

Attitude

COLLECTION





T1 Homes is part of the award-winning Trend Connection Group, one of Australia's largest Home & Land builders.

Established in 2011, Trend Connection Group is proudly family-owned and operated. We understand the importance of the family home, and the centrality it plays in our sense of connection, family, belonging and general wellbeing.

With that being the case, we treat the design and construction of everyhome as if it were our own. And since we're comprised of an exceptional team of leading industry veterans with combined experience exceeding 300 years, you can be sure the design and construction of your home is in excellent hands.



OUR Promise To You



COMPLETION GUARANTEE

Time is money, and moving can be a daunting process. We offer all of our customers a guaranteed completion date, so you can forward plan things like removalists and school enrolments. If this completion lapses even a single day over our guaranteed completion date, we'll pay you \$5,000 no matter if you are renting, own your own home or are living at home.¹



PRICE LOCKDOWN

We provide a fixed price, not only on your base or package price, but all items in the contract for a period of 12 months or 3 months after the nominated forecast land registration date.²



FIXED PRICE TENDER

We assess each site's unique characteristics, as well as each home design individually, which enables us to provide our customers with an accurate price. While many builders will not reveal the final price of your home until they are on site, we look to be upfront and transparent with pricing, ensuring you can budget accordingly.³



CUSTOMER PORTAL

T1 Homes provides each customer with your own individual Customer Portal account. This is your convenient go-to information and contact hub for all information and updates around the design and build of your new home. Here you are able to access all documents, receive progress updates, view regular construction photos, pre-select colours, view your key T1 Homes contacts, and communicate with your Customer Service Officer.⁴



ONE-STOP SHOP

Looking for a full turn-key package? You've come to the right place. At T1 Homes we even offer our clients landscaping and fencing solutions. No more running around, having to deal with multiple contractors and obtain multiple quotes. We take care of everything, and make sure your new home is immaculately landscaped, on time and on budget.

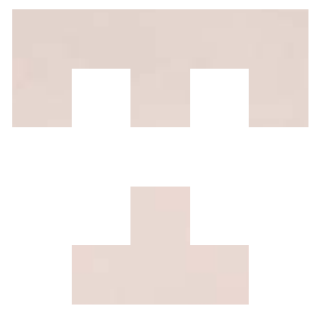


QUALITY ASSURANCE

At T1 Homes we ensure our exceptional quality standards are maintained, and that we always deliver a pristinely finished home. To this end we've created our 'Like Our Own' Quality Assurance Program, in which we treat your new home build as if it were our own, including fastidious checks and additional inclusions. This process goes well over and above the legally mandated practices. Our 'Like Our Own' Quality Assurance Program entails:

- Carrying out Independent inspections;
- Our roof tilers conduct a final inspection, prior to scaffolding being removed;
- Placing CCTV cameras down in ground drains;
- Flood testing bathroom, ensuite and balconies overnight;
- All showers have an additional secondary membrane applied after tile bedding is completed.⁵

¹ Our completion guarantee is available to all of our customers, irrespective of if they are renting, own their home or living at home. The \$5,000 payment is a once off, non reoccurring payment in place of the liquidated damages payment and is paid if the completion date, which will be specified within the contract is exceeded. The completion date will be adjusted if there are any extensions of time and the completion guarantee payment will be made if the amended completion date is exceeded. Should the completion date exceed 100 days, a daily liquidated damages payment will apply thereafter. The following T&C's are to be read in conjunction with tender and contract documents. In the instance of any conflict with the contract agreement, the contract agreement shall govern. ² Subject to milestones in the Procedure of Purchase being met. Land registration date is to be nominated by the client on the initial sales advice and will be noted on the tender document. Price lockdown period commences upon initial tender request payment. ³ The fixed price contract applies to jobs on greenfield sites and is prepared based on information & legislation available at the time of contract. The price including but not limited to the following may vary if characteristics change; all site costs, piling, slab classification, import or export of spoil, drop edge beam, salinity requirements, service connections, stormwater connections and requirements, flooding, bushfire requirements, rock excavation and removal. Knock Down. Rebuild jobs are fixed prior to commencing construction and excludes requirements relating to asbestos or contaminated land, unless otherwise specified in the contract. Furthermore, prices may vary in the event of legislative changes. Notwithstanding the above, H & L packages are fixed and will only vary as a result of client requested changes or if there are any legislative changes. The following T&C's are to be read in conjunction with tender and contract documents. In the instance of any conflict with the contract agreement, the contract agreement shall govern. ⁴ Customers will be provided their portal log in after signing their house contract. ⁵ Inspections are carried out as follows: Pre Linings inspection - this is an independent inspection of the structural elements and external of the building for the assurance of quality of installation and finishes and to ensure that the structural elements and flashings are completed in compliance to standards. Pre Handover inspection - this is an independent inspection where the consultant acts as the owner and inspects the quality of finishes before the owner is invited for a pre handover inspection. Flood testing is conducted to bathrooms, ensuites & balconies to the top floor.



**THE HIGHEST LUXURY INCLUSIONS
AT THE VERY BEST VALUE.**

Meet the **T1 Homes Altitude Collection**.

At T1 Homes we know how important it is for your new home to have every luxury. Our Altitude Collection promotion provides just that.

**The Altitude Collection offers
two exceptional options:**

38

Premium upgrades
throughout your home

OPTION 1

OR

Up to

\$25,000

Off your new home

OPTION 2

Everything
STARTS HERE

ALTITUDE COLLECTION

Exterior upgrade

YOUR CHOICE

✓ Concrete Roof Tiles or COLORBOND® Steel Roofing

Concrete Roof Tiles are extremely durable with low maintenance and come in a vast range of colours and profiles.

COLORBOND® Steel Roofing is strong, secure and energy smart. Tried and tested in Australian conditions to look great and deliver outstanding, long life performance.

Select from our T1 Homes Builders Range at your colour appointment. Subject to your design & facade choice.

Looking up never looked
So good



UPGRADE

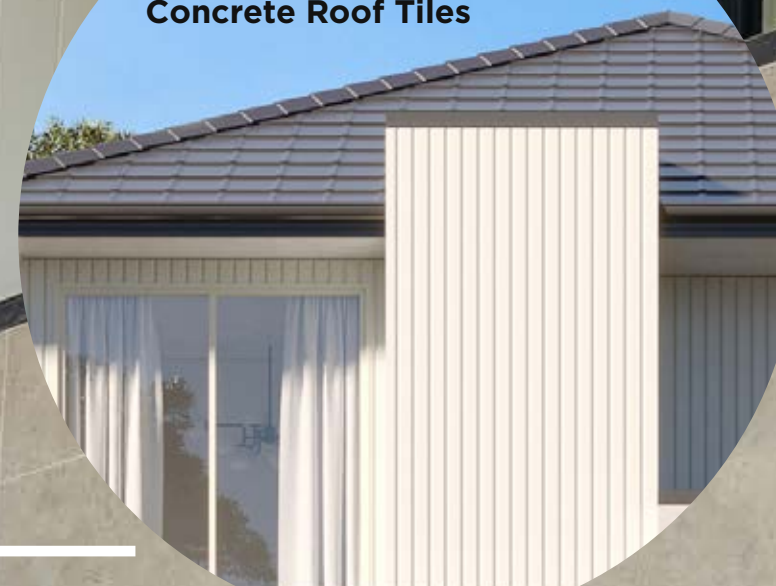
Roof Ventilation

Roof ventilation reduces temperature build up and the impact of moisture in your roof space.

T1 Homes Altitude Collection UPGRADE

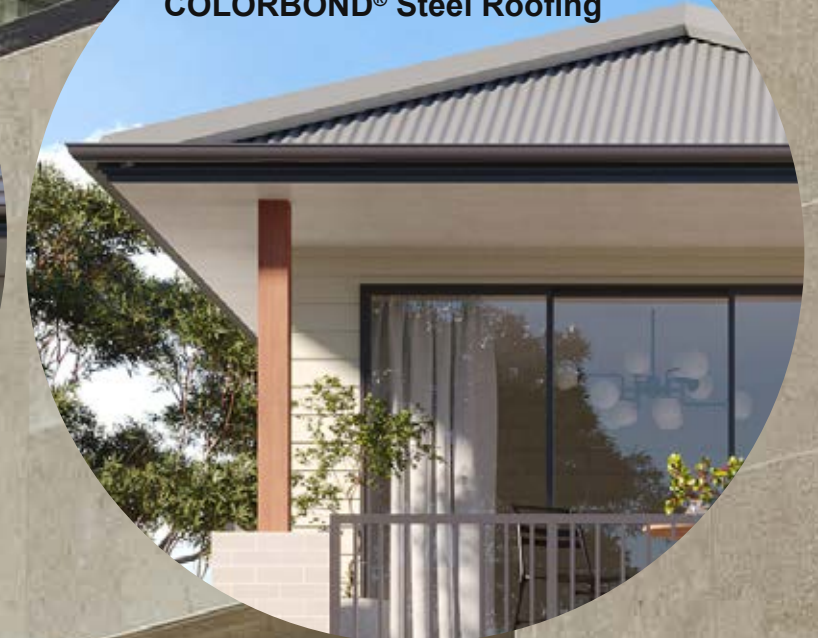
UPGRADE

Concrete Roof Tiles



UPGRADE

COLORBOND® Steel Roofing





UPGRADE

Motorised Garage Door

Panel lift garage door remote operator motor with two openers.

T1 Homes Altitude Collection UPGRADE



Drive straight into your garage with our panel lift garage opener. Whatever the weather you can arrive home in comfort.

Building inclusions

- ✓ Six year structural warranty period
- ✓ 90 day maintenance period from practical completion
- ✓ All insurances including Construction, Home Owners Warranty & Public Liability



Two external garden hose taps

THE T1 HOMES STEP ABOVE...

Your standard exterior inclusions

- All items from the T1 Homes Builders Range

- ✓ M class concrete slab designed and certified by our external qualified structural engineer
- ✓ Engineered and certified termite resistant frames, beams and trusses
- ✓ Face brickwork, cladding and/or moroka to nominated areas
- ✓ Off white mortar with ironed joints
- ✓ Aluminium windows from standard builders range with keyed locks and obscure glazing to all bathroom windows*
- ✓ Painted timber entry door frame
- ✓ COLORBOND® fascia and gutters
- ✓ Painted PVC downpipes
- ✓ Sectional COLORBOND® garage door
- ✓ 3,000 litre slimline rainwater tank (only in non-recycled areas), including connection, concrete pad, single waterproof powerpoint and plumbing points
- ✓ Two external garden hose taps, one to front and one to rear of your home
- ✓ 26 litre instantaneous gas hot water system subject to availability of natural gas (excluding granny flats)
- ✓ Three phase underground electricity service to singlephase meter box
- ✓ One gas bayonet (subject to availability of gas)

ALTITUDE COLLECTION

Kitchen Upgrade

Altitude Collection UPGRADE
T1 Homes

20mm Stone

UPGRADE
20mm Stone Benchtop

Select from the the T1 Homes range of colours for your engineered stone benchtop. Finish your Kitchen in style with this high performance surface that will wow your guests.



UPGRADE
Sink

The classic bowl & drainer sink features a generous drainage tray with a stylish finish to suit your modern kitchen design.

UPGRADE
SOHO Sink Mixer Tap

Inspired by European design trends with a modern organic look. A solid brass construction with a swivel gooseneck spout with a streamlined concealed aerator.

- MIXER-LOK™ technology: ensures your mixer never works loose
- Environmentally efficient WELS 5 Star 6 Litres/Min





UPGRADE
**900mm Dual Fuel
Freestanding Cooker**

The perfect sized oven for the family who love to entertain.

- Twin fan system/lights
- Fast heat up time
- Family Safe Doors & Trivets (Triple glazed oven door glass)
- Digital Programmable timer
- Easy clean oven interior
- Fingerprint resistant stainless steel design
- High-powered wok burner
- Easy ignite



UPGRADE
**600mm
Dishwasher
Space**

600mm dishwasher
space & connections

UPGRADE
**900mm
Rangehood**

- Washable filters
- Push button controls
- Ducted or recirculating option
- Simple operation
- Smooth stainless surfaces
- Top ducted
- 3 x filters/fan speed



Kitchens

are made for bringing
families together

At T1 Homes we architecturally design your kitchen layout to suit your home and your families needs. The busiest room in your home deserves our full attention.



T1

Your standard kitchen inclusions

- All items from the T1 Homes Builders Range

- ✓ Pantry as per your selected design, with four white melamine fixed shelves
- ✓ Moisture resistant melamine faced board cabinets
- ✓ Melamine matt door cupboards, drawers and end panels with PVC edge
- ✓ 3 x soft-close drawers with white cutlery tray (one bank)
- ✓ Cabinetry handle selection
- ✓ Kitchen splashback tiles to underside of overhead cupboards



UPGRADE
Soho Basin Mixer

Inspired by European design trends with a modern organic look and features exceptional functionality and performance.

- MIXER-LOK™ ensures your mixer never works loose
- Australian designed and engineered

**CAROMA
Semi Recessed
Basin**

caroma

ALTITUDE COLLECTION

Bathroom Upgrade

UPGRADE
20mm Stone Benchtop

Select from the the T1 Homes range of colours for your engineered stone benchtop. Your bathroom vanity will be easy to clean and glamorous.

**2 x
Shower
Niches**



UPGRADE
**ECO Dual Elite
Rain Shower**

Integrating functionality with form,
highlighted particularly by the elegant
design.

- 3 function NANOJET™ handset
- 3 STAR 9L/Min

UPGRADE
**SOHO Wall
Mixer**

UPGRADE
**SOHO Wall
Bath Mixer**

**2 x Semi
Frameless
Shower Screen**

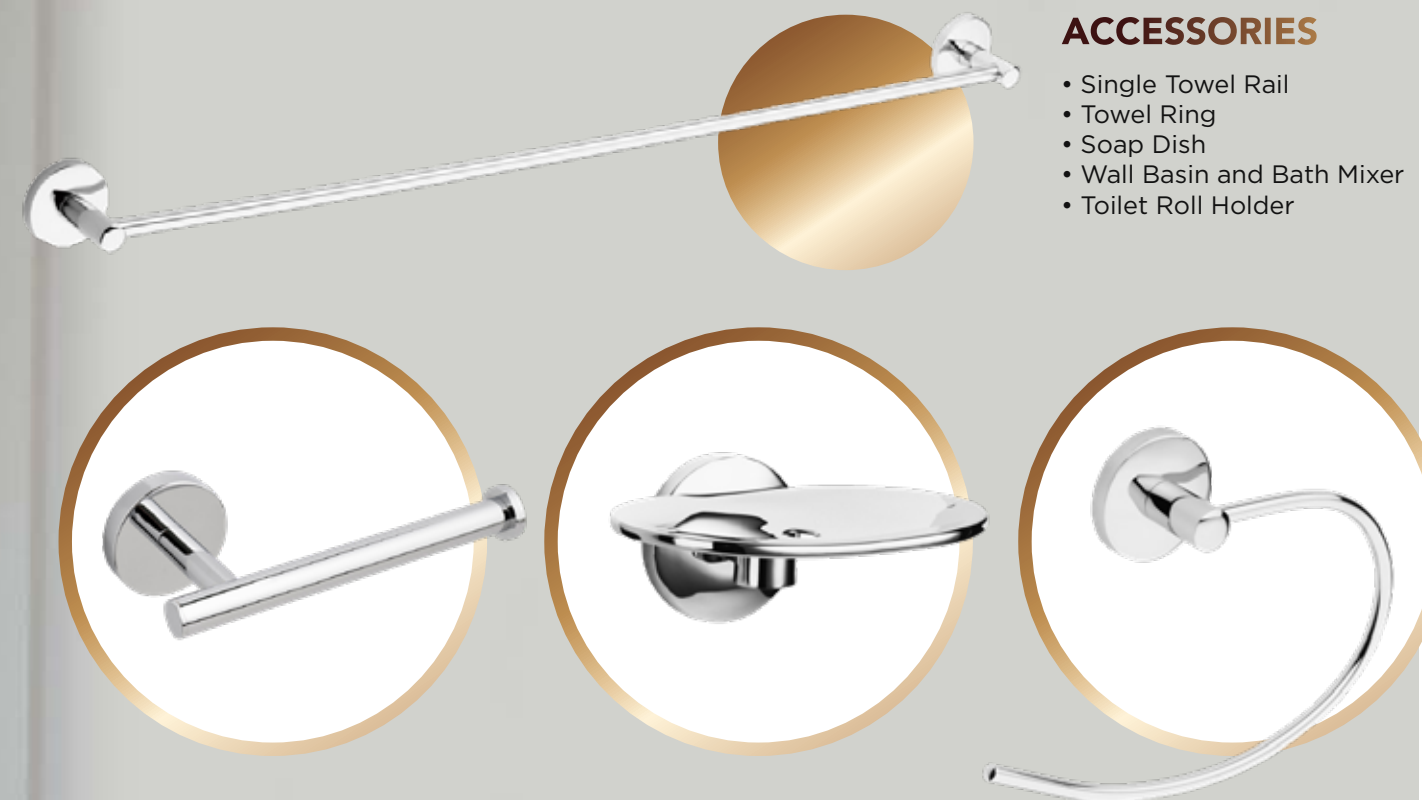


Bathroom
4x heat/light/fan

Ensuite
2x heat/light/fan

UPGRADE
**WISH CHROME
ACCESSORIES**

- Single Towel Rail
- Towel Ring
- Soap Dish
- Wall Basin and Bath Mixer
- Toilet Roll Holder



your standard bathroom inclusions

- All items from the T1 Homes Builders Range

- ✓ Melamine matt door cupboards and end panels with PVC edge
- ✓ Cabinetry handles from T1 Range
- ✓ Frameless polished edge mirror to width of vanities
- ✓ White vitreous china close-coupled toilet suites
- ✓ Acrylic 1500mm white built-in bath with hob
- ✓ Square set ceilings to bathrooms with showers only
- ✓ Chrome finish floor wastes
- ✓ Certified waterproof treatment as per Australian Standards
- ✓ Floor tiles to all bathrooms & laundry (including skirting tiles)
- ✓ Wall tiles to main bathrooms and ensuite up to 2000mm high to showers and up to 400mm above bath from standard builders range





12x
Downlights
to living areas



UPGRADE
**Extra Tall
2340MM
Front Door**
Choose from
many design profiles



KEEP YOUR FAMILY SAFE

UPGRADE
**Bosch 4 Zone
Home Security
Alarm**
with x3 motion sensors



ALTITUDE COLLECTION

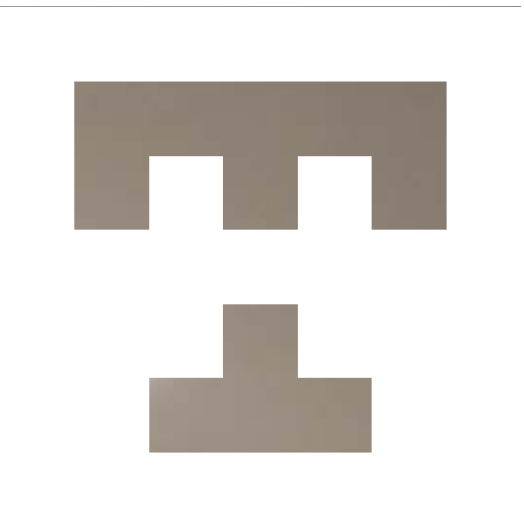
Living Upgrade



UPGRADE
**Reverse Cycle
Ducted
Air Conditioning**
with Inverter System
and 2 Zones



HITACHI





UPGRADE
**Stacker Door
to Alfresco**

Stacker Doors provide a wide-open space while maintaining a sleek and contemporary design look.



UPGRADE
**2600mm High
Ceilings**

With the standard ceiling height of 2400mm - our extra height 2600mm ceilings give you the light & space you need for luxury living.



Other standard inclusions

LAUNDRY

- ✓ 45 litre freestanding stainless steel tub with metal cabinet
- ✓ Chrome finish mixer to laundry tub
- ✓ Chrome finish washing machine set
- ✓ Chrome finish floor wastes where required
- ✓ Certified waterproof treatment as per Australian standards
- ✓ Laundry splashback tiles to above laundry tub (1-2 rows high subject to tile selection)

ELECTRICAL

- ✓ One ceiling light point batten per room
- ✓ Double power points to bedrooms and living areas (one per room) with single power points to dedicated appliances
- ✓ One television outlet, one data outlet and one telephone outlet to living room
- ✓ Hard wired smoke detectors with battery backup as per design
- ✓ One RCD safety switch in meter box
- ✓ One “two way” light switch for entry hallway lighting and one for staircase on double storey home

DOORS & DOOR FURNITURE

- ✓ Painted 2040mm high front entry door (profiles and colour from T1 Range)
- ✓ 2040mm high flush panel hinged doors to all internal doors

- ✓ Aluminium 2040mm high sliding doors with keyed locks
- ✓ Front entry lever security set
- ✓ Internal lever passage sets
- ✓ Privacy locks to master bedroom, main bathroom & powder room (subject to design)
- ✓ Fixed levers for robes
- ✓ Security lock for laundry door
- ✓ White PVC door stops to internal doors where required

PAINT

- ✓ 2-coat Taubmans Endure system wall paint to internal walls (one colour only)
- ✓ Gloss Taubmans Endure system paint to all internal woodwork
- ✓ Flat acrylic white paint to ceiling
- ✓ 2-coat all-weather paint system to exterior of homewhere applicable



Up to
\$25,000
Off your new home

OPTION 2

Attitude Credit

Choose your own upgrades with our Attitude Collection promotion credit option.

At your colour appointment select your own upgrades and enjoy this bonus credit towards your individual selections or simply reduce the price of your new home. Perfect for the home owner who has their dream home in mind or the budget conscious owner who wants the best value for their new home.

180m²

\$15,000

INCLUSION CREDIT

180-220m²

\$20,000

INCLUSION CREDIT

220m²

\$25,000

INCLUSION CREDIT

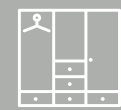
Use your credit to upgrade
across any of these areas of your home.



KITCHEN



APPLIANCES



STORAGE



TILES



FACADES



BATHROOMS



ELECTRICAL

OR

Have the entire amount deducted from
the price of your home

T1 HOMES

Note: An initial tender request fee is required to be paid to secure the offer. Milestones within the Procedure of Purchase and the designated start date need to be met in order to maintain this offer. The number of upgrades received within the offer may vary and is subject to the standard configuration and number of fixtures within the standard home. Promotional items are subject to availability and as such T1 Homes reserves the right to substitute to similar items without notice or obligation.

A maximum credit of \$25,000 applies to homes that are larger than 220m² in size. Homes between 180-220m² receive a credit of \$20,000, whilst homes less than 180m² receive a credit of \$15,000. This offer is valid from the 31.1.22 and is not available in conjunction with any other offer unless stated. There are no credits for any items deleted from this promotion, nor is this offer redeemable for cash.

Photographs used may depict items not supplied by T1 Homes, such as furniture, window furnishings, landscaping, retaining walls, fencing, decorative landscaping items, water features, pergolas, pools, decks, outdoor fireplaces and barbeques. Images feature upgraded items - please talk to a sales consultant for detailed home pricing. T1 Homes reserves the right to revise this offer without notice or obligation.

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T1 Builders Licence Number: 189198c.



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t1homes.com.au

Visit our display:

25 Saturn Street Leppington
NSW 2179

Open 7 days 10 - 5pm

On display:

Porto 32 with Algarve facade

