

Switch **eight** 180



Switch
Homes
for Living

Building the Switch **eight** 180

Switch creates homes for living. This means that we think about the habits of modern families and how people move through and use the space in their homes. Designed as spaces for you and your family to live, change and grow, Switch homes incorporate ergonomic flow and adaptability.

The Switch design team believes that good design is about bringing people together in positive ways as well as accommodating each individual's privacy. We understand that it's about finding the optimum combination of look and function when creating new homes for West Australian families.

When you decide to build with Switch, you really are deciding on quality and commitment. Backed by major construction power Pindan, we maintain the highest standards in building methods, construction materials, finishes and fixings.

The Switch team aims to ensure that building a new home is an exciting time for you, and we want to make it a positive and enjoyable experience. We've developed streamlined processes to make sure the choice of a design, selections, construction and handover are straightforward and smooth.

Switch's home designs are numbered until you select one, after which we give it your name, making it 'The (Your Name) Home'. During the building process, your Switch Home Consultant stays in close contact with you so you get crucial updates and advice on your new home regularly.



Switch homes for living

Switch understands that a home should have the potential to grow with the family that lives in it. Designed to evolve and adapt to your changing needs, Switch rooms can be easily converted into bedrooms and living spaces to suit the different life stages of members of your family.

Switch homes are intelligently designed with a focus on natural flow and positive interaction.

Our smart home designs feature nestled utility areas for greater convenience, and a central kitchen so that you are not away from the action when you're working in the kitchen. Switch's grouped living areas such as lounge rooms, living rooms and alfresco, are connected and integrated in creative ways so that everyone is together, while still allowing for private corners and quiet spaces for different activities.

Switch homes are eco-smart and optimised for efficiency and sustainability. Each Switch home is built with a Green Switch that allows you to switch off lights and outlets not in use with just a convenient flick of one switch, ensuring efficiency and cost savings on your energy bills.

Our smart and sustainable home designs feature systems and finishes that provide the best value, whilst incorporating many green features that ensure environmental and economic sustainability.

Switch only uses the best tradespeople and construction materials. In using high quality, contemporary materials that are resistant to daily wear and tear, and environmentally friendly where possible, you can be sure that your home is built to the highest standard.

Switch the Elevation

Change the outside look of your Switch**eight**90 by switching the elevation.



Switch**eight** 180



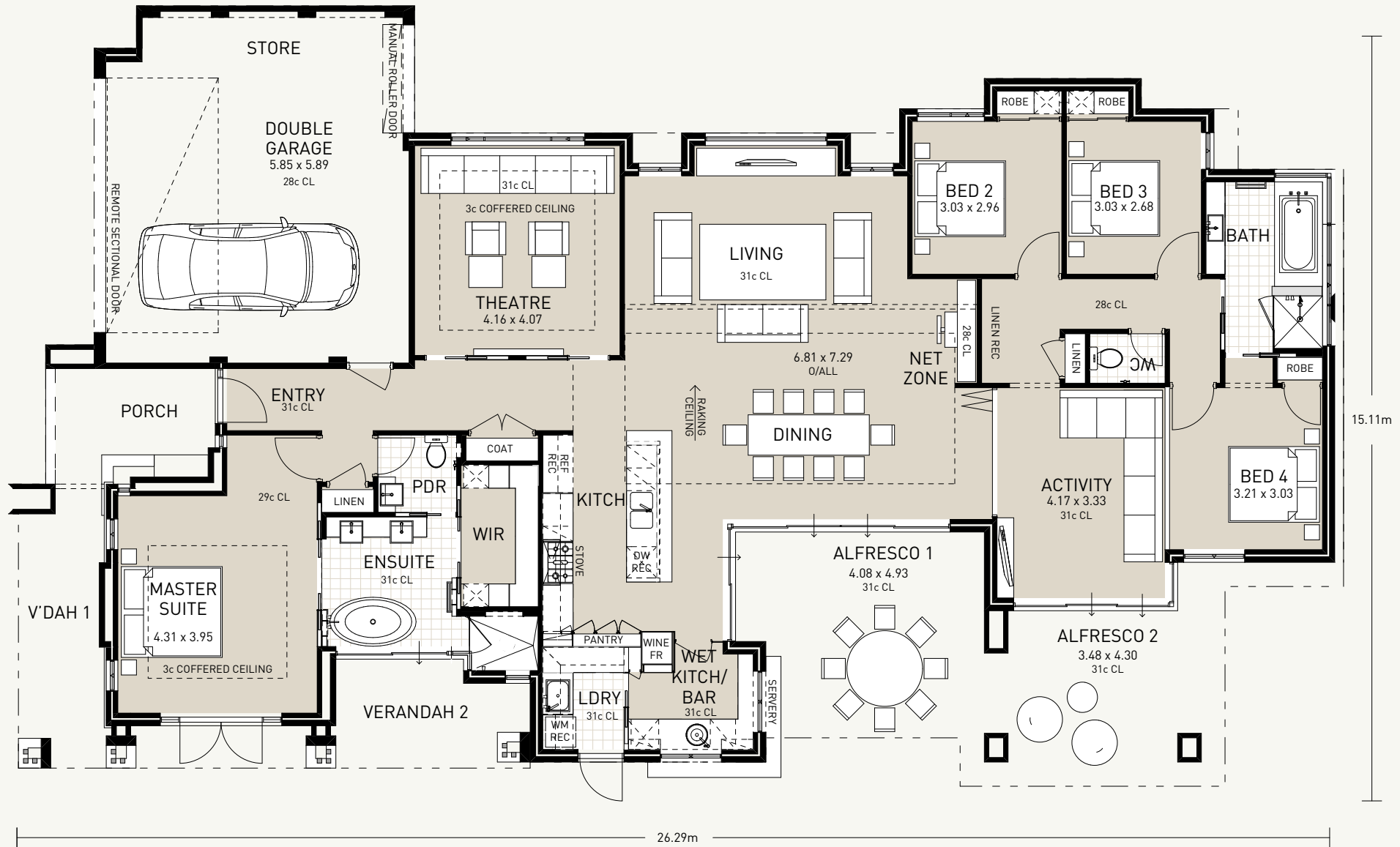
Switch**eight** 180e1



Switch**eight** 180e2



Switch**eight** 180e3



Scale 1 : 100



A luxurious family home that embraces modern lifestyles, Switch**eight**180 features an open, flowing plan with many clever details.

Flexible Spaces

As with all Switch homes, Switch**eight**180 is designed to accommodate changing lifestyles. Its ability to be zoned makes family living and entertaining a breeze as living areas can be separated or opened up to flow into one another.

Outdoor Living

An inviting multi-functional outdoor retreat, the huge alfresco wraps around the family room and features large glass windows and sliding doors, as well as an indoor-outdoor bar and wet kitchen designed for alfresco entertaining.

Smart Kitchen

The stunning kitchen features smart storage design and an island bench that looks out to the alfresco. True to Switch signature clustered utility design, the kitchen is linked to an adjacent bar and wet kitchen as well as a laundry room concealed behind a cavity sliding door.

Open-plan Living

A raking ceiling with skylights over the living area creates a stunning open space with an airy vibe. Floor-to-ceiling sliding glass doors dominate the central living area, bringing the warm outdoors into the home and flooding it with light.

Private Wing

In appreciating the need for private spaces, Switch**eight**180 features two distinct private wings designed for relaxation that are located at separate ends of the home, each with its own lounge area and easy access to the outdoor living areas.



Switcheight 180 Specifications



General

- Architectural façade to front elevation (street appeal)
- Colorbond, Clay or Concrete roof cover - you choose from our huge range
- 100mm engineered designed concrete slab including engineered designed footing
- Acrylic render finish to front and rear elevations or painted render with your choice of colour as per the display home
- Quality "Jason" powder coated aluminium window and door systems with secure locking
- Stacking sliding door to activity/lounge
- Sliding doors to dining and ensuite awning windows as displayed
- Flyscreens to all windows and sliding doors
- Porch area to entry with brick seat as displayed
- Feature triple metal posts to piers as displayed
- Fully glazed powder coated aluminium front entry door with deadlock and glazed sidelights with transom over
- Fully glazed double doors in a powder coated aluminium finish including sidelights to master suite courtyard
- Gainsborough lever handle door furniture throughout
- Designer hand-manufactured cabinetry throughout
- Huge oversized garage with workshop and rear manual roller door
- Powder coat finished timber look remote garage door as displayed (3 x micro transmitters)
- 31 course (2657mm) ceilings throughout except master suite, kitchen
- 29 course (2486mm) ceiling to master suite featuring a 32 course (2743mm) coffered ceiling with light trough
- Featured raking and raised ceiling to living area
- Water-resistant plasterboard ceiling to garage and alfresco including cornice
- Villa board ceiling with negative detail to porch, master suite eave and ensuite courtyard
- Smart storage throughout including double and single linen cupboards to front and rear of home
- Open plan living interacting with entertaining sized outdoor alfresco area
- Undercover courtyard areas to activity/lounge and ensuite
- Sliding clear glazed exit door to study
- Recessed nook to living for your custom cabinet fit out
- Net zone and computer nook for your custom cabinet fit out
- Courtyard to adjacent ensuite with glazed sliding door
- Courtyard to adjacent lounge/activity with glazed stacking doors
- Laminate sliding robe doors with custom fit outs to minor bedrooms
- Painting to entire home except for internal walls with low VOC paint
- Flexible pointing to ridge and hip capping (when clay or concrete roof cover is selected)
- R3.0 Insulation to whole house (including garage)
- Steel beading to all trafficable corners
- Deadlock to entry and shopper doors
- Double power points throughout
- Slimline switch fascias throughout
- 2 x Digital T.V. points
- 70 square meters of paving to pave where you want
- Fully glazed cavity sliding doors to ensuite, master robe, powder and theatre
- Cavity sliding doors to Bathroom and Bed 4 entry to bathroom
- Gainsborough snib lock to shopper door
- Hand manufactured custom bedroom 1 robe fit out including mirror as displayed
- ABS edging to all cabinetry as displayed
- Feature niches and recesses as displayed (frames not included)
- Optional stud framed walls to future-proof your floor plan
- Dux instantaneous gas hot water system

Kitchen

- Resort styled ensuite with his and hers vanity areas
- Shower rose on rail with rain head and flick mixer to ensuite
- Essa stone bench tops to his and hers vanity basins in ensuite
- Laminate framed mirrors to ensuite and bathroom
- Mirrors to above and below vanity in powder room
- Ensuite shower recess for two with tiled recess
- Heated towel rail to ensuite
- Feature niches to ensuite and powder room (framing not included)
- Full height corner window to shower recess
- Frameless hinged glass door to ensuite and bathroom shower recess
- Clear glazed windows to bathroom and ensuite
- 2m high tiling to shower recesses
- 2m high shower screens to shower recesses
- Over height tiling to bathroom as displayed
- Thickened feature wall and hob to shower in bathroom
- Hand manufactured cabinetry to ensuite, bathroom and laundry
- Metabox soft close drawers to bathroom and ensuite
- Oblong-shaped vanity basin with spa spout and flick mixer tap to bathroom as displayed
- Spa spout and tap set hob mounted to bath in bathroom
- Pedestal bath with wall-mounted flick mixer and spout to ensuite
- Floor tiling to ensuite, bathroom, wc & laundry as displayed
- Up to \$60/sqm tiling allowance on builders select tiles to wet areas
- Square chrome floor wastes throughout
- Chrome waste pipes to ensuite and chrome "p" trap to powder
- Only the best tap ware throughout your home
- Mitred tile joints to all tile edges and feature metal beading as displayed
- Overhead cupboard with lockable doors to laundry
- Hinged fully glazed aluminium exit door to laundry
- Tiled splashback to underside of overhead cupboard in laundry
- Laminate bulkhead above overhead cupboards in laundry
- Stainless steel inset laundry trough with suds saver facility and flick mixer tap to laundry
- The highest quality water saver closed coupled vitreous china toilet suites as displayed
- Fully tiled hob to perimeter of a bath in the bathroom
- Highlight and corner window to bathroom
- Chrome towel rails, rings and toilet roll holders

Bathrooms & Laundry

- Designer hand-manufactured cabinetry to kitchen
- Essa stone bench tops to kitchen island and main bench area
- Under mounted sinks to kitchen and wet kitchen/bar servery
- Vinyl wrap finish to kitchen cabinetry
- Exclusive timber grain laminate finish to cabinetry in kitchen and wet kitchen
- Drop ceiling to kitchen
- Raking ceiling with feature dropped raking ceiling to theatre
- Wet kitchen/bar servery adjacent kitchen
- Full bank of over head cupboards to wet kitchen/bar servery
- Tiled splash back to wet kitchen/bar servery to underside of overhead cupboard
- Essa stone tops to wet kitchen/bar servery area
- Feature handmade cabinetry with full height shelving stack to wet kitchen/bar servery
- Broom cupboard to wet kitchen/bar servery
- Double hung windows to wet kitchen/bar servery
- Metabox soft close mechanisms to all cabinet doors and drawers in kitchen
- Push touch mechanisms to cabinet drawers and doors in kitchen and wet kitchen/bar servery as displayed
- Saturn switch fascias to kitchen as displayed
- Huge three door pantry with overhead cupboard above
- Breakfast bar overhang
- Fridge recess located inside pantry
- Tiled splashback to underside of overhead cupboard
- Tiled projecting feature to backside of island bench
- Full bank of overhead cupboards to kitchen as displayed
- Full bank of glazed overhead cupboards with aluminium frames to above pantry
- Wine fridge recess to kitchen and wet kitchen/bar servery
- Overhead cupboard above fridge recess
- Appliance cupboard with secret cupboard over to kitchen
- Integrated fridge recess

Appliances included in this home

- Ariston fan forced upright oven
- Ariston rangehood
- Ariston microwave with trim kit

Ariston European appliances include a 5 year full manufacture warranty

- Slide out bin to kitchen
- Dishwasher recess with power and plumbing
- Flick mixer tap to under mounted sink on kitchen island bench

Decorator items not included:

The following items, shown in this display home, at Brookleigh Estate, **Caversham**, are not included as standard in the Switch**eight**180 home.

- Air conditioning - Harvey Norman Air Conditioning
- Main floor coverings - European Ceramics
- Carpet - Trevors Carpets Osborne Park
- Window treatments and shutters - Global
- Sky Lights - Velux Skylights
- Lighting and sweep fans - Clipsal and Lighting City Balcatta
- Fridge, washing machine, dishwasher and dryer - Ariston Appliances
- Wine fridge to kitchen and wet kitchen/bar servery - Vintec
- Internal wall painting - Taubmans
- Fencing - Colorbond
- Gate - Boundaries WA
- Pool Fencing - Boundaries WA
- Landscaping (including feature paving, retaining, planters, rendered boundary walls, decking and plants) - Mondo Landscape Designers
- Swimming Pool - West Coast Custom Pools
- Smartwiring and Audio Visual - Dynamic Audio Visual
- Cabinet fit outs to master suite, living, net zone and study - Giltedge Cabinet Makers
- Timber pergola above laundry area and bar servery - Switch Homes for Living
- Laundry drying court rendered walls and feature timber infills - Switch Homes for Living
- Framing to niches - Giltedge Cabinet Makers
- Recessed curtain track - Switch Homes for Living
- Bulk heading and recessed light troughs and projections to living area, light trough to entry porch - Switch Homes for Living
- Raking and raised ceiling including dropped ceiling to theatre - Switch Homes for Living



Suite 7 / 1 Longfellow Court
Belmont, Western Australia, 6104

Switch
Homes
for Living

T: (08) 9463 7111
F: (08) 9479 4343
E: Living@SwitchHomes.com.au

www.SwitchHomes.com.au

The Switch Assurance

The backing of a major construction power like Pindan means that Switch is built upon a deep and fundamental understanding of structural design, building methods, construction materials, finishes and fixings. It also means we have a wealth of strong, long-term supplier partnerships, enabling us to offer you cost-effective and efficient home building.

Switch's home consultants are committed to the highest level of customer service, providing you educated and experienced advice on variations, and innovative solutions that ensures the building's quality, safety and longevity.

During the building process, your Switch home consultant stays in close contact with you. We will stay in touch during the progress of your new home and you would also be able to communicate directly with your Switch home consultant at any point.

For your peace of mind, Switch provides the following quality, safety and cost assurances for all its homes:

- Master Builders Association fixed price building contract
- Comprehensive construction check list
- Structural warranty
- Over three decades of Pindan's building experience underpins each Switch home
- Feature survey of your new home site
- 6 month maintenance period
- Synergy approved electrical safety switch
- Hardwired electronic smoke detectors
- Decorator service for all your colour and material selections



Switch
Homes
for Living

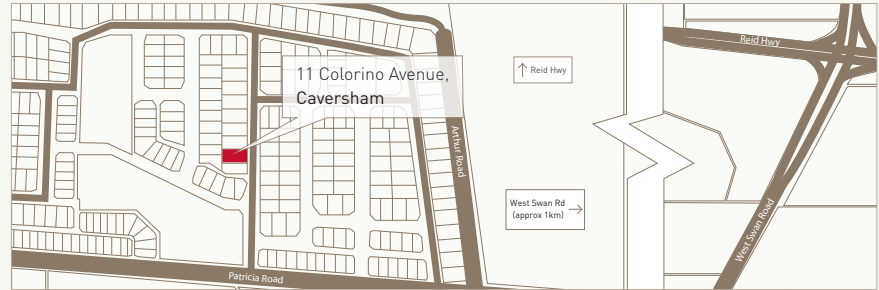
Suite 7 / 1 Longfellow Court
Belmont
Western Australia, 6104

T: (08) 9463 7111

F: (08) 9479 4343

E: Living@SwitchHomes.com.au

www.SwitchHomes.com.au



A Pindan Partnership

Switch is an independent residential building company formed by Pindan – a major force in the Australian construction industry since 1977.

A multi-award winning company that has been building across a number of different sectors including commercial and industrial buildings, residential developments and public facilities, Pindan is renowned for the highest levels of customer service and successful project delivery.

As Pindan's residential building division, Switch Homes for Living is a reputable company with a distinct identity leveraging the power of an experienced builder to best combine capability with individualised attention.

In creating smart and sustainable homes, Switch echoes the Pindan commitment to the environment and aims for environmental sustainability in both practices and partnerships. We seek at least compliance with, if not advances on, industry standards of green building specifications.