

boutique
developments

Dual Occupancy.
Multi-Dwelling.
Townhomes.
Duplex.

At Boutique Developments, we are trusted to deliver quality new homes, designed for better living.

That means designing for functionality and flexibility with a commitment to quality and craftsmanship.

Our experienced Dual Occupancy Project Team will provide a seamless experience from the moment you meet through to completion of your new homes.

Boutique Developments is part of the ABN Group, Australia's leader in construction, property and finance. This gives us access to an extensive range of talent and experienced suppliers, which allows us to back each home with a 25 year structural guarantee and industry leading aftercare program.

We're driven by a desire to build quality homes you will be proud of the moment you first walk through the door.

Here are a few added reasons that make building with Boutique Developments the right decision:

- ✓ Architecturally inspired home designs
- ✓ Dedicated Project Manager and personal Interior Designer
- ✓ Upfront pricing for certainty and peace of mind
- ✓ Market-leading standard inclusions and trusted brand partners
- ✓ Quality building materials
- ✓ 25-year structural guarantee and 12-month Boutique Assist aftercare warranty
- ✓ Proudly part of the ABN Group – Australia's leader in residential construction, property and finance – We have been building quality new homes since 1978

Thank you for inviting us to be part of your journey. We're excited to get started.



A stylized, handwritten signature in black ink.

Aidan Hooper | Managing Director



EXPERTLY DESIGNED

Designed by the team behind Boutique Homes market leading new home designs, our range of dual occupancy floorplans have been expertly designed to adhere to local area planning requirements.

Explore flexible floorplan design options and choose from a range of facades from classic Hamptons to the contemporary Yarra. Personalise your beautiful new homes with design options to suit your lifestyle and be inspired by premium interior selections, finishes and features.

EXPERTLY DELIVERED

Your experienced Project team will guide you through the entire process, providing expert advice and solutions. Your team will work directly with demolition contractors and leverage relationships with local councils for required approvals, ensuring a smooth and efficient process.

EXPERTLY CRAFTED

Our reputation is steeped in both history and quality. As part of the ABN Group, we've proudly delivered over 75,000 new homes across Western Australia and Victoria.

We stand by the quality of materials, fixtures and tradespeople we use and because of this, we can confidently back every Boutique Developments home with a 25 year structural guarantee.

And our commitment doesn't end when we hand over the keys. Our industry leading aftercare program is in place to ensure the process of settling in is as smooth as possible, which is why our relationship extends far beyond construction.

Boutique Assist, our 12 month service warranty offering, has been specifically created to make sure your new homes are everything you imagined them to be.

YOUR COMPLETE SERVICE

At Boutique Developments, our personalised customer service makes it all happen. Your dedicated Developments Consultant will help to understand your requirements and work with you on selecting a design that best suits your personal needs.

Assessment of your property including:

- Site conditions
- Town planning services
- Planning permit restrictions
- Council requirements
- Service connections
- Neighbouring properties

Advice on home design from our selection of beautiful new facade and floorplan designs.

Personalise your floorplan with a range of design options to help tailor our homes to your individual needs.

A specialist Project Manager will guide you through pre-construction to completion.

Interior Design service in our Abode Inspiration Studio to determine specification selections and electrical requirements.

Approvals when required.

Demolition and services abolishment.

Communication maintained throughout the entire process including direct contact with your Site Manager who will manage the construction of your new home.

What do I need? All you need is a current copy of your land title and your Developments Consultant will assist you with the rest.



Collins

31 / 30

Fits lot width 15.24m

Collins 31

Specifications

Total area	284.13m ² / 30.57sq
Width	7.62m
Length	27.35m

 4  3  1

Collins 30

Specifications

Total area	276.33m ² / 29.73sq
Width	6.62m
Length	27.35m

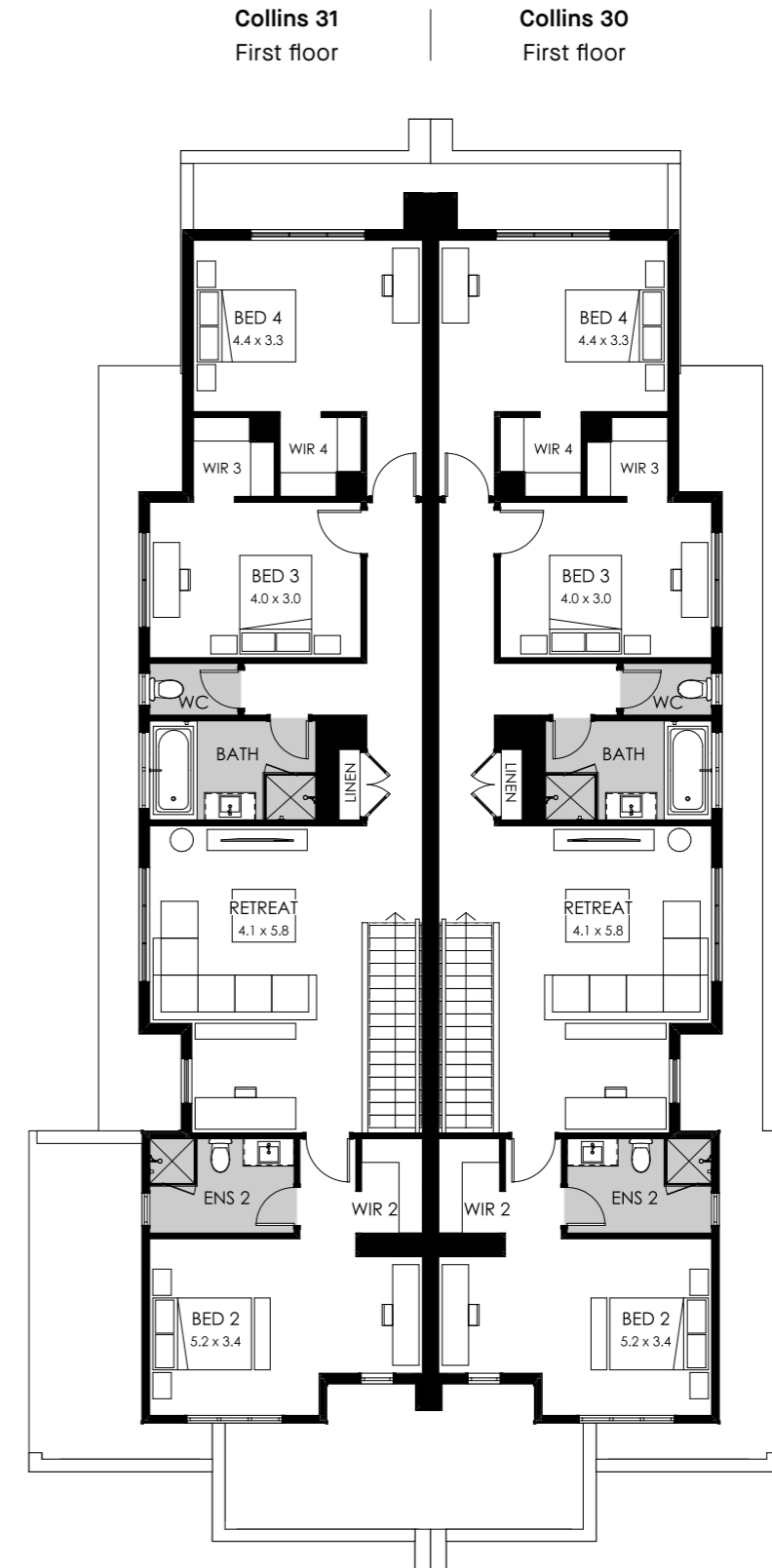
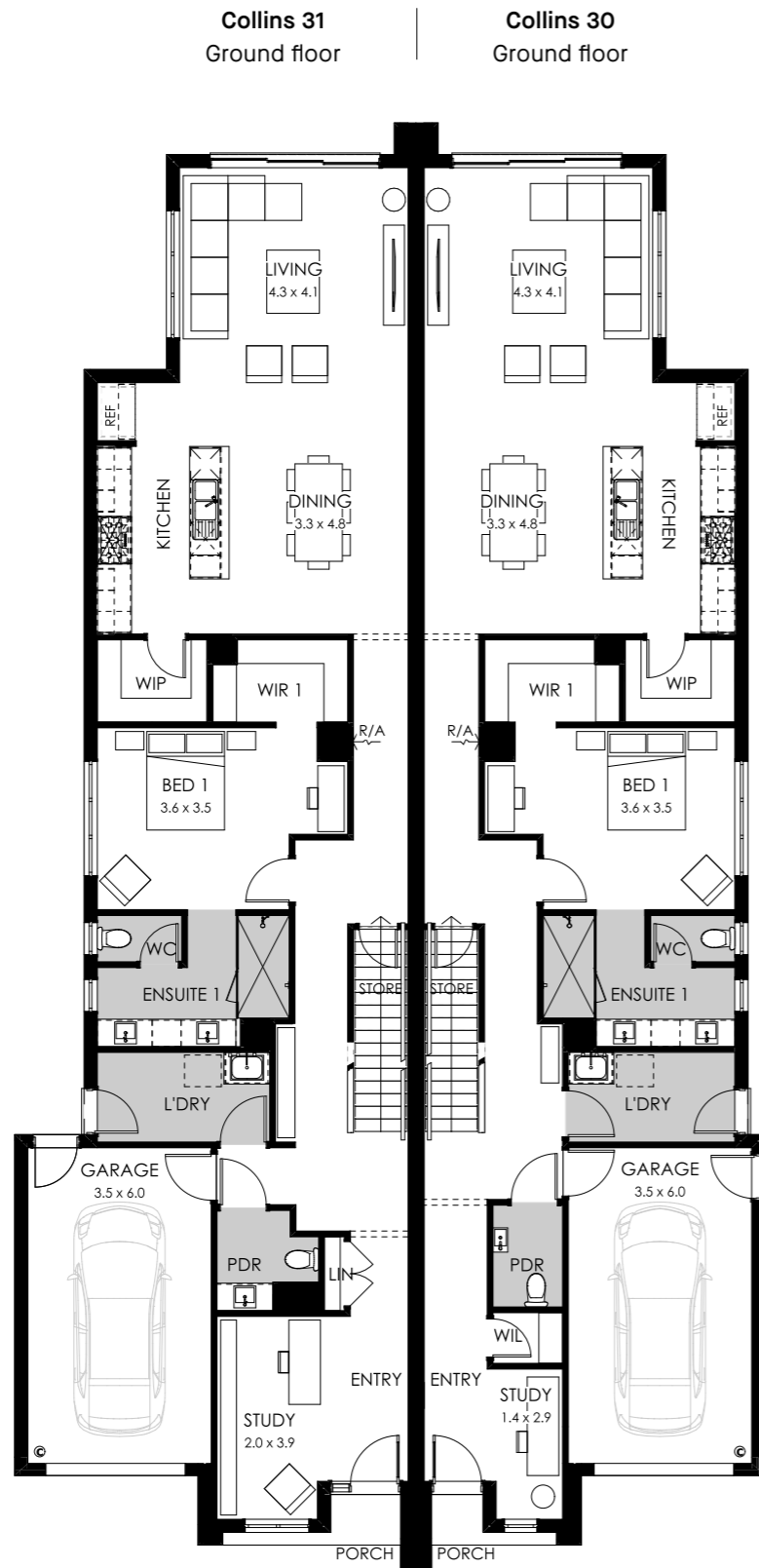
 4  3  1

Design options available

- 3m side setback
- 5th bedroom
- Additional master bedroom
- Alternate staircase
- Bathroom upgrade
- Butler's pantry
- Retreat to front (first floor)
- Width extension

Facade options available

Modern, Hamptons, Yarra



Franklin

28 / 28

Fits lot width 15.24m

Franklin 28

Specifications

Total area 258.91m² / 27.86sq

Width 8.12m

Length 26.18m

 4  3  1

Design options available

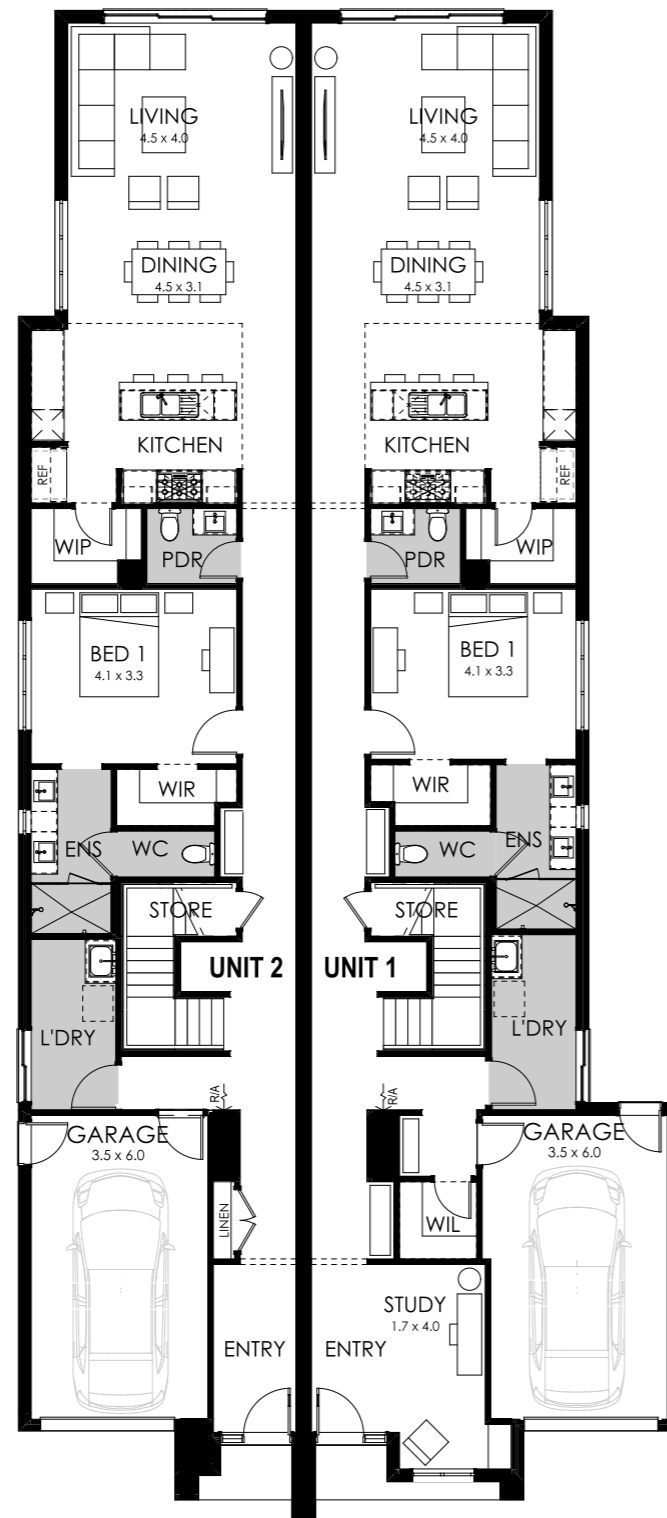
- Butler's pantry
- Laundry upgrade
- Alternative kitchen
- Powder room
- 5th bedroom
- Study (ILO 2nd ensuite)
- Bathroom upgrade

Facade options available

Modern, Hamptons, Yarra

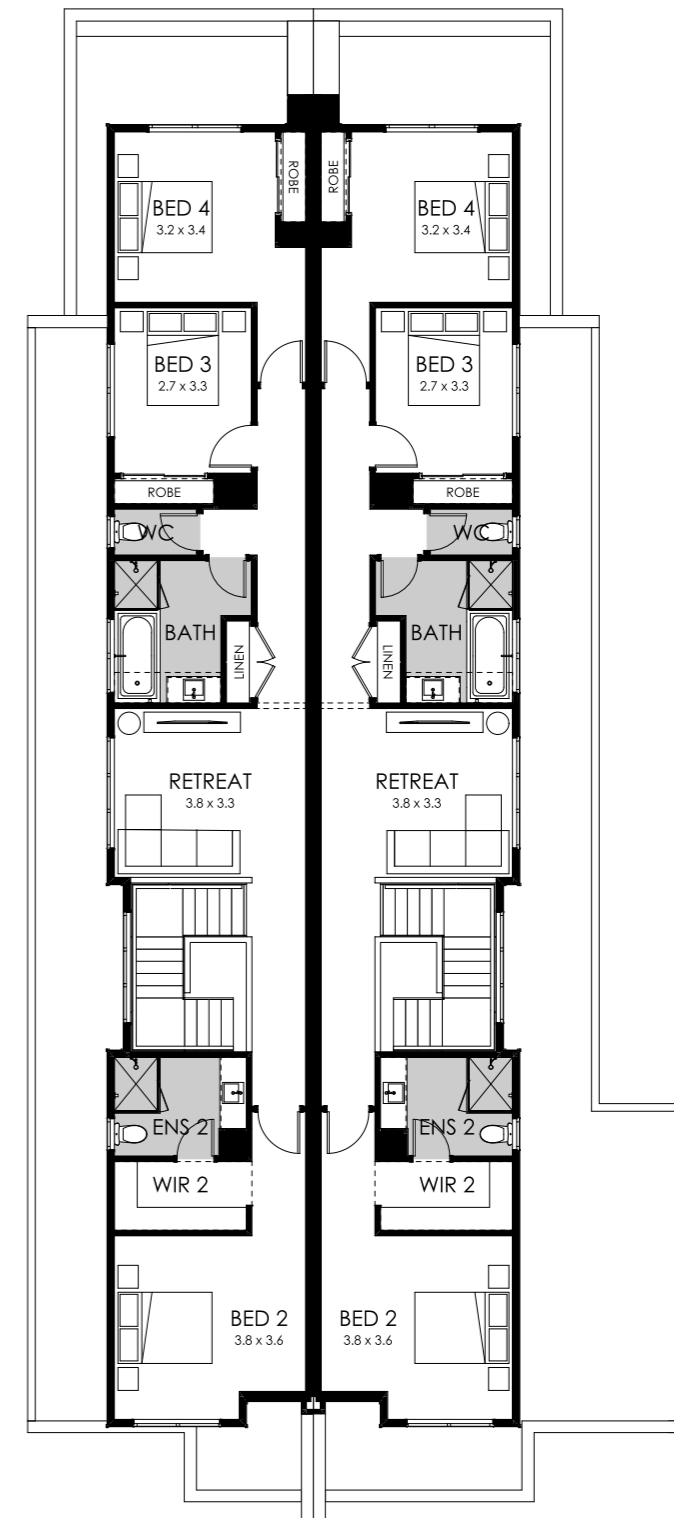
Franklin 28
Ground floor

Franklin 28
Ground floor



Franklin 28
First floor

Franklin 28
First floor



Fits lot width 15.24m

Spencer 28

Specifications

Total area	255.54m ² / 27.50sq
Width	7.62m
Length	24.83m

 4  3  1

Spencer 27

Specifications

Total area	247.63m ² / 26.65sq
Width	6.62m
Length	24.83m

 4  3  1

Design options available

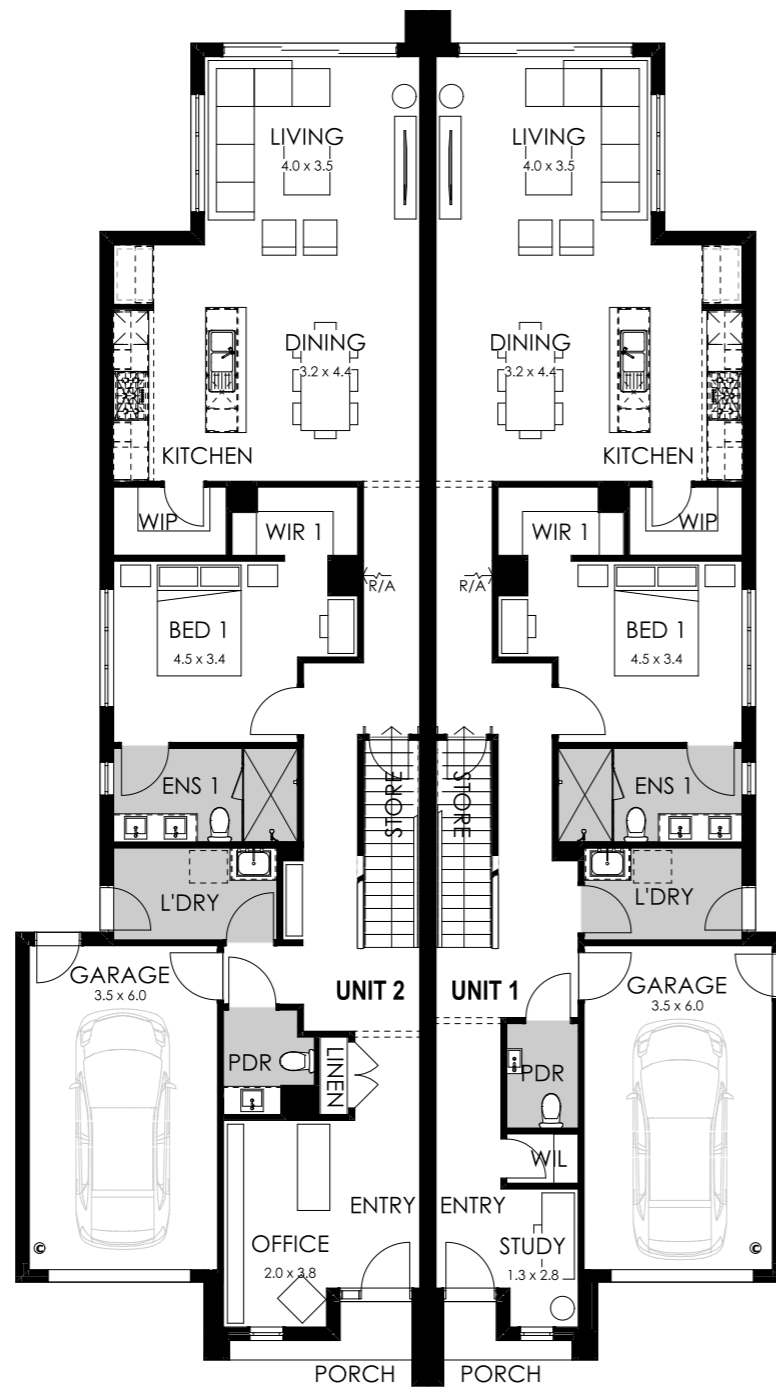
- 5th bedroom
- Additional master bedroom
- Alternate staircase
- Bathroom upgrade
- Butler's pantry
- Retreat to front (first floor)
- Width extension

Facade options available

Modern, Hamptons, Yarra

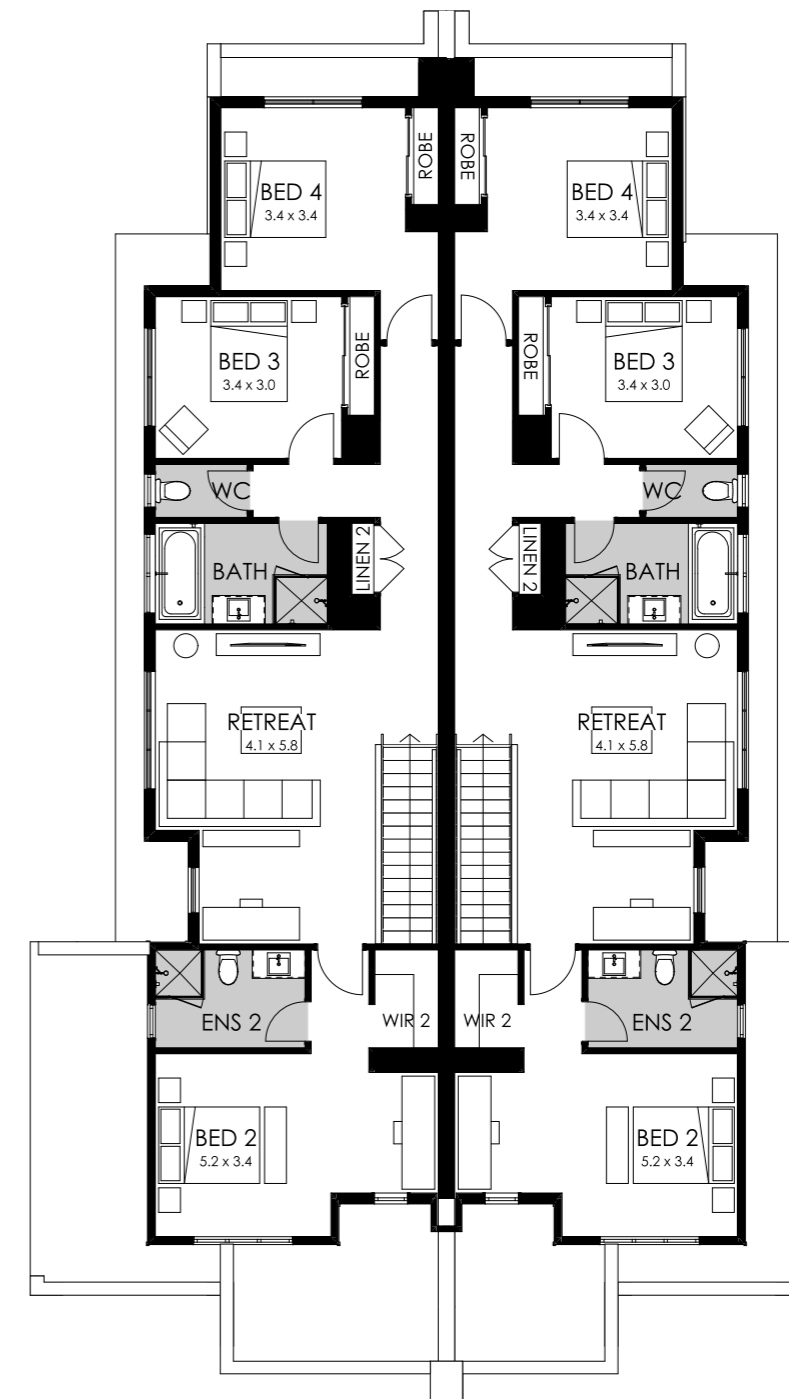
Spencer 28
Ground floor

Spencer 27
Ground floor



Spencer 28
First floor

Spencer 27
First floor



Bourke

23 / 22

Fits lot width 15.24m

Bourke 23

Specifications

Total area	214.34m ² / 23.07sq
Width	7.62m
Length	19.43m

 4  2  1

Bourke 22

Specifications

Total area	206.55m ² / 22.23sq
Width	6.62m
Length	19.43m

 4  2  1

Design options available

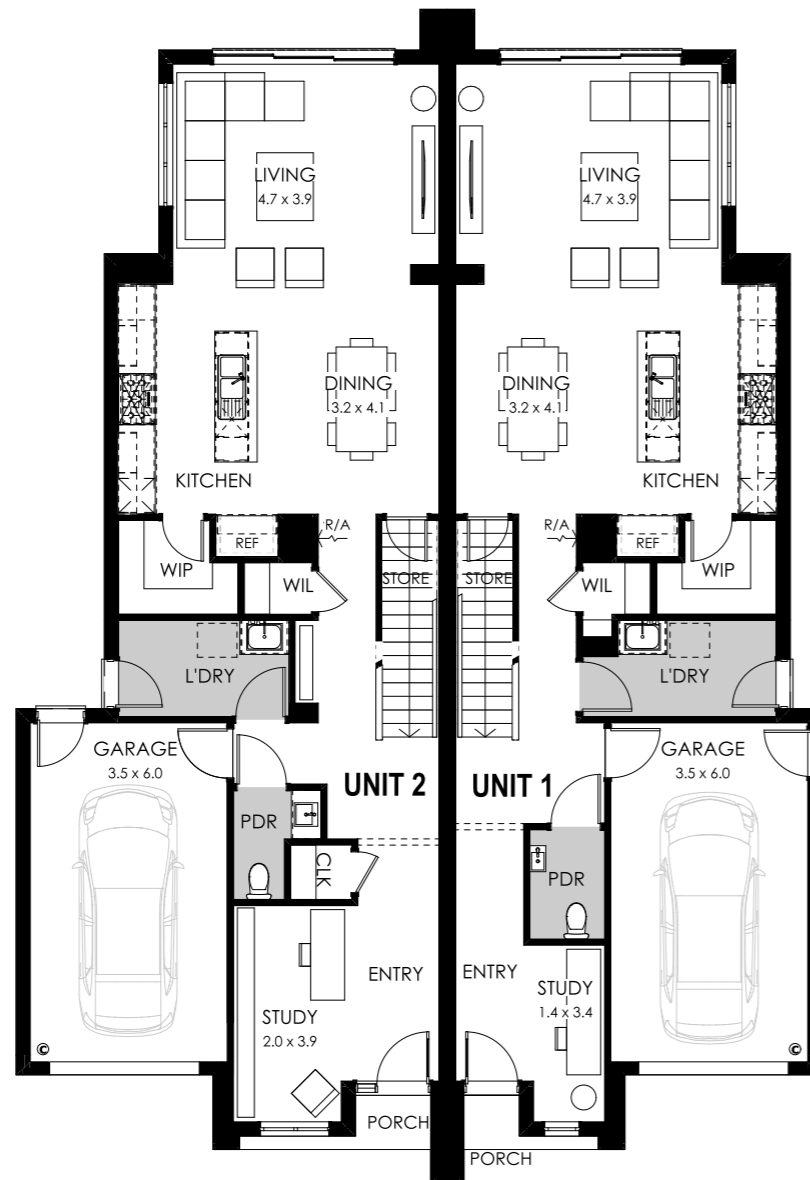
- Alternate kitchen
- Alternate staircase
- Bathroom upgrade
- Butler's pantry
- Larger living
- Outdoor living
- Powder room
- Retreat ILO bedroom
- Shower to powder

Facade options available

Modern, Hamptons, Yarra

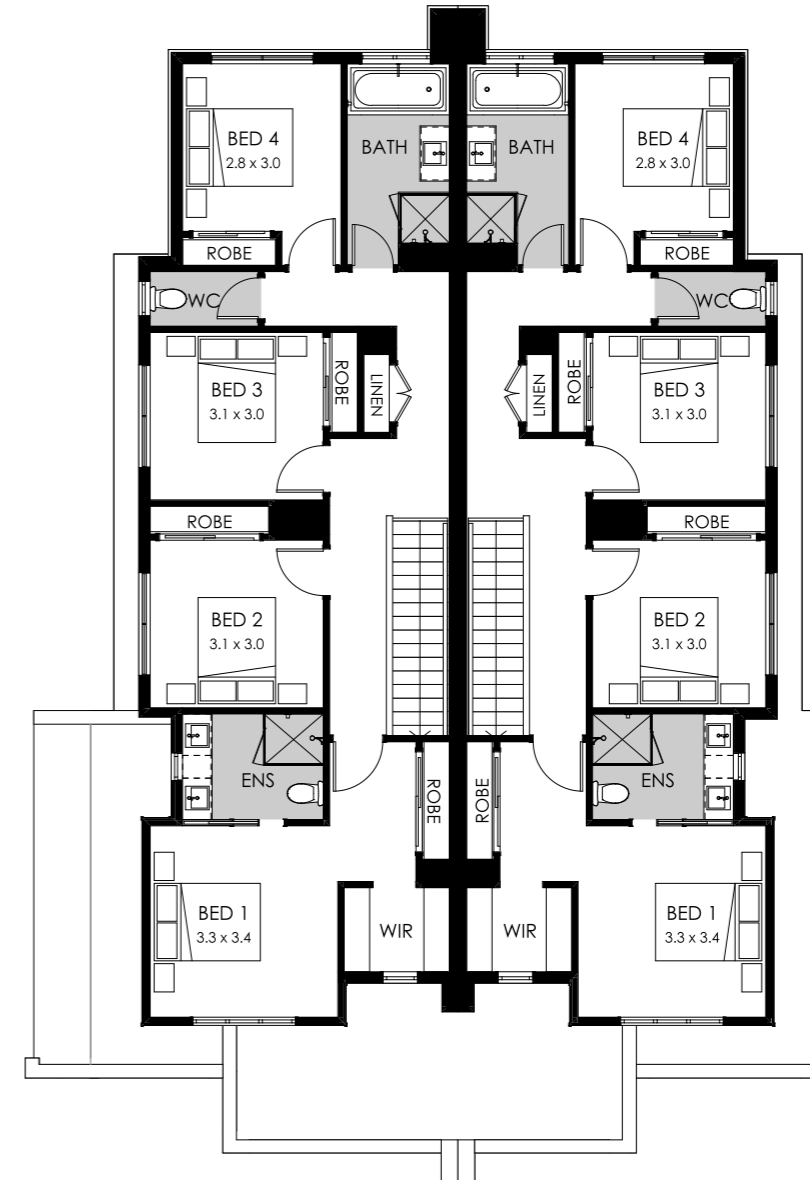
Bourke 23
Ground floor

Bourke 22
Ground floor



Bourke 23
First floor

Bourke 22
First floor



Lonsdale

25 / 23

Fits lot width 15.24m

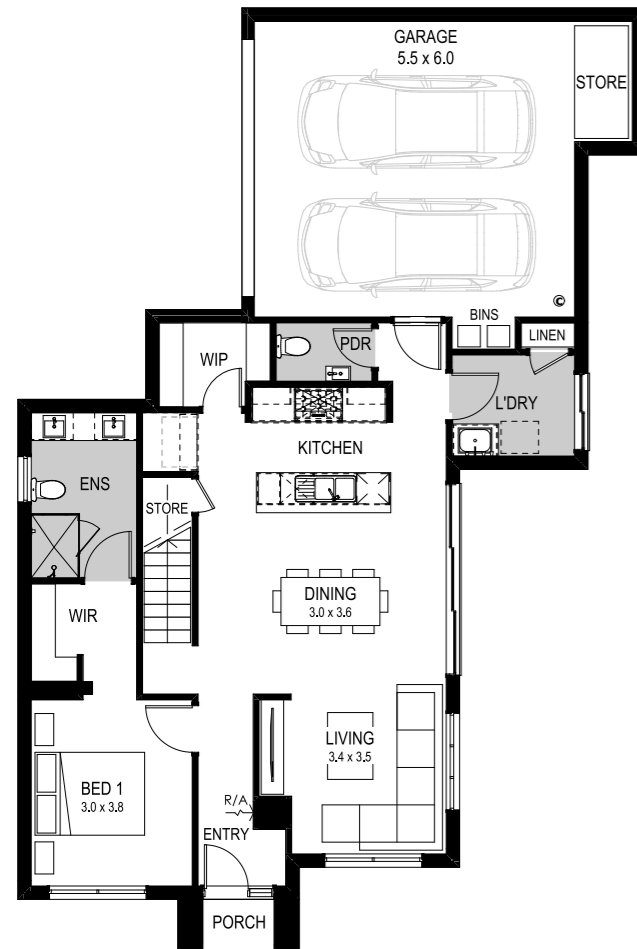
Lonsdale 23

Specifications

Total area 217.48m² / 23.41sq

Width 11.74m

Length 17.63m



Ground floor

Facade options available

Modern

Fits lot width 15.24m

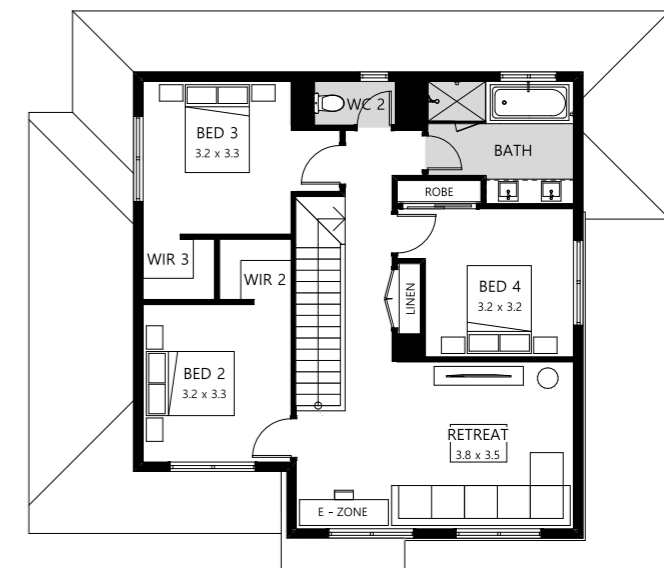
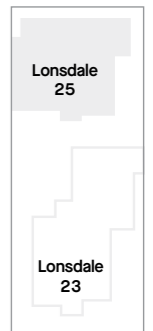
Lonsdale 25

Specifications

Total area 229.24m² / 24.64sq

Width 13.79m

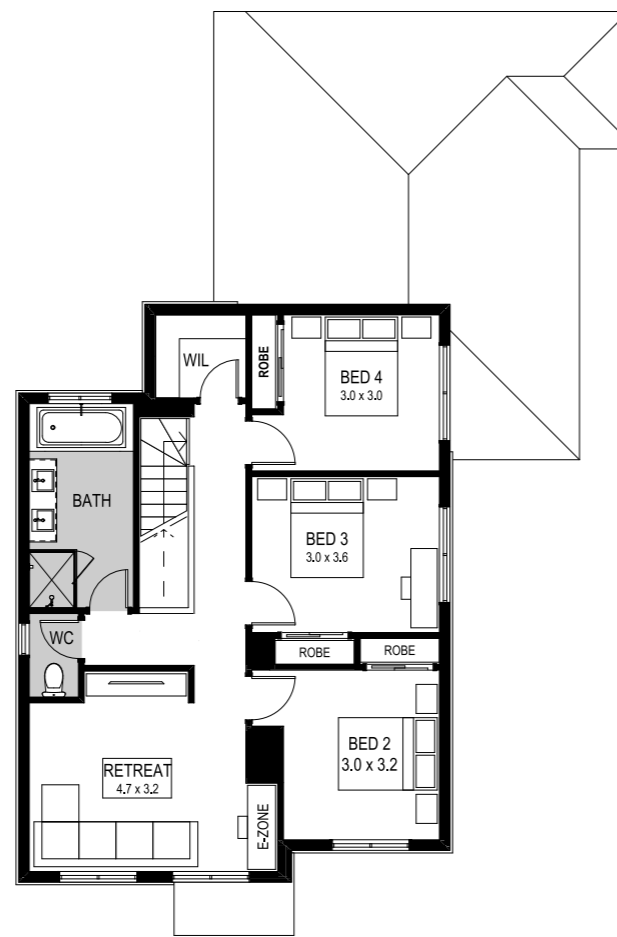
Length 11.87m



First floor

Facade options available

Modern



First floor



Ground floor



Facade: Modern

Facade images are to be used as a guide only and may show decorative items not included in the base price including driveway, path, fencing, landscaping, timber windows, feature front entry door, coach lights, furnishings and upgraded garage door and roof coverings. Please ask your Developments Consultant for house specific drawings to assist you in making your choice.



Facade: Hamptons

Facade images are to be used as a guide only and may show decorative items not included in the base price including driveway, path, fencing, landscaping, timber windows, feature front entry door, coach lights, furnishings and upgraded garage door and roof coverings. Please ask your Developments Consultant for house specific drawings to assist you in making your choice.



Facade: Yarra

Facade images are to be used as a guide only and may show decorative items not included in the base price including driveway, path, fencing, landscaping, timber windows, feature front entry door, coach lights, furnishings and upgraded garage door and roof coverings. Please ask your Developments Consultant for house specific drawings to assist you in making your choice.



Facade: Modern (Lonsdale floorplan)

Facade images are to be used as a guide only and may show decorative items not included in the base price including driveway, path, fencing, landscaping, timber windows, feature front entry door, coach lights, furnishings and upgraded garage door and roof coverings. Please ask your Developments Consultant for house specific drawings to assist you in making your choice.



PROCESS

1. Feasibility assessment on your block

We explore how to maximise the development potential of your land. Your Developments Consultant understands local government regulations and will balance these with your goals to illustrate what's possible.

2. External planning assessment

We will work with all relevant external parties, including local council, arborists, independent planners or asset owners, to ensure your redevelopment proposal complies and has the best possible chance of a quick approval.

3. Home selection and personalisation

Choose the facade that best works for you and personalise your floorplan to meet your lifestyle requirements and that of the relevant planning scheme. Work with your Development Consultant on the selections and finishes you desire.

4. Preliminary Works Contract

Your Developments Consultant will prepare a detailed itemised quote for your development that reflects the level of finish you have selected, any structural changes and your site and drainage costs. At this stage, the initial deposit is paid and we can move forward with ordering the supporting documents we need to prepare your town planning application and contract.

5. Foundation data

We will order feature/level/neighbourhood character surveys, soil tests, arborists reports, re-establishment survey, preliminary engineering.

6. Complete your external colour selection appointment

Complete all your external colour selections (required for the town planning permit) and start preparations for your internal colour selection appointment.

7. Prepare HIA contract and town planning drawings

We will use the foundation data and prepare both your town planning drawings and HIA contracts.

8. Signing of HIA contracts

You will meet your Project Manager who will take you through the entire journey both pre-construction and construction. Having one point of contact who fully understands the history and details of your project is crucial to facilitating a smooth journey.

9. The town planning permit

Your Project Manager will work with our external planning partners to prepare the town planning application and achieve approval. This is a two part process. We need to achieve the town planning permit first and then meet the conditions of the permit and get your development plans stamped and approved.

10. Internal selections

Once the council approvals are obtained, it's time to personalise your home. Your Interior Designer will take you through our colour selection centre. It's important to ensure the level of finish is appropriate for your area to ensure the best possible resale or rental yield.



11. Demolition

Once we have confirmation that the house is vacant, we will commence the abolishment of services and request a demolition permit. We will then demolish your old home, have an underground power pit installed and cap the existing sewer point.

12. Final engineering

Final construction drawings will be completed as soon as we have the final engineering and energy rating.

13. Build permit and ordering materials

The building permit will be obtained and materials ordered ready for the construction of your new home to commence.

14. Construction

Your Project Manager will continue to work with you and keep you updated throughout the construction process. Your dual occupancy specialist Site Manager will manage all trades and suppliers to ensure construction is completed to a high standard. Project Managers will attend any site visits throughout construction. Your completed home will be presented to you by your Site Manager with key handover taking place upon receipt of final payment.

15. Boutique assist

You will now receive Boutique assist, our industry leading aftercare programme which includes a 25 year structural guarantee and 12 month service warranty.



PAYMENT & CONSTRUCTION SCHEDULE

What payments do I have to make?

\$5,000 per dwelling at the time of signing a Preliminary Works Contract and \$7,500 per dwelling at New Homes Contract signing.

The remaining 5% of the project cost is due at Condition 1 Permit Approval.

The following outlines progress payments during construction:

Base slab complete	10%
Frame complete	15%
Lockup complete	35%
Fixing complete	25%
Final handover of keys	10%

How long does it take to commence construction?

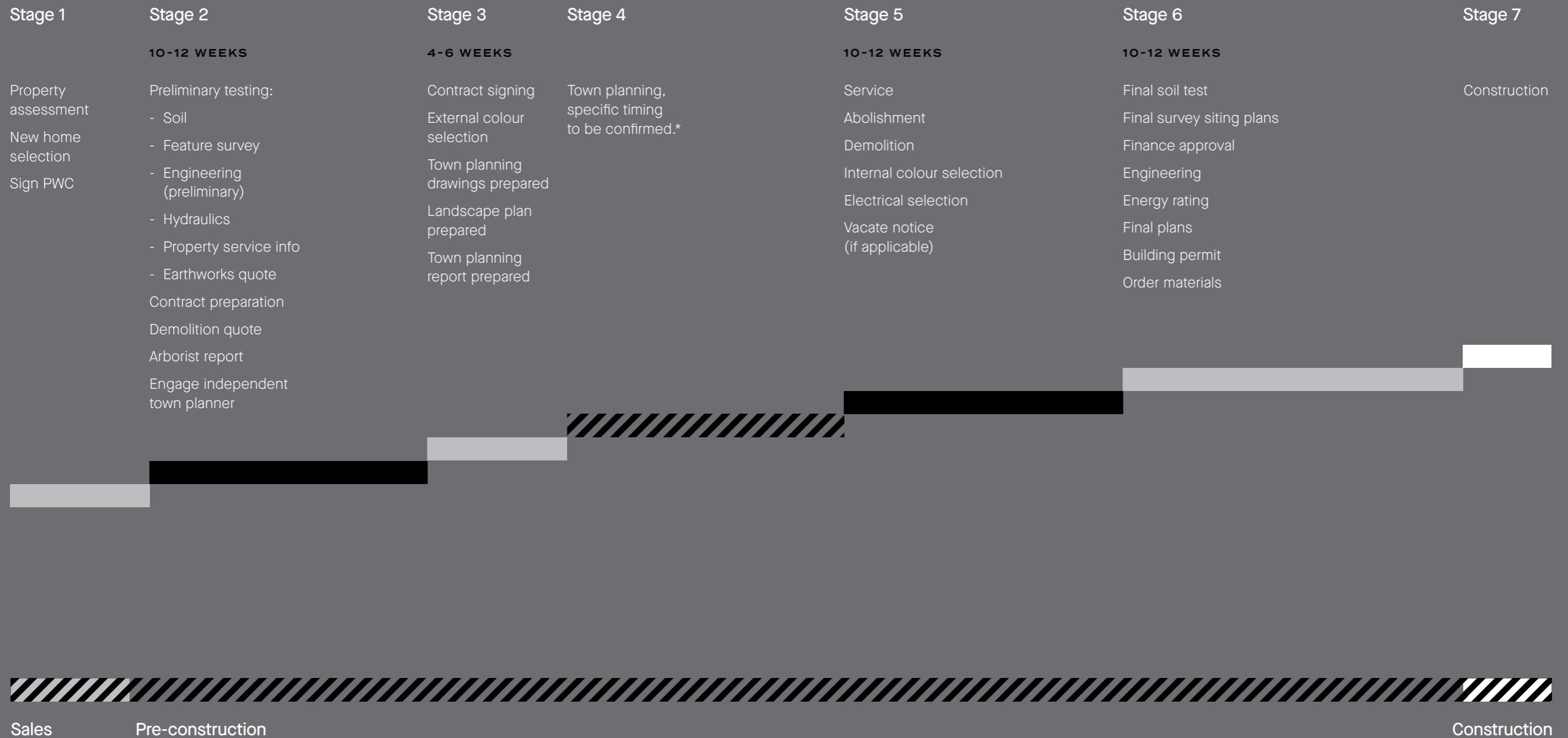
Deposit to contract signing	10-12 weeks
Contract signing to council lodgement	4-6 weeks
Council lodgement to approval	approx 6-9 months
Council approval to demolition - land ready	10-12 weeks
Demolition to site start	10-12 weeks

Construction:

Please note: Time taken for pre-construction is dependant on site specific and local authority approvals that may be required.

Once all essential information has been received, your dedicated Project Manager will move your build to construction and be with you every step of the way.

PRE-CONSTRUCTION TIMELINE



*Stage 4 Town Planning.
NOTE this process varies in time and can take anywhere from 3 mths to 12 mths depending on the complexity of the application and the local councils approval time frames.

CUSTOMER STORY

Oscar & Sarah built a dual occupancy home, with all the luxuries they dreamed about in the area they love.



Perhaps some of the best testimonials come from within a builder's own ranks – if the employees trust the build quality after seeing the ins and outs of the process, you know it must be good.

Meet ABN Group's General Manager of Development, Oscar Stanley, his wife and their two young children, who now live in a dual occupancy home they love – delivered by Boutique Developments.

With two kids under six and a management job, Oscar was after a home that catered to the lifestyle of his busy little family. Setting their eyes on the suburb of Glen Iris and its associated schools, Boutique's dual occupancy product allowed the couple to create the home of their dreams, at a price point they could manage.

"Glen Iris is a suburb that traditionally offers large blocks with a single home, which means prices are high for young families looking to buy. If we had decided to buy and live in an existing home, we would have purchased a renovator's delight," explains Oscar.

After finding the ideal block, it was Oscar's knowledge of Boutique's dual occupancy plans and superior guarantees that made choosing the builder easy.

"We found a pretty deep block of land, and I knew that Boutique's floorplans would make the best use of the site. This, coupled with their quality building team and unique 12 month warranty period, sealed the deal for us," says Oscar.

What to expect from the build journey

One of the most valuable aspects of Oscar's Knockdown Rebuild journey with Boutique was the consultation process. Dual occupancy council approvals aren't always easy, so it pays to have an experienced builder in your corner.

"The subdivision process can be complex as all councils approach dual occupancy slightly differently. It was great to enlist the help of an expert who could guide us through it. The additional effort to subdivide is certainly worth the effort in the end," says Oscar.

A quality build – that included features that would make the home easy to sell in the future – was key for the couple.

"We were very pleased with the range of options Boutique offered through our interior design consultations. We were able to ensure the home included all those specifications that would be expected from a future buyer," says Oscar.



"Our build journey in general was excellent. We were offered regular updates throughout the process, and our Site Manager, was amazing. His attention to detail, communication, level of experience and ability to help inform key decisions we were making were sensational."

That, along with the confidence that any issues will be fixed quickly and efficiently within the

maintenance period, means Oscar now happily recommends Boutique Developments to friends and family.

"We actually just completed our 12 month final warranty check – there were only very minor works to be addressed in a house we absolutely love, and they were fixed within just two weeks," he adds.

PREMIUM STANDARD INCLUSIONS

Building with Boutique Homes

- Australia's leading brands and products
- Homeowners Warranty Insurance
- HIA New Home Building Contract
- 7-star energy efficiency rating
- Whole of Home Rating
- Livable Housing Design – Silver Level
- 12-month service warranty
- 25-year build guarantee

Facade

- Modern facade with rendered feature, eaves to front of single storey homes and top floor of double storey homes (facade specific)
- Minimum 4m² porch with integrated concrete slab and slimline awning windows (home design specific)

Building and Construction

- Site levelling on blocks with up to 300mm fall over building platform
- Minimum 90mm stabilised MGP10 pine grade timber or above wall frame and roof trusses
- Engineer designed class M concrete waffle slab
- 100mm sewer grade PVC storm water system
- Termite Management System Part A including termite shields to all plumbing penetrations
- Connection of services within the property boundaries to underground power, water, sewer, and gas if available with blocks up to 650m² with a maximum 6m front setback

Internal

- Timber look flooring to entry and living areas (home design specific)
- Carpet to bedrooms with 7mm underlay
- 2550mm high ceiling to ground floor of all homes and 2440mm high ceilings to first floor of double storey homes
- 3 coats of paint to ceilings, walls, architraves, skirtings and doors
- 75mm scotia cornice and 67mm skirting and architrave (single bevelled MDF)
- 75mm air cushion door stops to external and internal doors

- Walk-in robe with white melamine shelf and double hanging rail (home design specific)
- Built-in robes with white melamine shelf and single hanging rail and 2040mm high vinyl sliding doors (home design specific)
- Linen cupboard with door and four white melamine shelves
- Insulation to walls and ceilings (home design and orientation dependent)
- Draught weather seals to all external doors
- LED downlights to entry, living, dining and kitchen and batten lights to the remainder of the home
- Hardwired electronic smoke detectors
- Double power points throughout home
- One TV point including 7m of coaxial cable in roof space
- Approved electrical safety switch and circuit breakers to meter box

Kitchen

- Ilve 900mm in-built oven
- Ilve 900mm in-built cooktop
- Ilve 900mm rangehood
- 40mm stone benchtops including island bench
- Soft close drawers to all kitchen, laundry and vanity drawers and doors
- Two banks of pot drawers to kitchen rear bench
- Deluxe double bowl stainless steel sink
- Tiled splashback including behind rangehood
- Chrome sink mixer
- Designer cabinetry handles
- Microwave and dishwasher provision
- Laminate overhead cabinets adjacent to rangehood
- Laminate overhead cabinet above fridge space
- Walk-in pantry with hinged door and four melamine shelves (home design specific)

Bathroom, Ensuite and Powder room

- 20mm stone benchtops
- Double vanity to ensuite (home design specific)
- Inset vitreous china basins
- Chrome tapware



- Chrome multifunction rail shower
- Showers with 2100mm high wall tiling
- 2000mm high semi frameless shower screen with 2-way door to master ensuite and tiled shower base with tiled hob
- 2000mm high semi-framed 1-way door and tiled shower base to bathroom and additional ensuites (home design specific)
- 2000mm high semi-framed sill-less 1-way door and flush tiled shower base to accessible shower
- Ceramic floor tiling with 100mm tiled skirting
- Polished edge mirrors above all vanity benchtops to match height of shower screen
- White vitreous china toilet pan and cistern with soft close seats
- Chrome towel rail to bathroom, ensuite and powder rooms
- Exhaust fan with timer delay switch to bathroom and ensuites (home design specific)

Laundry

- Ceramic floor tiling with 100mm tiled skirting
- 800mm laminate base cabinet (including benchtop) with 45L stainless steel inset trough and concealed washing machine taps
- 400mm high wall tiling to full width of cabinet

Staircase

- Enclosed staircase with carpeted tread and rises, painted handrail and stringers and dwarf wall to first floor (home design specific)
- Four recessed stair lights and under stair storage

External

- 22.5° roof pitch (façade specific)
- Concrete roof tiles
- Metal fascia and barge, gutter and downpipes
- Colorbond sectional garage door with built-in camera, smart phone app, one wall mounted control and two remote controls

- External door to rear of garage
- Internal access door from garage to home
- Brick or rendered lightweight cladding above garage door (home design specific)
- Brick or rendered lightweight cladding above all external doors and windows (home design specific)
- Timber quad cornice between external soffit and ceiling

Security and Doors

- Feature front entry door
- Aluminium double glazed, thermally broken awning windows with single surface low E glazing
- Up to 3588mm wide recessed double glazed aluminium stacking entertainer doors with roller system and seals
- Obscure glazing to all powder, bathroom, ensuite and WC windows (home design specific)
- Aluminium double glazed external sliding door to laundry
- Deadbolts to all external doors
- Privacy locks to all bathrooms, ensuite and WC
- Key window locks and weather seals to all openable windows
- 2040mm high flush panel hinged interior doors with chrome passage lever set

Staircase

- Enclosed staircase with carpeted tread and rises, painted handrail and stringers and dwarf wall to first floor (home design specific)
- Four recessed stair lights and under stair storage

Services

- 3.5kW Solar PV system
- 26L continuous flow hot water system
- 3-star gas ducted heating with digital control throughout home

Inclusions are to be selected from Builders Category 1 Range. Inclusions vary for Boutique Homes' new homes and townhouses ranges. Please ask your New Homes Consultant for detailed inclusions and features relevant to selected home designs and façades. Boutique Homes reserves the right to alter these inclusions without notice. All information contained within this brochure is accurate at the time of printing (May, 2024). Refer to your Preliminary Works Contract (PWC) for complete specifications.





We're Listening

Our customers are at the centre of everything we do. That's why your feedback is sought throughout the build to ensure we're on the right track, or if any improvements can be made.



Upfront, Always

Building a home is complex, but it doesn't have to be confusing. Our team will be clear and transparent about what's included right from the start to give you peace of mind.



Raising the Standard

We deliver beyond the standard. We only use quality materials and tradespeople with thorough supervision and quality control inspections throughout your build.



12 Month Assist

We offer a superior 12 month aftercare warranty so your new home has enough time to settle and experience all four seasons.



25 Year Guarantee

Our commitments don't end when construction wraps. We stand by the quality of our homes and back each one with a 25 year structural guarantee.



46 Years' History

Proudly part of the ABN Group, we've been delivering superior service, design excellence and exceptional quality for over 46 years.