

CREATION LIVING

Creative By Nature. Functional By Design.



creationhomes



HIA HOUSING 100
RECOGNISED AS AUSTRALIA'S
LARGEST SEMI-DETACHED
BUILDER 2020, 2021, 2022

WHERE IT ALL BEGINS

Simplicity in character, in manners, in style; in all things the supreme excellence is simplicity.

- Henry Wadsworth Longfellow

Welcome to where it all begins. Creation Homes has been listening to what Australian families want in their dream home for 10 years, and in response, we have built a suite of home designs that reflect the most desired interior and exterior features to last a lifetime.

With a strong standing as Queensland's most trusted Semi-Detached residential builder; all you have to think about is how it is going to look when you walk in your front door. Quality inclusions from homegrown and much-loved brands to stand the test of time.

Our professional team, chosen for their rich industry experience, brings all this together to offer a complete end-to-end home building service to suit every homeowner's needs.

We invite you to join more than 6,000 Australians who have chosen a beautiful Creation Homes design to call their 'home'.

Creation Homes is reshaping the residential landscape by synthesising innovative design with quality craftsmanship.

Planning

Enjoy the process of designing your dream home. Our Queensland home building experts streamline the process for your peace of mind.

Quality

Be assured of a quality build - the result of continual product improvement, exhaustive quality assurance checks and extensive skill training.

Innovation

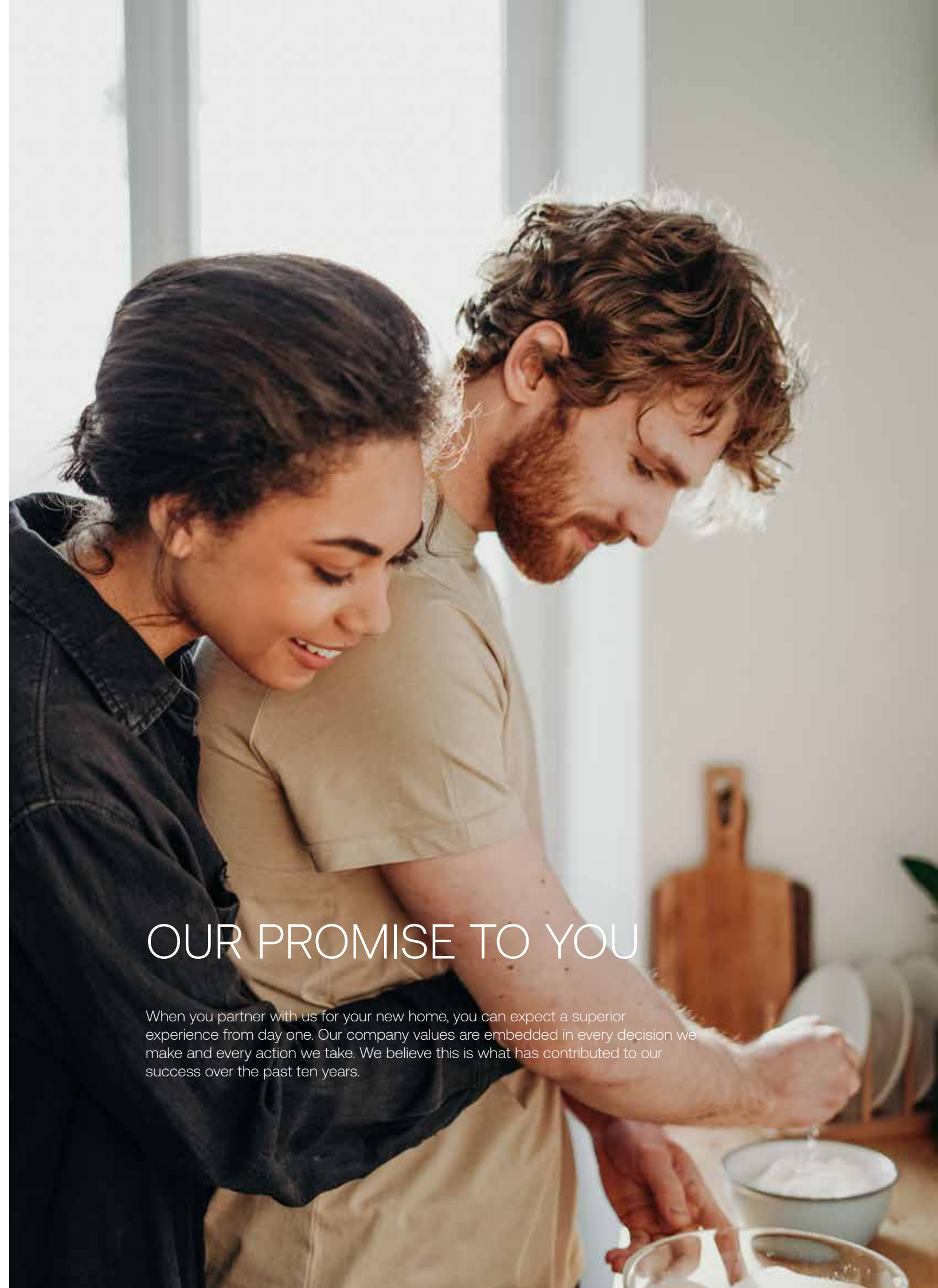
Work with an innovative yet affordable home builder in Queensland who thrive on delivering industry leading designs.

Ethical Practices

Enjoy transparent, timely communication and exemplary customer service. Our goal is to deliver your home with integrity and trust.

OUR PROMISE TO YOU

When you partner with us for your new home, you can expect a superior experience from day one. Our company values are embedded in every decision we make and every action we take. We believe this is what has contributed to our success over the past ten years.





Site Preparation

Creation Homes builds homes that are founded on quality, integrity, and professionalism, and they are a lasting legacy. Our process begins with careful pre-site surveying, inspection, and planning, followed by meticulous construction according to specified standards, and concludes with a 12-month maintenance period to ensure your peace of mind.

Pre Construction

- Survey, soil test and pre-site site inspections.
- Energy rating compliance and covenant lodgement.
- HIA plain language contract.
- Preparation of plans & specifications.
- Qualified interior designer to guide you through our studio and help you curate the perfect style for your home.

*Based on standard Building Application in New Land Estates. Refer to your sales consultant for more information.

General

- Building Application, standard council fee (based on Brisbane City Council), Certifiers inspections & insurances*
- Physical termite barrier to the perimeter of the concrete slab and all slab penetrations.
- Temporary fencing, toilet & scaffolding compliant with OH&S requirements.
- Environmental protection control requirements.
- Site clean at completion of works.
- 12 Month maintenance period.
- 6.5 Year QBCC structural guarantee.

Site

- Engineered slab up to 'M' soil classification.
- Balanced cut & fill up to 500mm of site fall.
- Wind rating N2.
- Connection to mains power supply including conduit & cabling for underground connection of single phase electricity to meter box.
- Stormwater and sewer drainage to legal point of discharge.
- Connection to existing water supply meter.
- Four field gullies plumbed to stormwater.
- Based on fully serviced blocks up to 450m2 and up to 6m setback.

Electrical, Lighting & Fans

Power Points

Two Clipsal C2000 Series double power points to all rooms.



Clipsal C2000 Series plates to switches & power points.



National Broadband Network

Stay connected with an NBN ready data point.

Electrical

TV antenna, two TV points and one telephone point.

Lighting

Energy efficient LED downlights throughout the remainder of the house including porch and alfresco. Enclosed 1200mm LED batten ceiling light to garage.

Feature Lighting

Up to two white lights to stairs. (Design specific)



Fans

48 Inch ABS blades ceiling fan with light to bedrooms, living, leisure, home office, and alfresco.



Externally ducted round white exhaust fans to bathroom and ensuite.



Images shown feature items not included in the Living specifications. Creation Homes reserves the right to alter pricing, materials and specifications without notice. NBN connection by customer post handover.



Kitchen

Whether your kitchen becomes the kids’ homework hub, an entertainer’s paradise, or a baker’s delight, one thing is for sure, with its sheer size and layout, the hub of your home has been designed to withstand it all.

Splashback

Choose from a selection of pressed edge tiles up to 600 x 600mm in size from the builders range. (Up to group 2)

Benchtop

Select from a contemporary collection of 20mm thick mineral stone for your kitchen benchtop from the builders range. 11 designs included.

Cabinetry

Overhead cabinets to kitchen including above the fridge space. Pot drawer included beneath microwave provision. Includes soft close doors and drawers throughout kitchen.

Laminate

Select from an extensive range of Laminex and Formica designs in a Natural finish from the builders range.

Handles

Choice of 60+ designer handles for all cabinetry. Note: Overhead cabinetry includes finger pull opening in lieu of handles. (Up to Group 2)

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Tapware

A choice of designer mixer taps in chrome or matte black.

Nero Celia Range



Nero Ecco Range



Nero Dolce Range



Sink

Select from a range of overmount double bowl sinks in stainless steel.

Overmount Otus 1080 Double Bowl Sink in Stainless Steel



Overmount Seima Leto 750 Double Bowl Sink in Stainless Steel



Overmount Seima Kubic 175 Sink With Drainer in Stainless Steel



Benchtop

Select from a contemporary collection of 20mm thick mineral stone from the builders range. 16 designs included. Sample designs shown below.



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Appliances

Kitchens are designed to be the heart of your home, so it’s important to choose appliances that are both beautiful and functional. Our selection of appliances have been carefully selected for their elegance, durability, and ease of use.

Microwave provision
Space provided with pot drawer below.

Dishwasher provision
Space provided with cold water connection point.

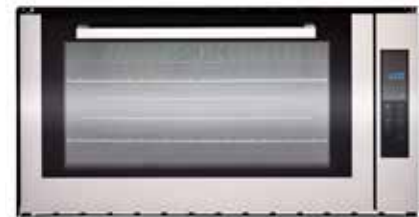
Fridge provision
Space provided with cold water connection point.



Technika 900mm Electric Cooktop.
600mm cooktop available.



Technika 900mm Concealed & Externally
Ducted Undermount Rangehood.



Technika 900mm Electric
Under Bench Oven. (Design Specific)



Technika 600mm Electric Under
Bench Oven. (Design Specific)





Mirror

Polished edge frameless mirror.

Vanity & Benchtop

20mm mineral stone bench top with one bank of three soft close drawers and shadowline feature to vanity.

Tapware & Basin

A selection of overmount or semi-recessed vanity basins and a choice of designer mixer taps in chrome or matte black.

Toilet

Option of a back-to-wall or wall-faced toilet suite and a selection of toilet roll holders in chrome or matte black.

Bath

Selection of back-to-wall or island tub. (Refer to plans for bath type)

Shower & Accessories

Option of chrome or matte black semi-frameless clear glazed shower screens with a smart tile floor waste to recessed shower base.

A selection of designer shower rails, wall mixer taps, double towel rails in chrome or matte black.

Tiling

Up to 600 x 600mm pressed edge tiling to wet area wall & floor standard heights including 200mm skirting tile. (Up to group 2)

Tiled Shelf

Tiled shelf to ensuite shower.

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Bathroom

With a semi-frameless shower, polished edge frameless mirror and the choice of a back-to-wall, island or freestanding tub, you will start and end every day feeling like you are completely rejuvenated.

Shower Rail

Nero Celia Range



Nero Ecco Range



Nero Rail Range



Wall Mixers

Nero Celia Range



Nero Ecco Range



Nero Dolce Range



Basin Mixers

Nero Celia Range



Nero Ecco Range



Nero Dolce Range



Vanity Basins

Fienza Range



Azzurra Range



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Toilet Roll Holder

Nero Bianca Range



ACL Ruby Range



Towel Rail

Nero Bianca Range



Bathware

Decina Carina Island Bath
**design specific*



Fienza Back-To-Wall Bath
**design specific*



Siema Chios Bath
**design specific*



Bath Spouts

Nero Ecco Range



Nero Dolce Range



ACL Ruby Range



Toilet

Holli Wall Faced Suite



Azzurra Wave Back-To-Wall Suite



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Laundry, Robes & Linen

Experience the sophistication of various finishing choices, thoughtfully selected to enhance the appearance of your laundry. Exquisitely designed storage options that ensure your essentials remain neatly arranged.

Benchtop & Cabinetry

Option of laminated laundry benchtop and base cabinets with internal shelving, soft close hinges, shadowline feature and choice of 60+ designer handles or freestanding slimline tub.

Robes

2100mm high framed mirror sliding built-in robes with one melamine shelf and hanging rail.

Linen

2100mm high painted hinged doors to linen and store cupboards with four melamine shelves.

Splashback

Select from a variety of pressed edge tiles up to 600mm x 600mm in size. (Up to Group 2)

Flooring & Skirting

Match your main floor tile or select up to 600mm x 600mm pressed edge tiles and up to 200mm high skirting. (Up to Group 2)

Tapware

Nero Classic Range



Sink

Overmount Everhard Trough Classic Sink in Stainless Steel



Freestanding Slimline Tub

Everhard Trough And Cabinet In Stainless Steel



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Interior

Elevate the atmosphere of your home with captivating features and meticulously crafted details. Let us assist you in creating a unique and personalized living space that perfectly complements your family’s lifestyle.

Paint

Three coat paint system to internal walls. Two paint colours throughout, one colour to ceiling (ceiling white) and one to walls and timberwork.

Ceiling

2590mm high ceilings to lower level.
2440mm high ceilings to upper level.
(If applicable) Square set ceilings to lower level entry and living areas.
90mm cove cornice to all areas.
Note: Ceiling heights are measured to frames.

Flooring

Up to 600mm x 600mm pressed edge tiles to the main floor and plush carpets from the builders range to locations nominated on standard plan.
(Up to group 2)

Doors

Painted flush panel internal doors with Lemaar Orba door furniture in chrome.

Staircase

Cover grade (carpet) stairs with paint finish handrail and posts, with black round steel balustrade.

Insulation

Double storey home specific:
R3.5 Ceiling insulation batts plus Anticon.
R2.0 Wall insulation batts to lightweight cladded walls.

Single storey home specific:
R2.5 Ceiling insulation batts plus Sarking.
R2.0 Wall insulation batts to lightweight cladded walls.

Sisalation to all external walls.

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Exterior

Feel a sense of serenity and peacefulness as you enter your new home. Intentionally designed to promote relaxation and comfort. Our team has crafted a cozy and inviting atmosphere that embraces the natural flow of the space and embodies quintessential Australian design aesthetic, whether you're in a single, double storey, or acreage residence.

Exposed Aggregate Driveway

Sectional Garage Door

Entrance Door

Insect Screens Throughout

Facebrick

Front Entrance Door & Hardware

Painted entrance door with clear glazing and aluminium door frame. Lemaar Gala Entry Pro lever in chrome.

Windows & Sliding Doors

Powder coated aluminum windows in a wide range of colours, complete with key-locks, insect screens and obscure glazing to wet areas.

Hinged External Doors

Painted hinged doors with aluminum frames to other external doors with Lemmar Torion entrance door furniture.

Driveway

Includes up to 45m2 of exposed aggregate driveway. (Group 1)

Facade

A selection of render, lightweight cladding and brickwork colours available to choose from. Note: Material options available are design specific.

Selection of PGH Bricks from the builders range. Samples designs below. 10+ colours available with a natural mortar or choice to upgrade to off-white mortar*. *Additional cost applies.



Portico & Alfresco

Includes 600 x 600 pressed edge tiles. (Up to Group 2)

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Exterior

Roof

Colorbond® metal roofing.

Fascia & Gutter

Colorbond® fascia and gutter with painted PVC downpipes.

Roof Pitch

Engineer designed 70mm wall frames and 25 degree roof trusses. (Pitch plan specific)

Garage

Colorbond® sectional garage door available in four profiles. Includes automatic openers, inclusive of two handheld remotes and one wall mounted transmitter.

Garage Profiles



18+ Colorbond colours available to select from. Note: Upgrade to matte finish available at an additional cost.



Plumbing

280L Hot water system and 2 external garden taps.

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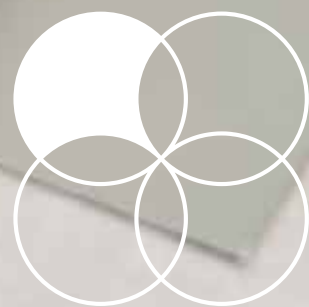
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VISIT OUR DESIGN STUDIO // COLOURS BY CREATION

Let's Create

You design. We create! Browse our design studio, Colours by Creation, and watch your dream home come to life as you make your way around our selection of tiles, taps, benchtops, paint colours, carpets, bricks, and more. Our interior designers will guide you through the process and help you turn your house into a home by personalising your build with fixtures and finishes that reflect your personal lifestyle.



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Construction Partners

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Creation Living

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