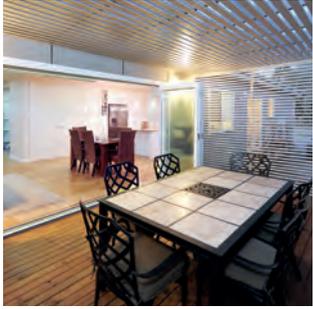


manor
BUILT FOR LIVING.

Info Pack Booklet

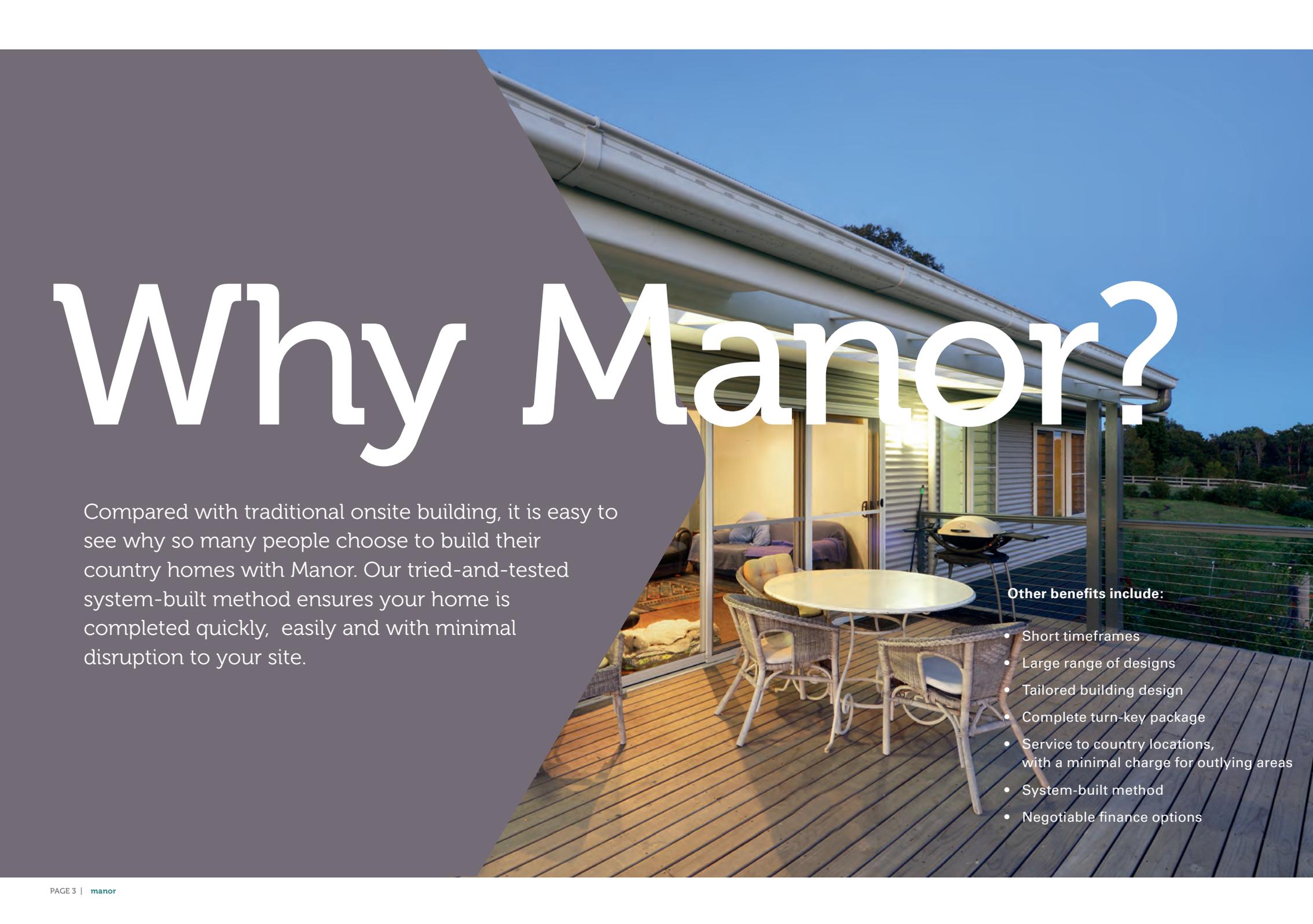


Welcome to Manor

Your country lifestyle calls for a special home that lets you and your family create the haven you've always wanted.

And making that happen is what Manor does best.

Why Manor?



Compared with traditional onsite building, it is easy to see why so many people choose to build their country homes with Manor. Our tried-and-tested system-built method ensures your home is completed quickly, easily and with minimal disruption to your site.

Other benefits include:

- Short timeframes
- Large range of designs
- Tailored building design
- Complete turn-key package
- Service to country locations, with a minimal charge for outlying areas
- System-built method
- Negotiable finance options



Left and Below: Mitchell 3 Design from Explorer Collection. Featured at Manor's Central Coast Display Home



The Explorer Collection

Designed for modern country living, our Explorer Collection epitomises the traditional country home. Raked ceilings and wide fronts are a collection hallmark, with homes featuring the great Australian country tradition of big verandahs for expansive outdoor living and protection from the weather.

Each of the homes in the collection can be tailored to suit your home site to ensure you are making the most of your views, climate and landform. The same goes for floor plan – we'll help you tailor one of our designs to ensure we bring your lifestyle vision alive.

Just some of our options include:

- Large verandahs and outdoor entertaining areas
- A variety of roof designs – from the rambling homestead look to the modern country home or quaint cottage style
- Integrated garages and carports
- Rumpus room – a modular open room addition that can be added to most floor plans for additional living space



Left: The Barossa from the The Vineyard Series. Featured at Weston NSW
Below: Tailored design. Featured at Toronto NSW



The Vineyard Series

Suited to sites in suburban areas or outlying rural properties alike, the Vineyard Series is a collection of large portrait plans that lets you live your lifestyle vision wherever you choose.

- Three or four bedrooms, multiple spacious living areas, double carports and large alfresco areas are features of these homes, which are all flexibly designed to let you tailor them to suit your individual needs.
- Features include walk-in robes and ensuites in the master bedrooms, with a central study area a popular inclusion.
- And depending on your vehicle needs, we have options from simple, open carports to more substantial fully integrated double garages.



Why system-built? Discover the difference.

Manor's system-built construction process is a precise, efficient and cost-effective way to build. We've been working this way for more than 20 years and the result is a leading-edge, streamlined and refined process that's tightly controlled through the project management process.

Building this way has a number of benefits:

- The ability to service more remote areas than traditional builders
- Higher accuracy and precision than traditional methods
- Professional and skilled workmanship with quality control and benchmark factory standards
- Speed and efficiency, with tightly controlled time lines and a guaranteed move-in date
- Cost-efficiency
- Reduced wastage, with offcuts reused and passed on down the line
- Off-site construction means your home has minimal exposure to weather – rain doesn't stop us in the factory



It's easy to see building your home this way takes a lot of variables out of the process, giving you peace of mind all the way down the line.

There's no need to worry about budget blow-outs, time delays or unmet deadlines – we'll tell you upfront how much it will cost and when you'll be able to move in!

What's more, you'll rest easy knowing your home will be built with quality workmanship and give you genuine value for your investment.



Start to finish

Manor has been helping families bring their country lifestyle vision alive for more than 20 years. In that time, we've developed a process that ensures a smooth, simple and efficient building experience from beginning to end.

MANOR'S 7 STEPS

1

DETERMINING YOUR 'LIFESTYLE NUMBER'

This is a process that is unique to Manor, and we do it upfront to pinpoint exactly what you are looking for in a country home. To do this, we have a comprehensive questionnaire and checklist that gives you a 'lifestyle number'. This points us in the right direction as to which Manor home will suit you.

2

DESIGN & QUOTE

To start with you need to decide on a floor plan – either one of our standard plans or something a little tailored to suit you and your lifestyle best.

For your obligation free quote simply call us today to discuss specific requirements – and watch lifestyle become reality.

3

'START PACK' AND COUNCIL APPROVAL

This contains all the information you need to get started, including council applications and Insurance (ask our design consultant for details).

4

CHOOSING SELECTIONS

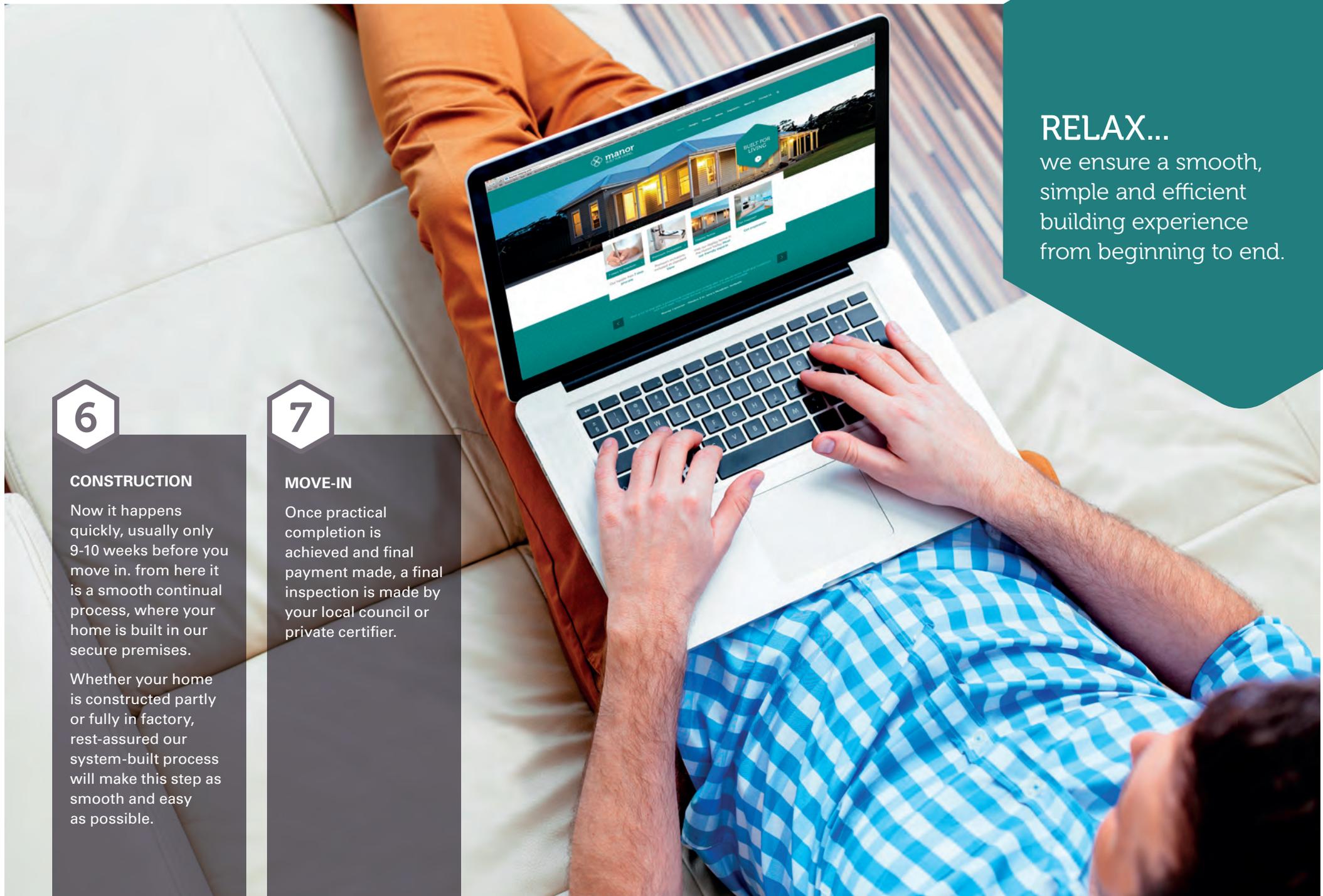
This is where it becomes your choice in how you want your home to look and feel. Our standard allowances have a huge variety, but to create that extra touch you may select something special. We'll advise you of any extra costs.

5

BUILDING CONTRACT

Your contract is a legal agreement between you and Manor to build your home.

Finance must be arranged and in place prior to this step.



RELAX...

we ensure a smooth, simple and efficient building experience from beginning to end.

6

CONSTRUCTION

Now it happens quickly, usually only 9-10 weeks before you move in. From here it is a smooth continual process, where your home is built in our secure premises.

Whether your home is constructed partly or fully in factory, rest-assured our system-built process will make this step as smooth and easy as possible.

7

MOVE-IN

Once practical completion is achieved and final payment made, a final inspection is made by your local council or private certifier.



The country home specialists

Head Office and Factory

2 Warringah Close
Somersby NSW 2250

Postal Address

PO Box 1416
Gosford NSW 2250

