Lot 172 Earlsbrook

Stage 1B, Earlsbrook, Lincoln

House & Land Package:

Family sized home featuring four bedrooms, master with ensuite, open plan kitchen living and dining, family bathroom and internal access garaging. Well appointed for the sun on a fully landscaped section, offering quality fixtures and fittings throughout.

$759,900

Home area:	159m²
Section area:	400m²

4 1 2 2

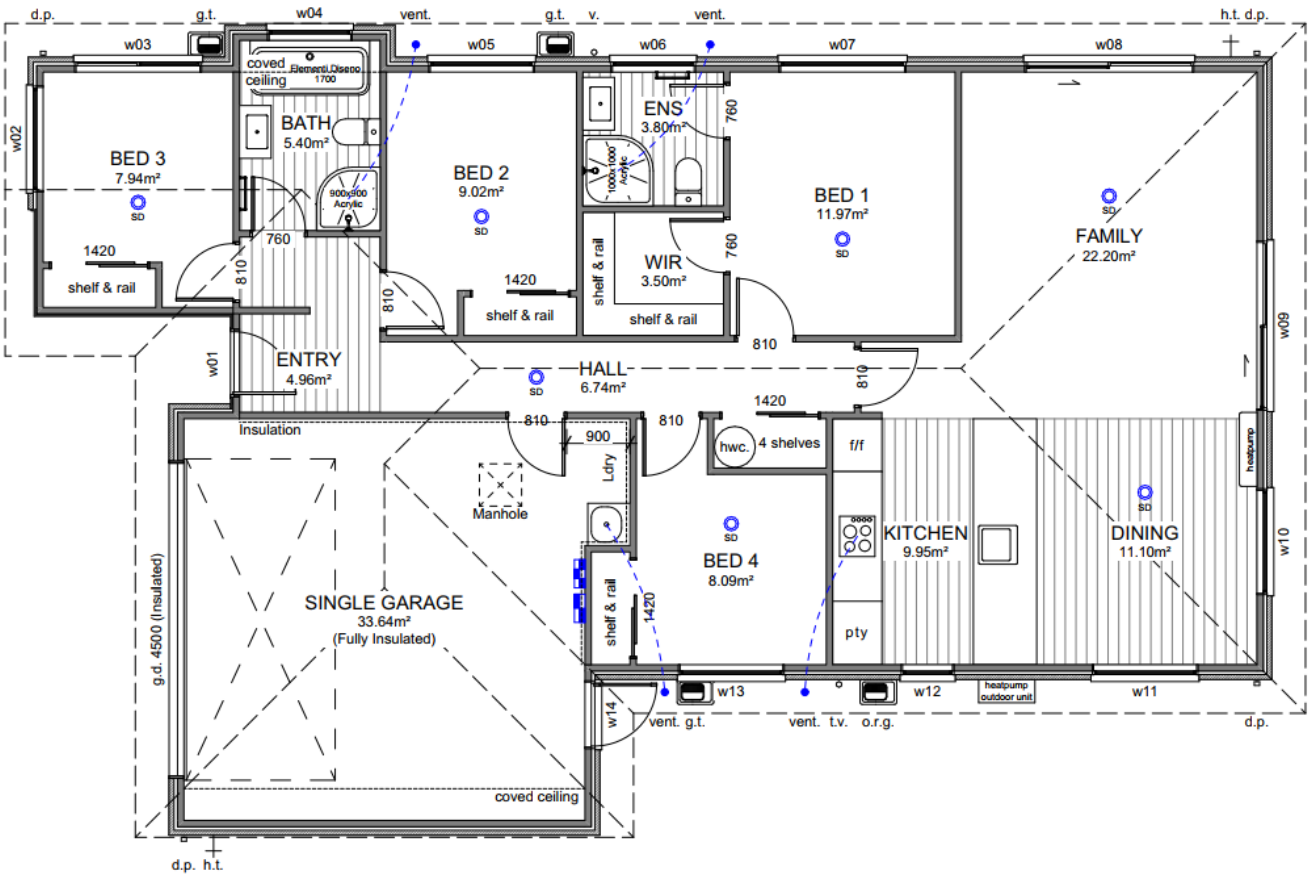
Features:

- Turnkey
- Master Build 10-Year Guarantee
- 1 year warranty period
- Healthy Homes compliant
- RibRaft foundation
- Modern bathroomware
- Custom kitchen cabinetry
- Tri-Stone benchtop
- Window coverings
- Fully landscaped

P: (03) 977 2832
E: info@oakridgehomes.co.nz
oakridgehomes.co.nz

OAKRIDGE HOMES

Floor Layout



Site Location

P: (03) 977 2832
E: info@oakridgehomes.co.nz
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OAKRIDGE HOMES

Specification

General			
Guarantee:	Master Build 10-Year	Insurance:	Builders All Risk
Warranty	1 year from settlement	Utilities:	Mains supply including fibre
Dwelling Exterior			
Foundation:	TC1 RibRaft	Framing / trusses:	2.42m LVL
Roofing:	25° longrun corrugate	Fascia and gutter:	Dimond metal fascia and quad gutter
Downpipes:	Colorsteel 75×55 rectangular	Main cladding:	Monier 70 Series Brick
Feature cladding:	Abodo AW55 135×18mm	Entry door:	Thermally-Broken APL 860mm Latitude with urbo lever
Window joinery: Tint to w02 & w03	Low E Argon filled double glazed windows in thermally-broken powder coated aluminium frames	Garage door:	Insulated Coloursteel flat panel woodgrain 4.5m
Dwelling Interior			
Insulation:	As per Building Code. Including entire garage envelope - internal & external walls	Plasterboard:	Plasterboard - 10mm to walls, wet area to bathrooms and 13mm to ceilings
Gib stopping:	Grade 4 paint finish in accordance with AS/NZ 2311:2009	External corners:	Square stop
Hinged doors:	1980mm (horizontal V groove)	Wardrobe sliders:	2200mm Horizontal V groove
Wardrobe shelving:	MDF shelf and rail	Cupboard shelving:	MDF shelves x4
Door hardware:	Windsor Futura – Apex brushed nickel	Skirting board:	60mm bevel
Electrical:	As per plan	Heatpump:	Fujitsu SET-ASTH22KNTA 6.0/6.5kw
Extractor:	Inline extractor fan	Hot water cylinder:	Rheem 250L
Carpet:	Belgotex Urban Twist	Vinyl plank:	Belgotex Luxury Plank – Province
Splashback tiles:	100×300mm subway tile (Kitchen only)	Window coverings:	Windoware Everyday Vinyl Collection – Mystic. Excluding garage & bathrooms
Landscaping			
Driveway and patio:	Exposed aggregate – sealed	Vehicle crossing:	Included
Soft landscaping:	As per plan	Fencing:	As per plan
Colour Scheme			
EXTERIOR		**INTERIOR**	
Roof:	Titania	Ceilings:	Half black white
Fascia, gutter & downpipes:	Titania	Walls:	Black white
Window joinery:	Titania	Interior doors:	Black white
Front door:	Titania	Skirting:	Black white
Front door frame:	Titania	Carpet:	Iron
Garage door:	Titania	Vinyl plank:	Natural
Garage door frame:	Titania	Kitchen cabinetry:	Simply white
Soffits:	Half black white	Feature kitchen/ negative detail:	Subtle grey velvet
Exterior cladding (Main):	Crevole with white mortar	Kitchen benchtop:	TriStone 12mm – Pure white
Exterior cladding (Feature):	Vulcan straw	Kitchen splashback:	White gloss with misty grey grout

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OAKRIDGE HOMES

Specification

Kitchen and Laundry

Kitchen, bench surface and splashback:

Custom made Melteca or Bestwood finished cabinetry. TriStone 12mm benchtop on negative detail. Tiled splashback full length of back bench/wall.

*Refer to plans and colour scheme

Kitchen sink:

Lazio NZLSS-5545 single stainless steel sink

Kitchen tapware:

Elementi Uno Gooseneck

Kitchen handles:

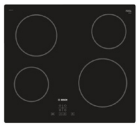
Stefano Orlati 4062— Titanium

Oven:

Bosch HBF133BSOA

Ceramic cooktop:

Bosch PKE611K17A



Rangehood:

Bosch DWB97DM50A

Dishwasher:

Bosch SMU2ITS01A

Laundry tub:

Aquatica Laundra Studio

*dependent on supply, similar fitting to be used if unavailable

Feature pendant:

Staverton 1L—black

Bathrooms

Vanities:

Elementi Novara, 2 drawer 750mm, French Oak

Mirrors:

Polished edge direct fix—1000×750mm

Showers:

Arena curved with moulded wall

Toilets:

Elementi Uno back to wall

Bath:

Elementi Diseno back-to-wall 1700mm

Towel rails:

Newtech 5 bar square—heated

Basin mixers:

Elementi Cura

Shower / bath mixers:

Elementi Cura

Shower slides:

Elementi Rayne

Bath spout:

Elementi Uno

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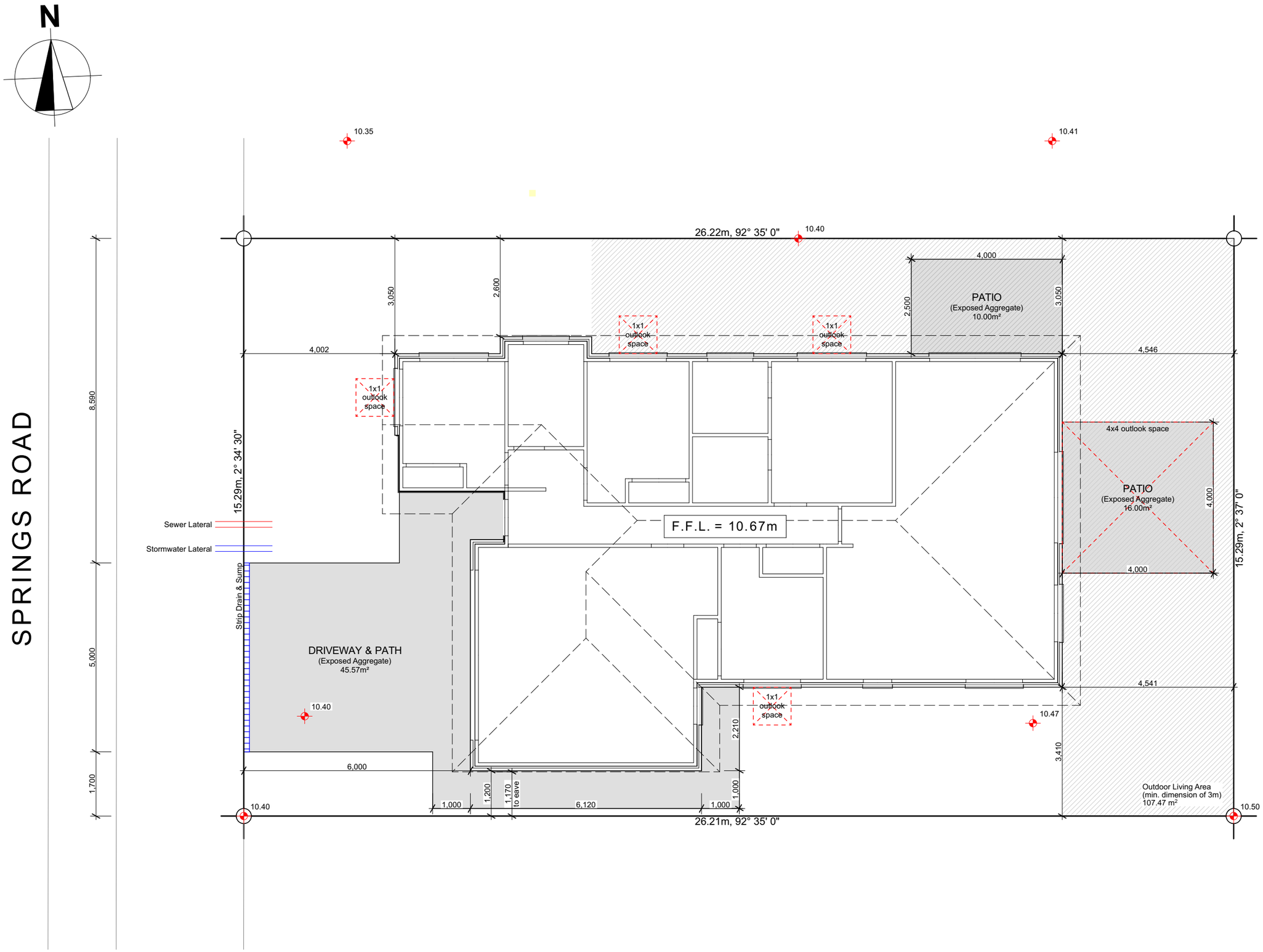
OAKRIDGE HOMES



Site Info

Site Address	1527 Springs Road Lincoln
Legal Description	Lot 172 DP 616488
Site Area	400m²
Building Area	159.13m²
Roof Area*	193.16m²
Site Coverage	48.29%

Design Basis

Wind Zone	High
Earthquake Zone	2
Snow Zone	N4 < 100m
Exposure Zone	C

General Notes

All dimensions shown are to *face of foundation* unless noted otherwise.

Refer to Foundation Plan for foundation setout.

Refer to Drainage Plan for specific drainage info.

Refer to Sediment Control in Specification & implement where required.

Driveway stormwater runoff to road when it does not flow over a footpath. Otherwise driveway stormwater runoff to be collected and disposed via soak pit located within property.

All sealed driveway and patio areas to be min. 1:100 fall away from building.

Site Levels

Co-ordinates in terms of NZGD2000 Mt. Pleasant circuit. All heights are in terms of New Zealand Vertical Datum 2016 (NZVD).

Archiplus
6 Browns Road, Christchurch
ey.archiplus@gmail.com
021 0238 1905
021 0221 8868
LICENSED BUILDING PRACTITIONER
BUILDING CONFIDENCE

W E N D E L B O R N P R O P E R T Y L T D

1527 SPRINGS ROAD LINCOLN
LOT 172 EARLSBROOK

Issue
Building Consent

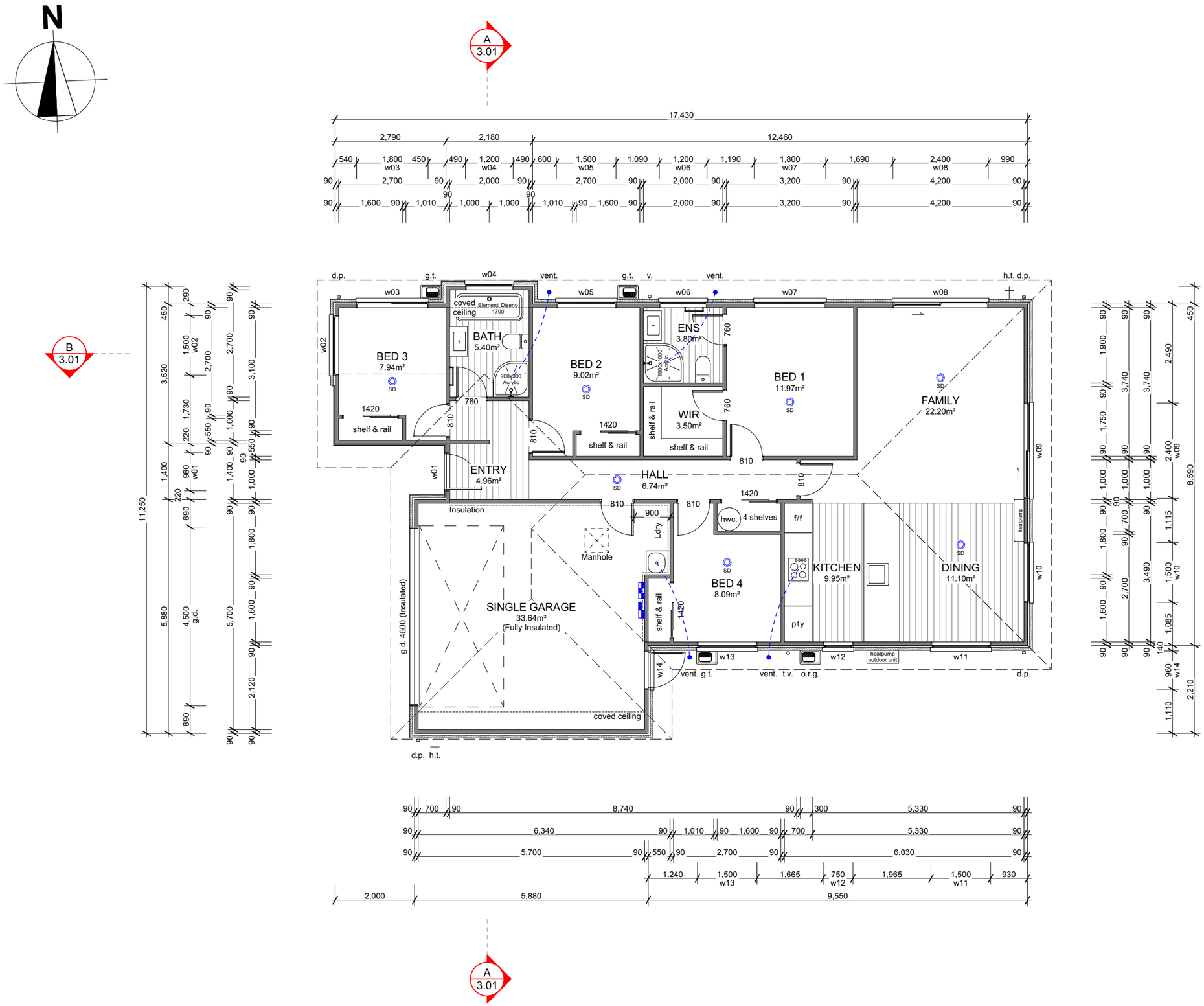
This plan is developed for the purchaser and is copy right to Archiplus Ltd.

Site Plan

Scale 1:100 @ A3

Revision	BC-1
Date	19/02/2026
File No.	**25073 (ORH. 3350)**

Sheet No.
1.01



Building Area

Over Frame	152.45m²
Perimeter	58.94m
Over Cladding	159.13m²
Perimeter	60.06m
Roof Area*	193.16m²
Perimeter	61.12m

*Roof area includes fascia & gutter.

General

Main Cladding	70s Clay Brick
Feature Cladding	Abodo Vulcan Shiplap (AW55)
Roof Pitch	25º
Roofing	Longrun Corrugated
Stud Height	2.42m
Interior Door	1.98m high
Wardrobe Door	2.20m high
Cooktop	Ceramic Cooktop

Note 1: Kitchen layout indicative only, refer to Kitchen Design for details.

Note 2: Tinted window to w02 & w03.

Legend

- Distribution Board & Smart Meterbox
- Data Box
- SD — Smoke Detector 10 year long-life battery-operated & interconnected

Floor Covering

- Carpet (excl. Garage)
- Vinyl Planks

WINDOW SCHEDULE		
ID	H	W
w01	2,130	960
w02	2,130	1,500
w03	500	1,800
w04	1,100	1,200
w05	1,400	1,500
w06	1,100	1,200
w07	1,400	1,800
w08	2,130	2,400
w09	2,130	2,400
w10	1,400	1,500
w11	1,400	1,500
w12	2,130	750
w13	1,400	1,500
w14	2,130	960

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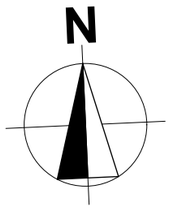
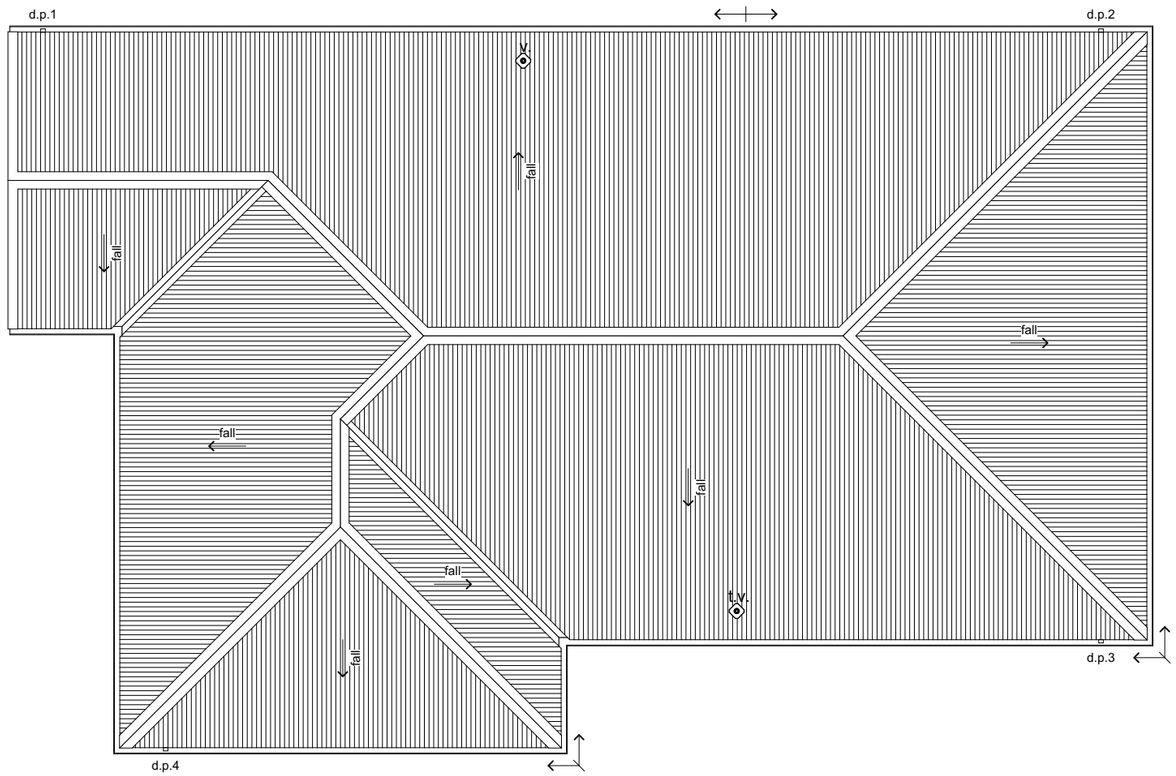
Floor Plan

Scale 1:100 @ A3

Revision BC-1
Date 19/02/2026
File No. **25073 (ORH. 3350)**

Sheet No.
1.07





Roof Cladding

25º Colorsteel corrugate roofing over Covertek 215 roof underlay.

Fascia & Gutter

Colorsteel Quad gutter supported on 185mm Colorsteel fascia.

Downpipes

75x55mm Colorsteel downpipes with wall brackets.

Roof Penetrations

Seal all pipe penetrations with Dektite flashing kit as per specification.

Downpipe Catchment (Plan Area)

d.p.1	45m²
d.p.2	44m²
d.p.3	51m²
d.p.4	44m²

Roof Bracings

Refer to Truss Design.

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6 Browns Road, Christchurch
ey.archiplus@gmail.com
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1527 SPRINGS ROAD LINCOLN
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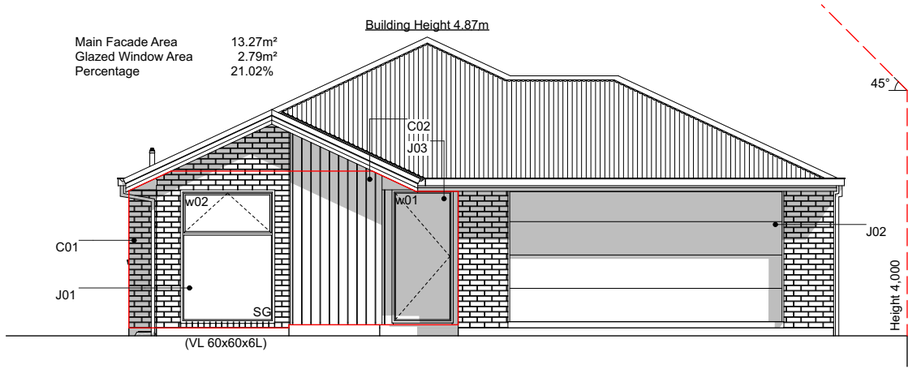
Roof Plan

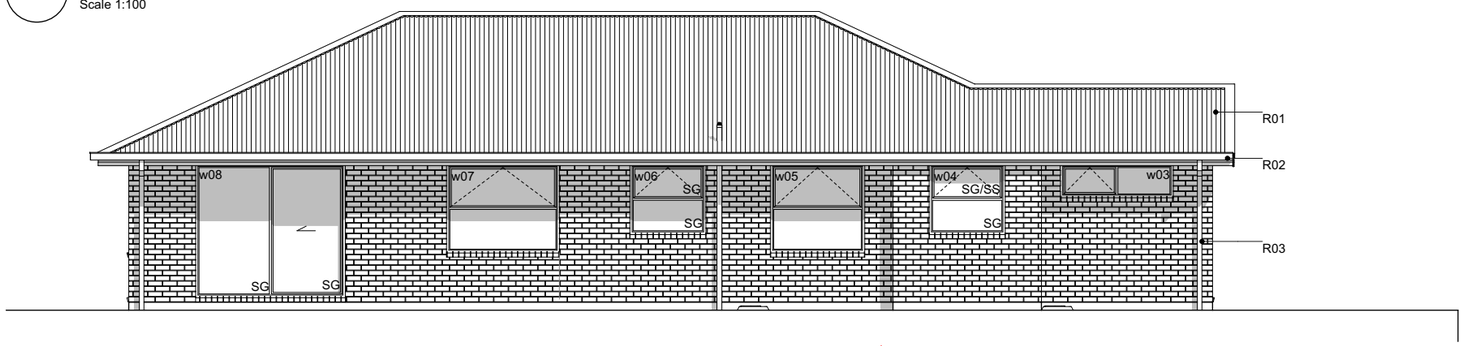
Scale 1:100 @ A3

Revision BC-1
Date 19/02/2026
File No. **25073 (ORH. 3350)**

Sheet No.
1.09

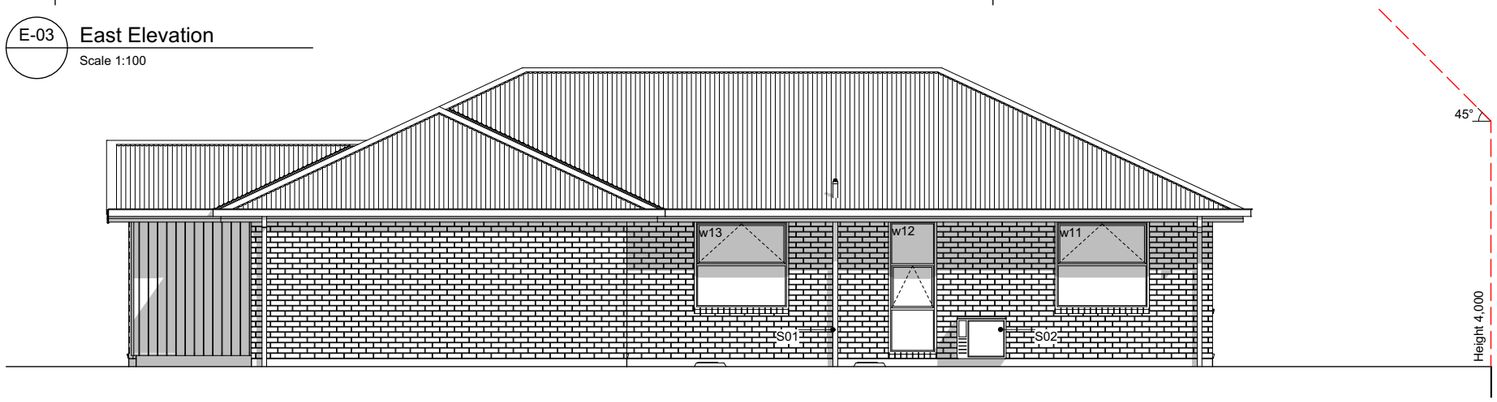


E-01 West Elevation
Scale 1:100



E-02 North Elevation
Scale 1:100

E-03 East Elevation
Scale 1:100



E-04 South Elevation
Scale 1:100

Elevation Keys

C01	70 series bricks over 50mm cavity.
C02	Abodo Vulcan shiplap weatherboard on 20mm horizontal castellated cavity battens.
R01	Colorsteel corrugate roofing.
R02	Colorsteel Quad gutter supported by Colorsteel 185mm fascia.
R03	Colorsteel 75x55mm downpipes.
J01	Low E Argon filled double glazed windows in thermally-broken powder coated aluminium frames.
J02	Sectional garage door.
J03	APL entry door in thermally-broken powder coated aluminium frames.
S01	Drainage vent pipe.
S02	Heatpump outdoor unit on wall bracket.

Legend

w01	Window ID
SS	Security Stay
SG	Safety Glass
VL	Veneer Lintel

General Notes

Driveway to fall from 20mm max. below garage rebate.

Veneer Lintels Fixing
Minimum seating into adjacent veneer:
On openings up to and including 2.0m, a seating of 100mm each side is required;
On openings over 2.0m, a seating of 200mm is required.

Archiplus
6 Browns Road, Christchurch
ey.archiplus@gmail.com
021 0238 1905
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1527 SPRINGS ROAD LINCOLN
LOT 172 EARLSBROOK

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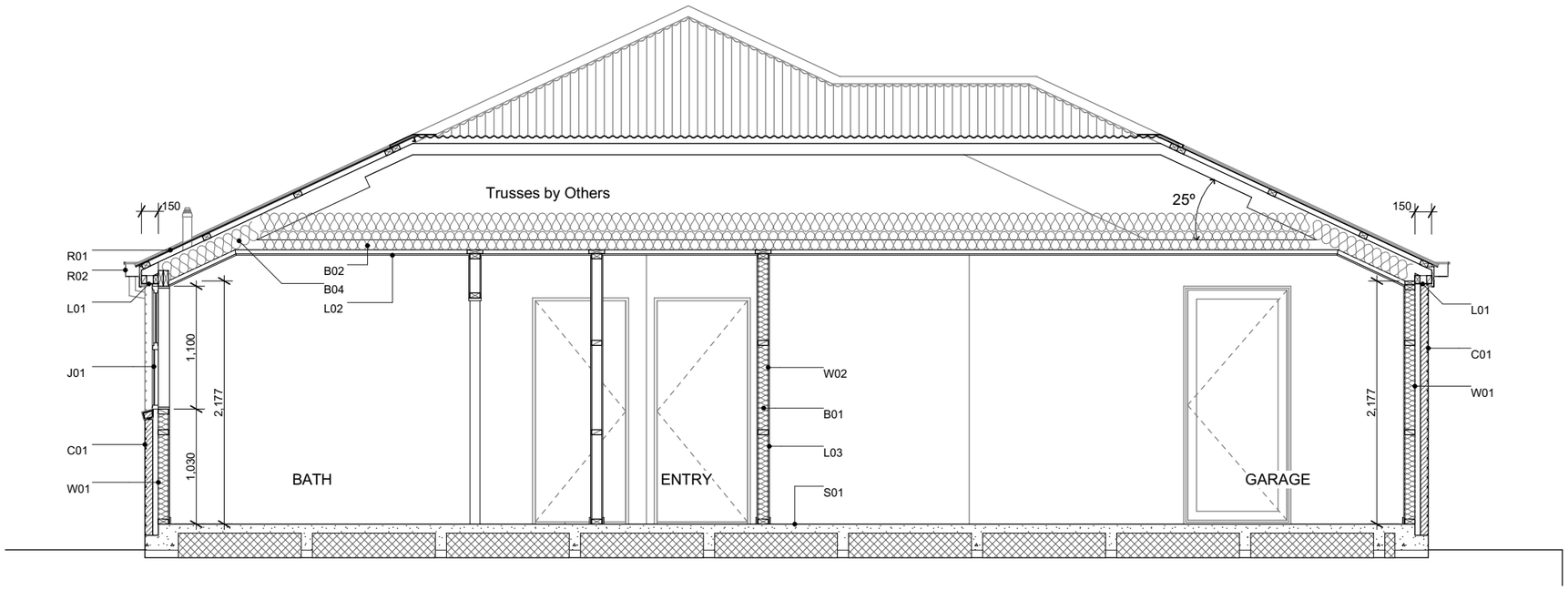
Elevations

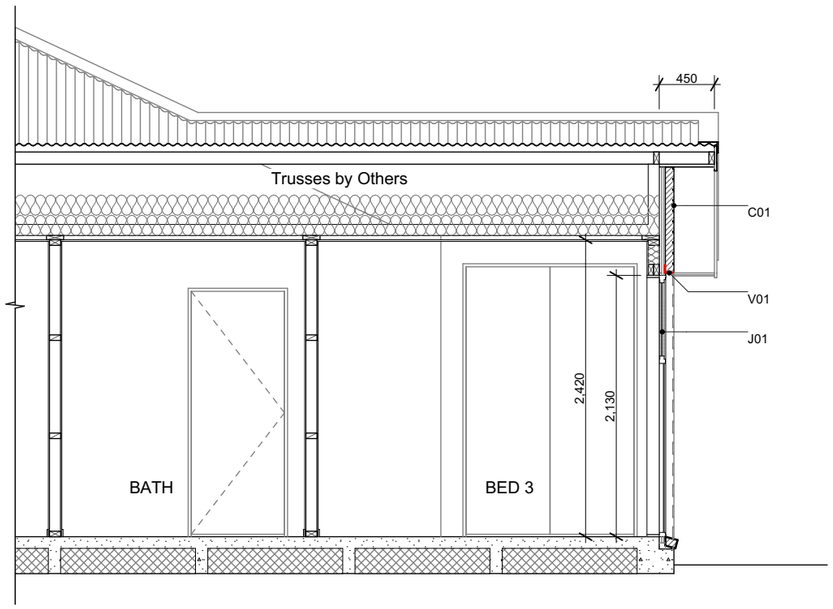
Scale 1:100 @ A3

Revision	BC-1
Date	19/02/2026
File No.	**25073 (ORH. 3350)**

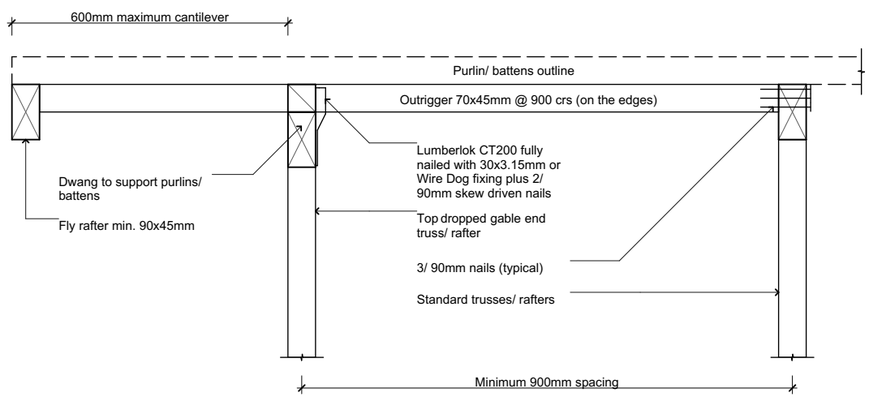
Sheet No.
2.01



A Section A-A
Scale 1:50



B Section B-B
Scale 1:50



Outrigger Fixing Detail
Scale NTS

Section Keys

C01	70 series bricks over 50mm cavity over building underlay on timber framing.
C02	Abodo Vulcan shiplap weatherboard on 20mm horizontal castellated cavity battens over building underlay on timber framing.
V01	60x60x6L veneer lintel with 100mm min. seating each side.
W01	External walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs (dwangs @ 480mm crs for shiplap WB). Top plates 90x45 + 140x35mm.
W02	Internal walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs.
S01	Ribraft floor slab and foundation.
T01	Roof trusses as per Truss Design.
R01	Colorsteel corrugate roofing over self-supported roof underlay on 70x45mm purlins on trusses.
R02	Colorsteel Quad gutter on Colorsteel fascia.
R03	75x55mm Colorsteel downpipes with wall brackets.
J01	Low E Argon filled double glazed windows in thermally-broken powder coated aluminium frames. H3.1 timber reveals for painted finish.
J02	Sectional garage door. H3.1 timber reveals for painted finish.
B01	R2.6 wall insulation batts.
B02	2 x R3.6 (165mm) double layer ceiling insulation batts.
B03	R3.6 (130mm x 1200mm) Gutter Line insulation batts cut to size between the trusses and fit at the first 500mm from the centre of top plate. Maintain 25mm ventilation gap between top of insulation and roofing underlay.
B04	R3.6 (165mm) ceiling insulation batts.
L01	4.5mm soffit linings for painted finish.
L02	13mm Gib ceiling linings supported by 35mm Rondo ceiling battens direct fixed @ 600mm crs. Stopped smooth for painted finish. (Wet area ceiling 13mm Gib Aqualine)
L03	10mm Gib wall linings stopped smooth for painted finish. (Wet area wall 10mm Gib Aqualine)

Archiplus
6 Browns Road, Christchurch
ey.archiplus@gmail.com
021 0238 1905
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1527 SPRINGS ROAD LINCOLN
LOT 172 EARLSBROOK

Issue
Building Consent

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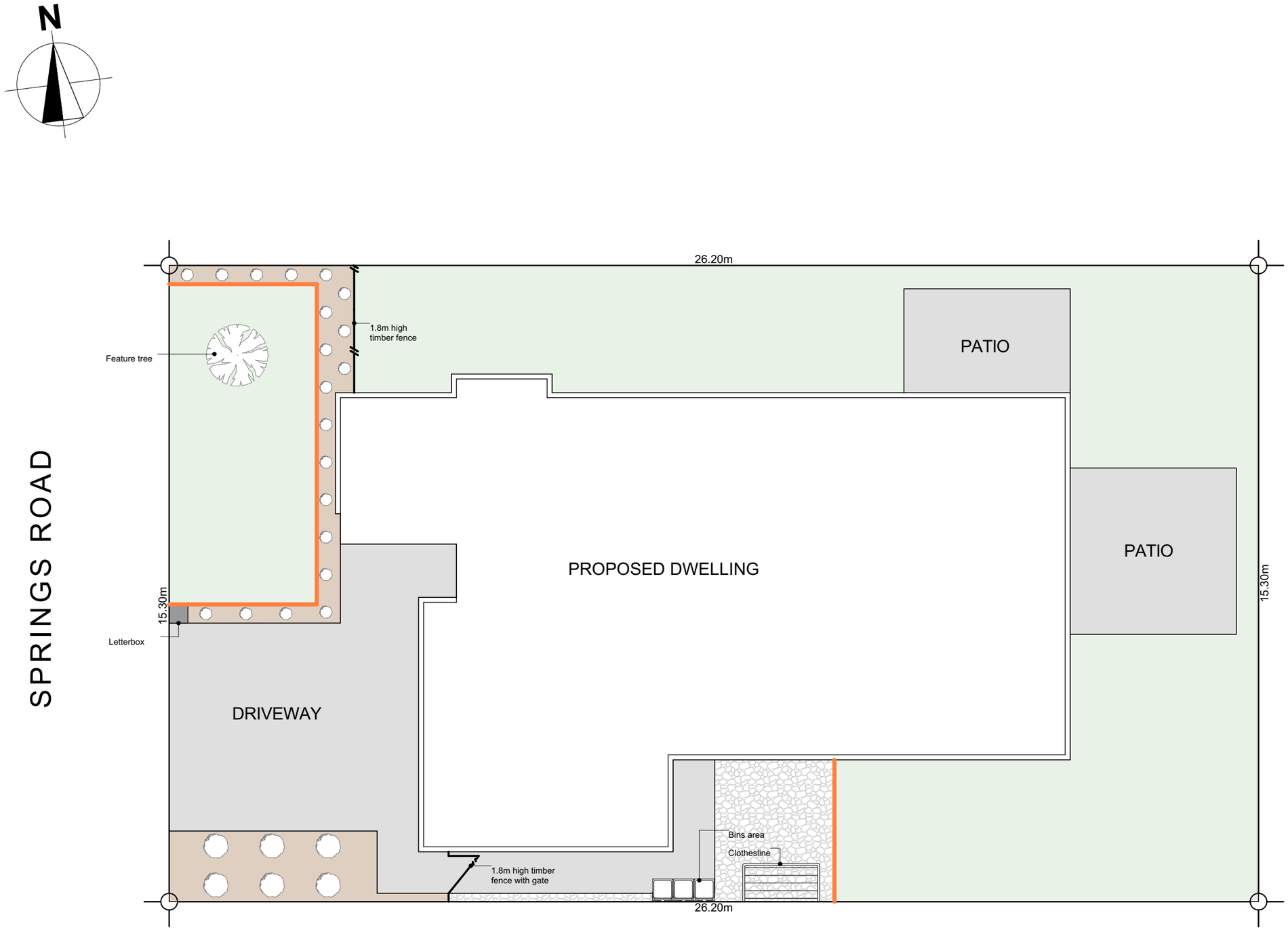
Cross Sections

Scale 1:50 @ A3

Revision BC-1
Date 19/02/2026
File No. **25073 (ORH. 3350)**

Sheet No.
3.01



Plants List for Garden Bed

Agapanthus Peter Pan - Dwarf blue Nile lily

Acacia Limelight - Dwarf wattle

Choisya Ternata - Mexican orange blossom

Carex Secta - Makura sedge

Lavandula angustifolia 'Hidcote' - English Lavender

Pittosporum little gem

Thuja occidentalis Smaragd - Emerald Cedar

Viburnum tinus Eve Price

Azalea

Corokia geentys green

Pseudowintera colorata 'Red Leopard' - Horopito/Pepper tree

Camellia 'Cinnmon Cindy'

*Planting species for garden bed are indicative-not to be limited to.

Legends

Lawn

Exposed Aggregate

Stonechip

Garden Bed with Bark

Feature tree (1.8m high) in front yard

Timber Batten Edging between garden bed & lawn/ stonechip

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L O T 1 7 2 E A R L S B R O O K
L I N C O L N

Issue
Concept Design

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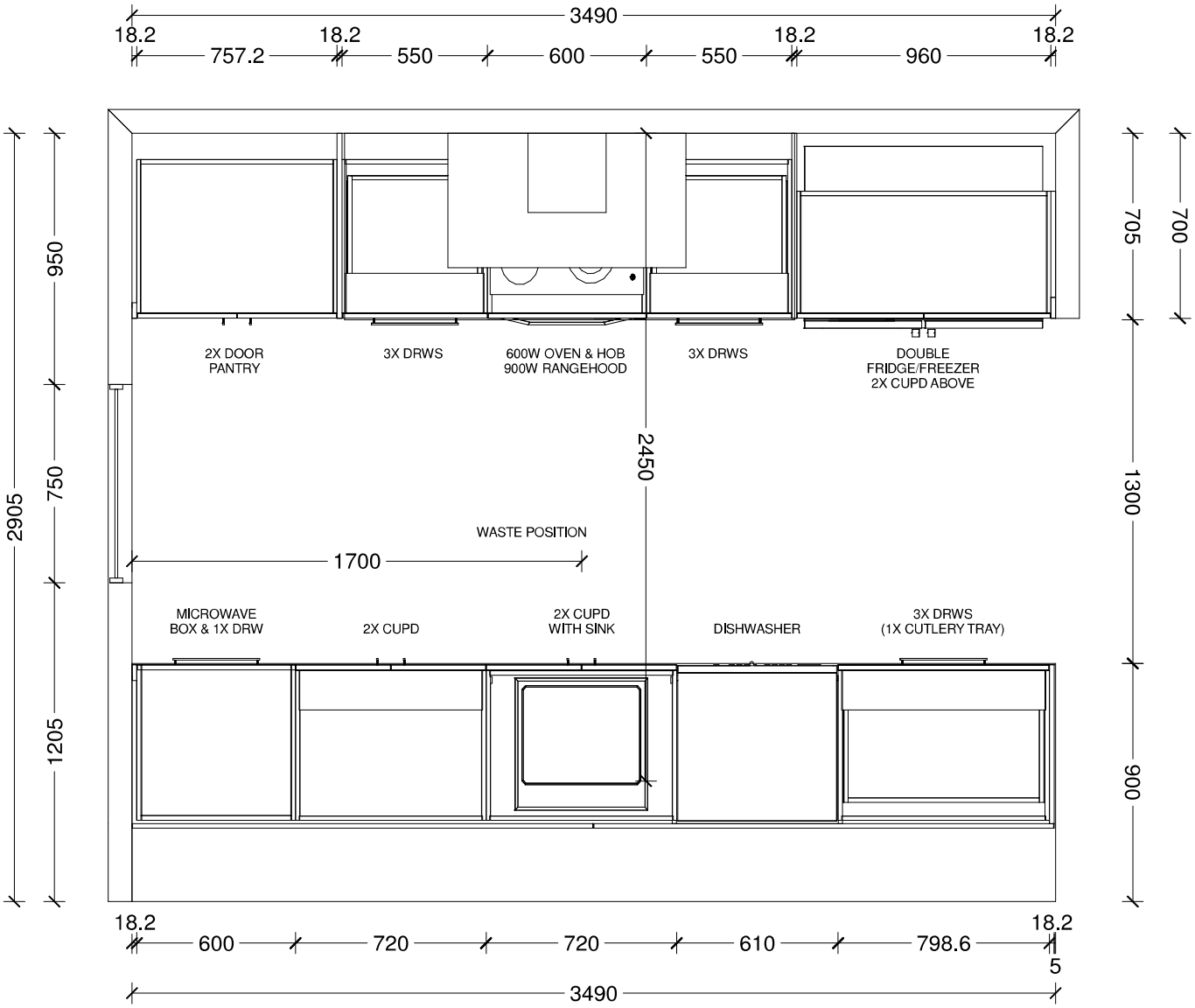
Landscape Plan

Scale 1:100 @ A3

Revision 1
Date 23/04/2025
File No. **25073**

Sheet No.
1



Benchtop Colour:

12mm square edge Tristone in Pure White

Back Wall Joinery Colour:

Bestwood Simply White Embossed

Island Joinery Colour:

Bestwood Subtle Grey Velvet

Negative Detail Joinery Colour:

Bestwood Subtle Grey Velvet

Handles:

4062-192/320-Titanium Grey

Sink:

Lazio NZLSS-5545 Stainless Single Bowl

Designer:	Date:	Client:	BC Ref:	Site Address:	Job#:
Sarah Molyneux	24 Feb 23	Oakridge Homes			Default
Dwg: Kitchen Plan	Scale: 1 : 25	Customer: The Oak			

TRENDS KITCHENS

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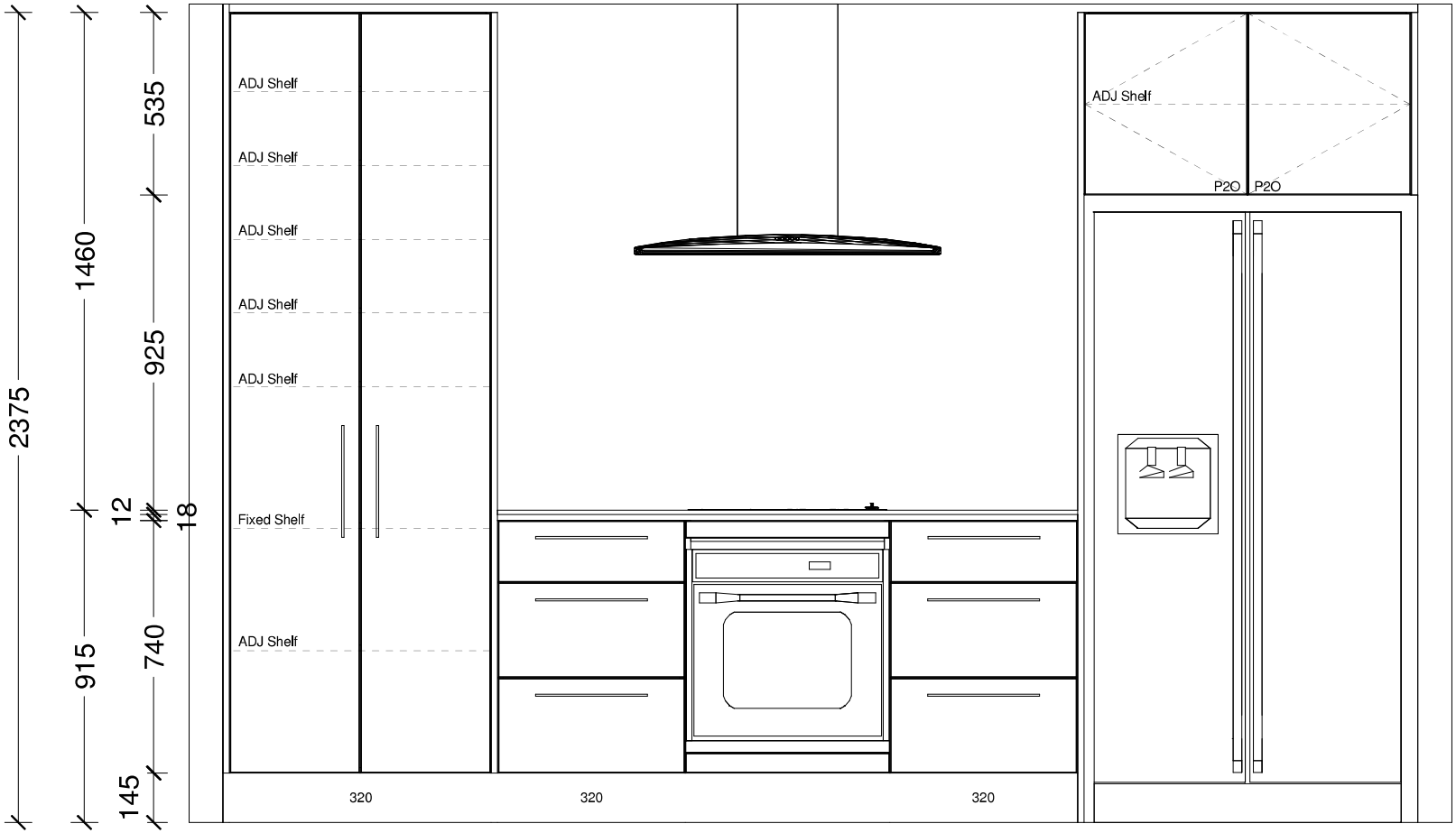

Designer:	Date:	Client:	BC Ref:	Site Address:	Job#:
Sarah Molyneux	24 Feb 23	Oakridge Homes			Default
Dwg: Kitchen Elevation	Scale: 1 : 20	Customer: The Oak			

TRENDS KITCHENS

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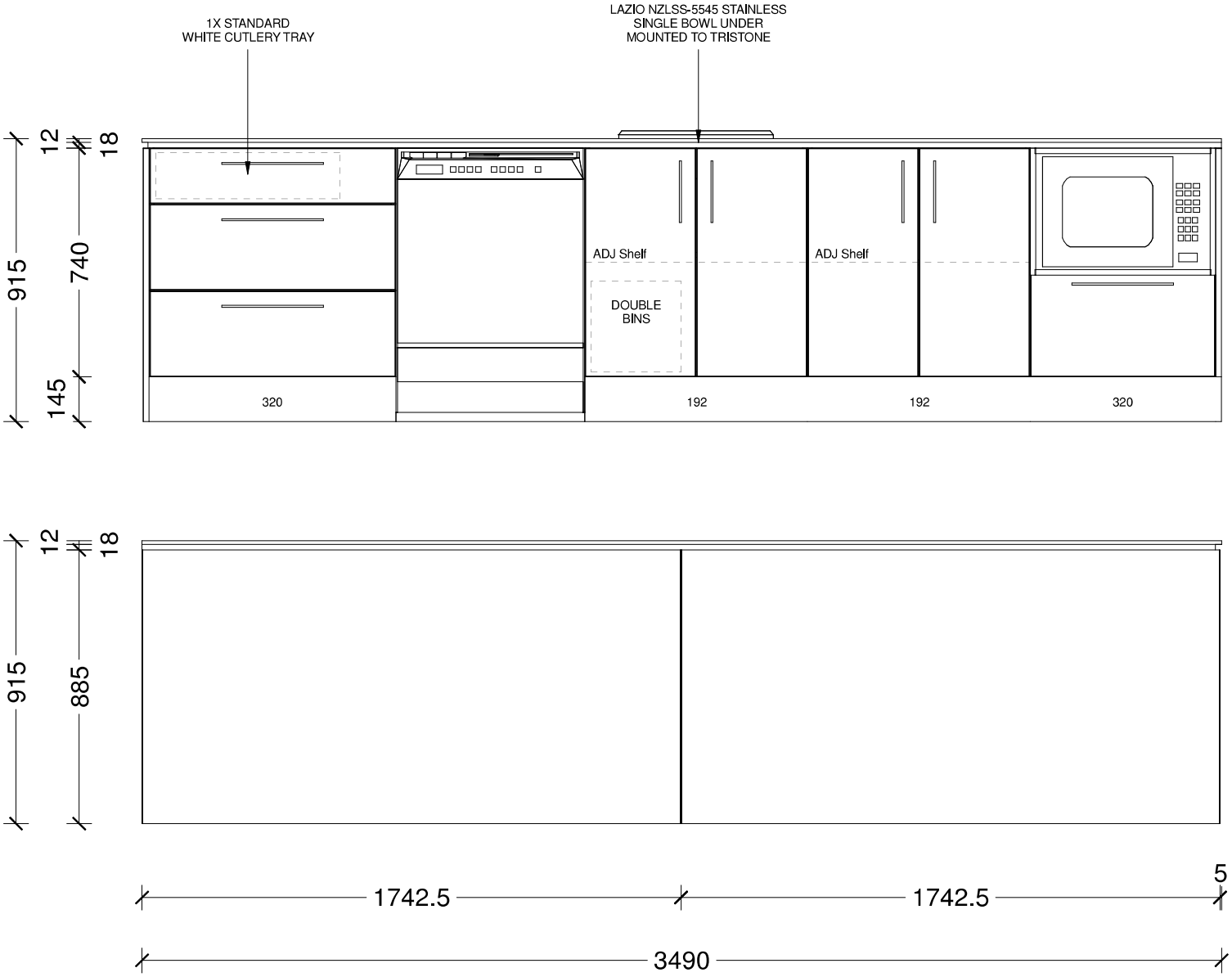

Designer:	Date:	Client:	BC Ref:	Site Address:	Job#:
Sarah Molyneux	24 Feb 23	Oakridge Homes			Default
Dwg: Kitchen Elevation	Scale: 1 : 20	Customer: The Oak			

TRENDS KITCHENS

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Designer:	Date:	Client:	BC Ref:	Site Address:	Job#: Default	TRENDS KITCHENS
Sarah Molyneux	24 Feb 23	Oakridge Homes				
Dwg: Kitchen 3D Perspective	Scale:	Customer: The Oak				

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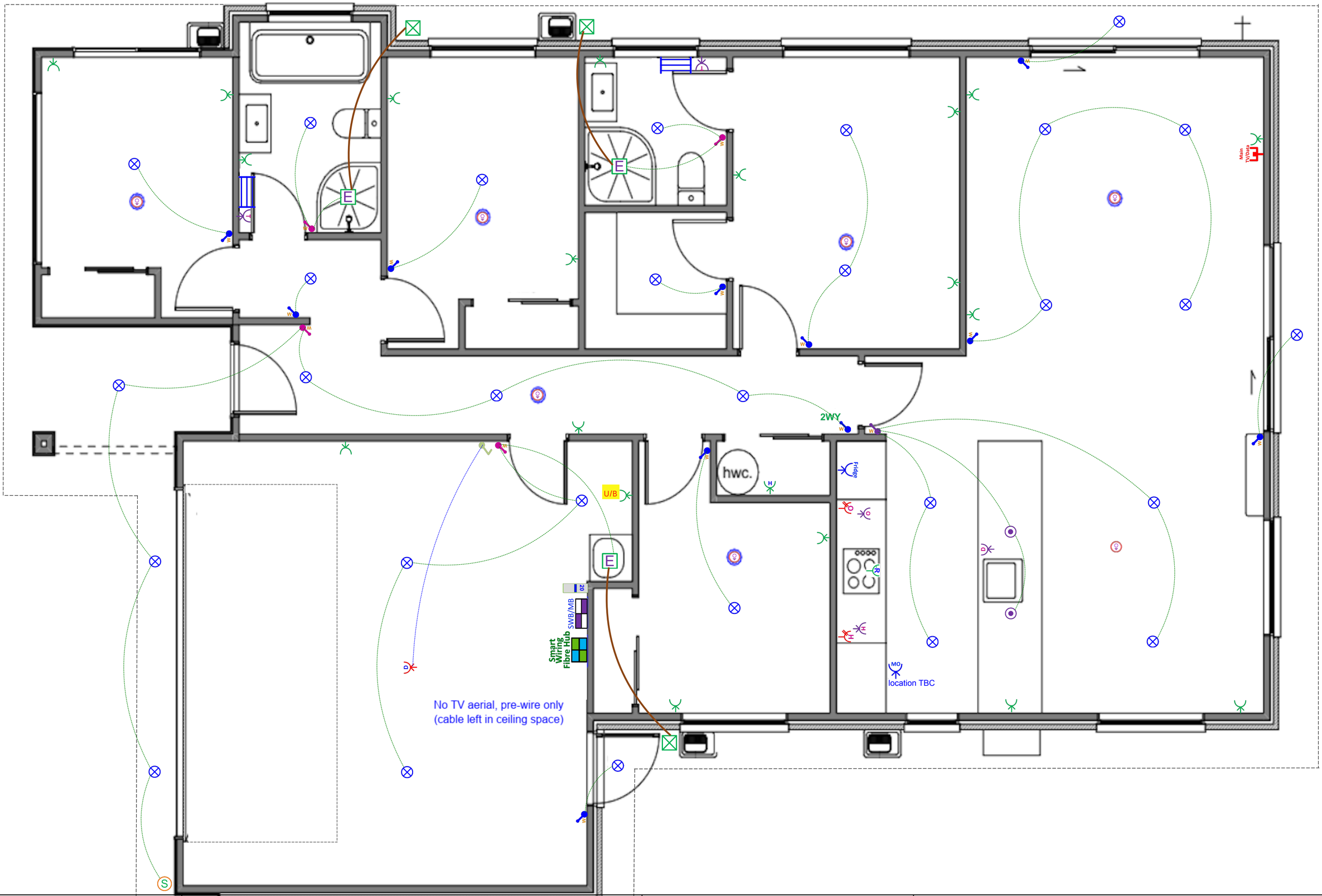

SMART SYSTEMS
Electricians for smart, sustainable homes

Client Name: Oakridge Homes
Site Address: The Oak V2 (Garage Right)
Acceptance Signature & Date:

Date: 28-04-2025
Plan Electrical & Lighting

Designed By: Mike Lew
Phone: 03 338 4238
Email & Web info@smartsystems.net.nz smartsystems.net.nz

Plan: The Oak V2 (Garage Right) - Electrical Design

Electrical

	Item	Total
SWB/MB	Electrical Base with 34-Way Deep Combined Meter Switchboard (Single Phase)	1 EA
R	Rangehood Single Switched Power Socket	1 EA
Fridge	Tradesave Slim Single Power Socket (White) 10A - Fridge	1 EA
MO	Tradesave Slim Single Power Socket (White) 10A - Microwave	1 EA
	Tradesave Double Power Socket Horizontal (White) 10A	19 EA
O	Tradesave Slim Double Power Socket with Oven Isolator Switch (White) 10A	1 EA
H	Tradesave Slim Double Power Socket with Hob Isolator Switch (White) 10A	1 EA
O	Tradesave Built-In Oven Hard-Wired Power Connection up to 20A (max)	1 EA
H	Tradesave Slim Electric Hob Hard-Wired Power Connection up to 32A (max)	1 EA
D	Tradesave Slim Dishwasher Power Socket (White)	1 EA
	Tradesave Garage Door Open/Close Press Switch (White)	1 EA
D	Tradesave Slim Garage Door Power Socket (White)	1 EA
H	Tradesave Slim Hot Water Cylinder Hard-Wired Power Connection (White)	1 EA
20	Air Conditioning Circuit 20A MCB Installation For Heat Pump Circuit	1 EA
	Orca OM866S-10RF Wireless Interconnected Smoke Detector - Photoelectric 10-year battery life	7 EA
	Newtech ST65 Towel Rail 5-Bar Square Ladder 530 x 600mm (Chrome) - Excludes Circuit & Installation	2 EA
T	Tradesave Slim Heated Towel Rail Circuit & Installation (Excludes supply of Towel Rail)	2 EA
E	Extractor Fan Inline 150mm with up to 6m of Duct	3 EA
	Extractor Fan External Grille (White)	3 EA
S	External 180° Infrared Movement Surface Mounted Sensor Up to 12M Range, Adjustable10sec - 15min time delay (White)	1 EA
	Recessed Downlight Prolux DL54 LED 10-Watt 160° Beam (Switchable 3K-4K-6K) White Fascia & Circuit	29 EA

Electrical

	Item	Total
	Staverton Black 1L 365mm Pendant Light, LED Lamp & Circuit	2 EA
W	Tradesave Slim Light Switch 1-Gang (White)	11 EA
W	Tradesave Slim Light Switch 2-Gang (White)	4 EA
W	Tradesave Slim Light Switch 3-Gang (White)	1 EA
2WY	2-Way Light Circuit	1 EA
Smart Wiring Fibre Hub	Smart Wiring Base 20" Hub 12 Port with Fibre Optic Pathway and Power Circuit	1 EA
Main TV/Data	Tradesave Slim Main UHF TV/Data Network Socket (Cat6) - White	1 EA

In the Area

About Earlsbrook

Only a 25 minute drive to Christchurch's CBD, Earlsbrook is situated on the southside of the semi-rural township of Lincoln. You're spoiled for choice with easy access to several walking and biking trails making Earlsbrook ideal for families, young professionals and retirees. Multiple early childhood centres are in Lincoln with Earlsbrook being zoned for Ararira Springs Primary School and Lincoln High School. Plans for a brand new primary school and daycare are underway within the development.

A new commercial space will be constructed in Earlsbrook which will include medical service options, cafes and a variety of shops. Earlsbrook will feature 45 hectares of green space including playgrounds and reserves featuring natural spring waterways with views of the Port Hills and the Southern Alps, offering the perfect balance of rural feel living and convenient access to urban amenities.

Lincoln and Surrounding Areas

Lincoln is a charming township on the outskirts of Christchurch City and is known for its vibrant community feel and the popular Lincoln University – the oldest agricultural teaching institution in the Southern hemisphere established in 1878.

Local residents have created a tight-knit community with a weekly local farmers and craft market where you will find some of the best produce available. An annual Santa Parade is hosted down the main street which provides insight into the surrounding farming community featuring Santa being towed by a tractor.

Lincoln is host to a multitude of amenities including medical centres, cafes, restaurants, public library, fitness centres, indoor sports facilities, playgrounds and dog walking areas. The township has seen substantial growth while maintaining several heritage buildings, some dating back to 1875 making Lincoln a special place.

A 10min drive will take you to New Zealand's fastest growing township, Rolleston. Rolleston features multiple shopping complexes – both retail and grocers, public swimming pool and a cinema to soon be constructed.

Lincoln's location makes for an easy journey to Little River and Banks Peninsula which features endless hills, bays and bush walking tracks for exploring – it is the definition of nature's playground on your doorstep.

P: (03) 977 2832
E: info@oakridgehomes.co.nz
oakridgehomes.co.nz

OAKRIDGE HOMES

Why Choose an Oakridge Home?

Oakridge Homes is a locally owned Canterbury company with decades of experience. We are Canterbury's second largest residential builder delivering 200 homes per year with a proven track record of completing over 400 homes for happy homeowners in the region. Oakridge is a small team of fifteen, each of us working diligently to achieve the company goal of delivering quality homes as efficiently and stress free as possible.

All Oakridge house and land packages are competitively priced offering true value for money including turnkey funding, meaning you pay a 10% deposit and the balance the day you get your keys. In our experience this is the preferred contract method when securing finance and a service we offer as a standard inclusion. We work closely with our contractors and suppliers to get the best product for the best cost which is reflected in our all-inclusive package pricing.

At Oakridge we are extremely proud of the relationships we have built with local tradesmen and suppliers, ensuring quality is delivered every time. We deal with one longstanding company per element of the build which has helped us achieve our average build time of 17 weeks. We are very thankful to everyone who makes an Oakridge home come to life, many of us working alongside one another for over ten years.

Our team has put immense effort in to streamlining the consenting process by working alongside the local councils and have formed great relationships with the team leaders guaranteeing our consents are handled as efficiently as possible. Oakridge has a reputation for providing quality documentation for our consent applications which helps ensure we receive your building consent in a timely manner.

We understand that customers value quality and transparency which has been a major focus for Oakridge Homes, we offer a range of fixed price turnkey house and land packages that suit the majority of homebuyers. From the letterbox numbers to the window coverings – an Oakridge home truly is fully inclusive and move in ready when handover day comes. There are no hidden surprises and nothing for you to do but sit back and trust us to build your home.

Oakridge Homes has taken steps to ensure your home is here to stand the test of time by including:

- Master Build 10-Year Guarantee
- 1 year warranty period
- Exceeds Healthy Homes Standards
- LVL framing (laminated veneer lumber) more durable and less likely to warp
- RibRaft foundation system
- Quality cladding options
- Thermally broken window joinery
- Increased carpet underlay thickness
- Tri-Stone benchtops for easy maintenance
- Full height kitchen joinery to avoid dust collection
- Full length tiled splashback to kitchen
- Bosch appliances
- Exposed aggregate driveways and patios
- Insulated garage and garage door

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The Oakridge Journey

Decide which house and land package is suitable for you and will meet your needs

Sign your contract and enter your due diligence period (usually 10 working days)

Your solicitor will guide you during this time

Go unconditional, congratulations!

In the background we will be preparing your home to be lodged into consent, some time may pass but rest assured everything is going to plan

Consent granted! A milestone achieved

Your new home will be scheduled into our build programme

We instruct the works to commence onsite, let's dig some ground!

You will receive updates throughout the construction of your home

17 weeks pass by – that went quick! Your home is ready for the **final inspection**

We will undertake our quality audits and ensure all works are on track to be completed prior to settlement

Code Compliance has issued, your settlement date is now set

During this time you will have your **pre-settlement inspection** to view your home and raise any questions

All works are confirmed as complete and your handover date is organised where you will receive your keys along with other helpful information – an exciting day!

Thank you for trusting Oakridge Homes it's a privilege to have been chosen as your builder!

If you'd like more information on one of our listings or want to learn more about the process of buying an Oakridge home, get in touch.

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