lot shall effect and keep current in respect of their Lot a Public Risk Policy in a sum not less than the amount prescribed by law and must provide the Community Corporation as request by the Community Corporation from time to time, evidence of a current policy of insurance effected by the proprietor in terms of this By-Law.

10. Assignment of Insurance Responsibilities

- 10.1 Notwithstanding any of the foregoing, any of the following functions may be assigned to the Community Corporation under Section 75(1)(e) of the Act by a Special Resolution of the Community Corporation. The function of acting as agent for owners Lots for the purpose of effecting insurance on the buildings erected on the Lots and for Public Risk Insurance in respect of the Lots.
- 10.2 If the Community Corporation decides to exercise the function or functions conferred by By-Law 10.1 the Community Corporation will insure the buildings on all Lots up to a limit determined by the Community Corporation and will take out Public Risk Insurance in respect of all Lots up to a limit determined by the Community Corporation.
- 10.3 The cost of the insurance is to be paid out of the Community Corporation's general funds.

- 10.4 If the owner of a Lot asks the Community Corporation to insure a building and/or improvements on the Lot for more than the limit determined under By-Law 10.2 and pays any additional insurance premium the Community Corporation may insure the property for the higher amount.

11. Scope of Common Property

The Community Corporation may resolve by Special Resolution to include as Common Property any item of property or part thereof comprising the Community Scheme and require it to be maintained by the Community Corporation at its expense in particular any fence or fences on the Community Parcel.

12. Internal Fencing

The provision of *the Fencing Act 1975* (as amended) shall apply as between the owners of adjoining community Lots.

13. Display of advertisements

- 13.1 A person must not display any sign, advertisement, placard or banner on a Lot or the Common Property without the approval of the Community Corporation.
- 13.2 However, this section does not prevent the display of an advertisement associated with the sale or letting of a Lot which display shall comply with such conditions as may be determined by the Community Corporation.

14. Requirement to Hold Annual General Meetings

- 14.1 The Community Corporation is required to hold annual general meetings.
- 14.2 The Corporation is required to prepare accounting records of the corporation's receipts and expenditure and to prepare an annual statement of accounts.
- 14.3 The Corporation is required to have the annual statement of accounts audited.
- 14.4 An administrative and sinking fund must be established.
- 14.5 A register of the names of the owners of the community Lots must be maintained.

15. The owner of a Lot must immediately notify the Community Corporation of:-

- 15.1 Any change in the ownership of the Lot or any change in the address of a owner, or
- 15.2 Any change in the occupancy of the Lot.

16. Offence

- 16.1 A person who contravenes or fails to comply with a provision of these By-Laws is guilty of an offence. Maximum Penalty: \$500.00 or such other amount as prescribed by law.
- 16.2 Any person imposed by the Community Corporation is payable within one month of the service of notice of the penalty or within such extended time as shall be allowed by the Community Corporation.

17. Community Corporation's Right to Recover Money

- 17.1 The Community Corporation may recover any money owing to it under the By-Laws as a debt.
- 17.2 An owner of a Lot must pay or reimburse the Community Corporation on demand the costs charges and expenses of the Community Corporation in connection with contemplated or actual enforcement, or preservation of any rights under the By-Laws in relation to the proprietor or occupier.
- 17.3 The costs, charges and expenses recoverable by the Community Corporation shall include without limitation, those expenses incurred in retaining any independent consultant or other person to evaluate any matter of concern and its administration costs in connection with those events.
- 17.4 The Community Corporation may charge interest on any overdue monies owed by a proprietor or occupier of a Lot to the Community Corporation at the rate of 12% per annum

18. Occupiers duties to be carried out by owner in certain cases

If a Lot is unoccupied, any duties imposed on the occupier by these By-Laws are to be carried out by the owner.

19. Control of Lessees and Licensees

- 19.1 These By-Laws shall apply to Lessees and Licensees of Community Lots.
- 19.2 The owner whose lot is the subject of a lease or licence agreement must provide the lessee or licensee with a copy of these By-Laws.
- 18.3 It shall be the responsibility of the owner whose lot is subject to a lease or licence to take all reasonable steps including without limitation, any action available to them under the lease or licence agreement to ensure that the lessee or licensee of the lot any on the Community Parcel with the consent (express or implied) of the lessee or licensee complies with the By-Laws of the scheme.

20. Traffic and Parking

- 20.1 The area marked A on the Development Approval Plan attached is assigned for carparking for the owner and or occupier of Lot 5.
- 20.2 All owners must ensure that the Garage is used for the storage of vehicles and must ensure that all occupiers comply with this ByLaw.
- 20.3 A person must not drive a motor vehicle on the common property except on the roadway provided by the corporation for use by motor vehicles and must not exceed a speed limit of 10 km per hour.
- 20.4 A person must not obstruct vehicular or pedestrian traffic on the common property.

- 20.5 A person must not park, service or repair a motor vehicle on the common property.

21. Water Consumption Charges

- 21.1 Separate water meters for each Lot will be located on the common property.
- 21.2 Each Lot owner will be responsible for the maintenance and repair of the water meter allocated to the Lot.
- 21.3 Each Lot owner will be responsible for the payment of water consumption charges and rates.

22. Pets

- 22.1 An owner or occupier of a Lot may keep a medium sized dog or cat but must not keep any other animal or bird on a Lot except as authorised in writing by the Community Corporation.
- 22.2 If the owner or occupier is a person who suffers from a disability and keeps a dog trained to assist the occupier in respect of that disability, the Community Corporation cannot unreasonably refuse authorization.
- 22.3 The keeping of any animal or bird must comply with any conditions set by the Community Corporation, including but not limited to:
- 22.3.1 ensuring that the animal or bird is confined to the owner or occupiers Lot and does not cause disturbance or become a nuisance to the other owners or occupiers,
 - 22.3.2 the owner or occupier will be responsible for cleaning up after the animal or bird,
 - 22.3.3 the owner or occupier will be held liable for any damage, loss, noise, disturbance or injury caused by the animal or bird.
- 22.4 Any animal or bird kept on a Lot by an owner or occupier must be removed and kept removed on the demand of the Community Corporation pursuant to an Ordinary Resolution.

23. Severability

If any By-Law or part of these By-Laws cannot be given effect or full force and effect by reason of statutory invalidity or otherwise such By-Law or part By-Law as the case may be which cannot be give effect or its full force and effect shall be severed, ignored or read down restrictively but so as to maintain and uphold as far as possible the remaining By-Laws.

24. Interpretation

In these By-Laws:-

- 24.1 "**Act**" means the Community Titles Act 1996.
- 24.2 "**Community Corporation**" means the Community Corporation created by the deposit of the Plan of Community Division in respect of which these By-Laws are lodged.
- 24.3 "**Community Parcel**" means the whole of the land comprised in the Plan of Community Division referred to above excluding any land thereby vested in a Council, the Crown or a prescribed authority.
- 24.4 "**Lot**" means a community Lot created by Plan of Community Division referred to above.
- 24.5 "**Occupier**" of a Lot includes, if the Lot is unoccupied, the owner of the Lot.

BY-LAWS

24.6 "Site" includes any area on the property comprising the Community Parcel.
24.7 "Visitor" means any person who is on the community parcel at the invitation, by the licence, or with the permission of the owner or occupier of a Lot.
24.8 Except where otherwise appears words shall have the same meanings as are set out in the Act.

EXECUTED BY

Sole Director/Secretary

DEVELOPMENT APPROVAL ONLY

BRICK VENEER CONSTRUCTION AS INDICATED TO LOWER LEVEL
HEBEL VENEER CONSTRUCTION AS INDICATED TO UPPER LEVEL

PLANS TO BE READ IN CONJUNCTION
WITH ENGINEERS DOCUMENTATION

DIMENSIONS TO BE CONFIRMED & CHECKED
ON SITE PRIOR TO COMMENCEMENT

Dwellings 1-5

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DOCUMENTS.
ADDITIONAL INFORMATION MAY BE SHOWN AND DETAILED ON DRAWINGS THAT ARE NOT IN THE BUILDING CONTRACT.
THIS MAY BE TO ASSIST WITH THE APPLICABLE REQUIREMENTS IN ACCORDANCE WITH DIRECTIVES FROM THE COUNCIL.
PLEASE REFER TO THE SIGNED BUILDING CONTRACT FOR THE SCOPE OF WORK TO BE CARRIED OUT BY BUILDER.

BOUNDARY/SURVEY NOTE:

ALL SITE BOUNDARIES ARE TO BE CONFIRMED BY A
LICENCED SURVEYOR PRIOR TO COMMENCEMENT OF ANY
CONSTRUCTION. PLANS MAY BE SUBJECT TO CHANGE AT
CLIENTS COST.
REFER TO ENGINEER/SURVEYOR DRAWINGS FOR SITE
LEVELS, BENCH MARKS, SERVICE LOCATIONS, CONTOURS &
EARTHWORK DESIGNS

THIS SITE / PLAN IS SUBJECT TO WRITTEN CONFIRMATION
FROM COUNCIL AND ANY INFRASTRUCTURE LOCATED ON OR
NEAR THE PROPOSED SITE.

DRIVEWAY CONSTRUCTION:

ONCE THE SUBGRADE IS WELL PREPARED, CONTRACTOR IS TO PLACE A MINIMUM BASECOURSE OF 150mm OF PM2/20 QG, WELL COMPACTED I.E. 98% MDD MOD. (THIS MATERIAL WOULD BE A CRUSHED QUARRY MATERIAL / NATURAL GRAVEL).

PLACE 25mm OF COMPACTED CLEAN SAND ON TOP OF THE COMPACTED PM2/20 QG MATERIAL.

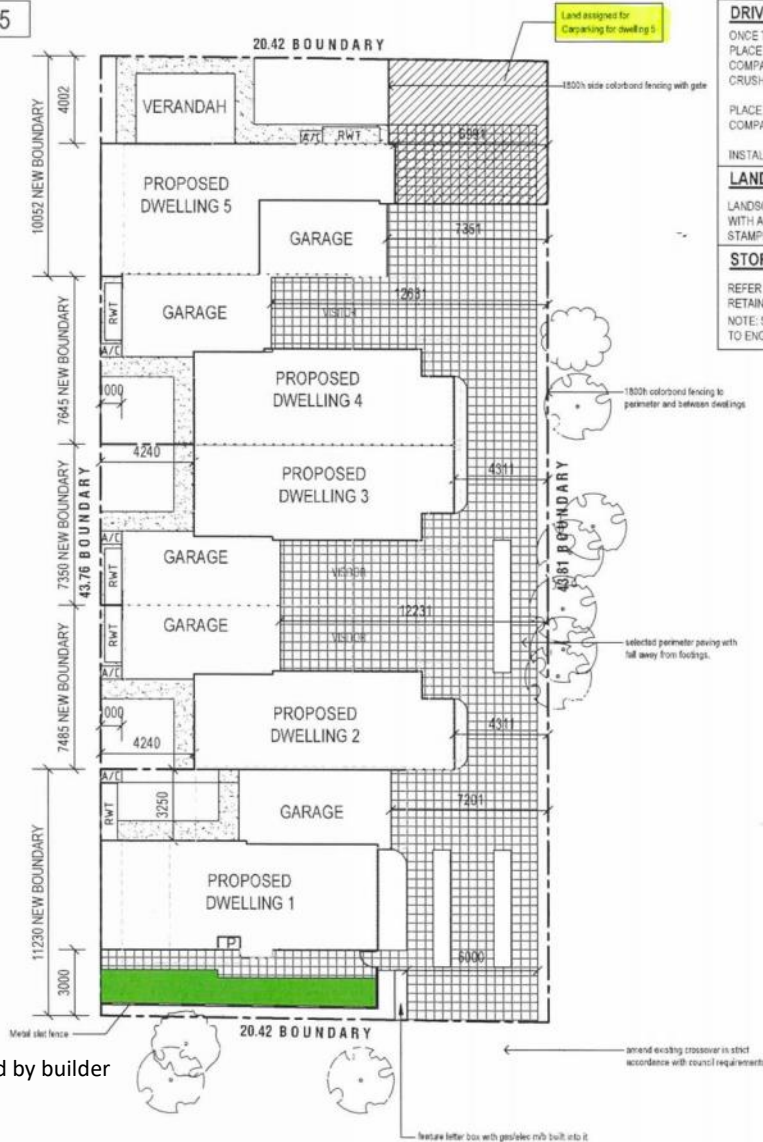
INSTALL DRIVEWAY GRADE PAVERS (MIN. THICKNESS 75mm).

LANDSCAPING NOTE:

LANDSCAPING SHALL BE PLANTED IN ACCORDANCE
WITH APPROVED PLANING DRAWINGS-REFER TO
STAMPED PLANS

STORMWATER NOTE:

REFER TO ENGINEER'S DRAINAGE PLAN FOR ALL LEVEL
RETAINING WALLS & STORMWATER DRAINAGE DESIGN.
NOTE: STORMWATER SLEEVES AS REQUIRED- REFER
TO ENGINEERS REPORT & DETAILS



No fence will be erected by builder

AREAS (D1)	
L. LIVING	61.88
U. LIVING	78.75
GARAGE	23.76
BALCONY	13.92
PORCH	0.80
TOTAL	179.91
SITE	178.84
P.O.S.	32.12
SITE COVERAGE	48.22%
AREAS (D2)	
L. LIVING	50.56
U. LIVING	84.96
GARAGE/DRY	23.27
BALCONY	9.18
TOTAL	168.35
SITE	178.84
P.O.S.	26.61
SITE COVERAGE	41.50%
AREAS (D3)	
L. LIVING	49.41
U. LIVING	84.85
GARAGE/DRY	23.27
BALCONY	9.18
TOTAL	166.51
SITE	178.84
P.O.S.	26.03
SITE COVERAGE	40.64%
AREAS (D4)	
L. LIVING	49.41
U. LIVING	88.79
GARAGE/DRY	25.29
BALCONY	10.07
TOTAL	173.56
SITE	178.84
P.O.S.	26.92
SITE COVERAGE	41.77%
AREAS (D5)	
L. LIVING	59.03
U. LIVING	81.35
GARAGE	19.92
VERANDAH	14.24
TOTAL	174.54
SITE	178.84
P.O.S.	51.71
SITE COVERAGE	52.11%

FLOTTA STREET

[illegible]



3 Generations of
Success in Real Estate

357 Greenhill Road
Toorak Gardens
South Australia 5065

PLEASE NOTE:

It is crucial you
provide all
details to ensure
we have the
correct
information to
provide to
Vendors.

Licensed Real Estate
Agents & Auctioneers
RLA 181689
ABN 34 122 770 068

Letter of Offer

REPLY EMAIL: bevan.bruse@bruse.com.au

REPLY FAX: (08) 8431 8893 (Please call after faxing/emailing to confirm we have received your offer)

Note: This is not a contract of sale document. Both the purchaser and vendor must sign a contract of sale document before this offer becomes legally binding. An offer may be withdrawn at any time before signing a contract of sale document. Contracts of sale may also be subject to a 2 day cooling-off period (exercisable by the purchaser) under section 5 of the Land and Business (Sale and Conveyancing) Act 1994.

TO (THE AGENT): **Bevan Bruse**
bevan.bruse@bruse.com.au
0419 809 852

I/we the Purchaser as detailed below wish to make the following best and final offer to purchase the property detailed below upon the terms of the Society of Auctioneers and Appraisers (SA) Inc standard Contract for Purchase of Residential Land.

We acknowledge this offer is accepted and subject to the notice below I/we will be required to enter into and execute a contract in these terms. We acknowledge we may be one of several parties making offers to the Vendor to consider.

PURCHASERS NAME: _____

PLEASE PROVIDE YOUR FULL NAMES AS PER YOUR PASSPORT OR DRIVERS LICENCE

ADDRESS: _____

Home: _____ **Wk:** _____ **Mb** _____

Fax: _____ **Email:** _____

PROPERTY PURCHASING: _____

Purchase Price \$ _____ **Deposit \$** _____

Settlement Date _____

CONDITIONS:

Subject to Finance YES ☐ NO ☐ **Loan Amount: \$** _____

PLEASE NOTE YOUR LOAN AMOUNT MUST BE NOMINATED

1) Subject to Foreign Investment Review Board Approval YES ☐ NO ☐

2) Any other Condition: _____

SIGNED by the Purchaser: _____

Dated: _____

The Purchaser acknowledges receipt of a copy hereof:

Signed: _____ **Dated:** _____

The Vendor acknowledges receipt* of this offer:

Signed: _____ **Dated:** _____

*To be given within 48 hours

Bruse Real Estate

For 3 Generations 1957 - >>>

The directors of **BRUSE Real Estate**, Bevan and Theon Bruse, are proud to say that the **Bruse** name has been associated with real estate for three generations. Sydney Bruse operated as a real estate agent for many years in the Payneham and Marryatville districts of South Australia. His son Bevan, grandson Theon, and Bevan's wife Jill have kept the name alive in the real estate industry.



Real estate is well established in the **Bruse** family. They are enthusiastic and extremely passionate about the industry. Bevan originally joined his father in real estate at the young age of 20. Bevan joined Brock Partners when the company commenced some 25 years ago. Theon joined Bevan at Brock Partners 18 years ago until they opened a franchise in the Eastern suburbs.

Bevan and Theon Bruse decided to open the **"Bruse"** agency, a boutique agency suitable to their select clients to offer them a service that they believe is ahead of the rest. Bevan's wife Jill is now part of the **Bruse** agency in a business management capacity.

The **Bruse** office is active in **selling property** and **property management**. The **Bruse** office is wonderfully positioned on Greenhill Road, at Toorak Gardens just opposite all the banks and Burnside Village. This prominent position has excellent car parking at the rear of the building, making it easier for buyers, sellers, landlords, tenants and other clients to call into the office. It is also extremely close to the city and business centre.

The interior of the office is very bright, light and airy with modern designer décor. The **Bruse** staff enjoy the environment and the social life of working close to one of Adelaide's premium shopping centres, Burnside Village, and the excellent local restaurants and amenities. **BRUSE Real Estate** welcomes you to call into their office whenever you pass by.