

More



YOU DESERVE
MORE INCLUDED

MOJO
homes



MORE WITH MOJO

When you build with MOJO, you know your home will sing with style, individuality, flair and quality. You'll also know exactly what it's going to cost from the get-go, because our fixed prices offer you more certainty and value. It's why we say you get **MORE** with **MOJO**.

Because in the real world, budget and beauty have to play nicely together!

The MOJO way means the big ticket items and the finer details that elevate a home – steel frame, site costs, air-conditioning, floor coverings, stone benchtops and luxuries like freestanding baths – are included in your build cost so you won't be hit with any nasty 'extras' as your dream home comes to life. The only thing that might surprise you is how easy and relaxing building with us will be. And how soon your house will feel like home!



THE MOJO FACTOR

Since opening our doors in 2014, we've built a reputation as the go-to builder for those who want flair, quality and an original take on home design.

Like a breath of fresh air, our unique range immediately appeals to savvy buyers who don't want to live in a variation of a home they've seen before; who want a home stamped with their own creativity; and who are drawn to MOJO's signature design, sophistication and style.

We're all about living passionately so we build vibrant homes that embrace the fact that just as every family is different, so should their homes be. MOJO never accepts the status quo and our designs reflect this philosophy. It's an approach we've taken to a whole new level by raising the bar with inclusions that incorporate many features most builders regard as extras.

MOJO Homes builds in the Greater Sydney, Central Coast, Hunter and Illawarra regions on both greenfield and knockdown/rebuild sites. Our homes include single- and double-storey designs, duplex options and dual-living residences. And, as part of the MJH Group, we're backed by over 30 years of home building experience.

Live Passionately



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ESSENTIALS

BEGIN WITH THE BEST

From the paper trail of contracts, surveys, reports and council building applications to site works, foundations and connections, MOJO has you covered with experienced site supervisors, transparent processes and the most up-to-the-minute practices ensuring a smooth and stress-free experience. And with all of these mandatory site costs, we include ALL the essentials necessary to build any home. So of course, with MOJO MORE these are included too.



ESSENTIALS

PRE-CONSTRUCTION CONFIDENCE

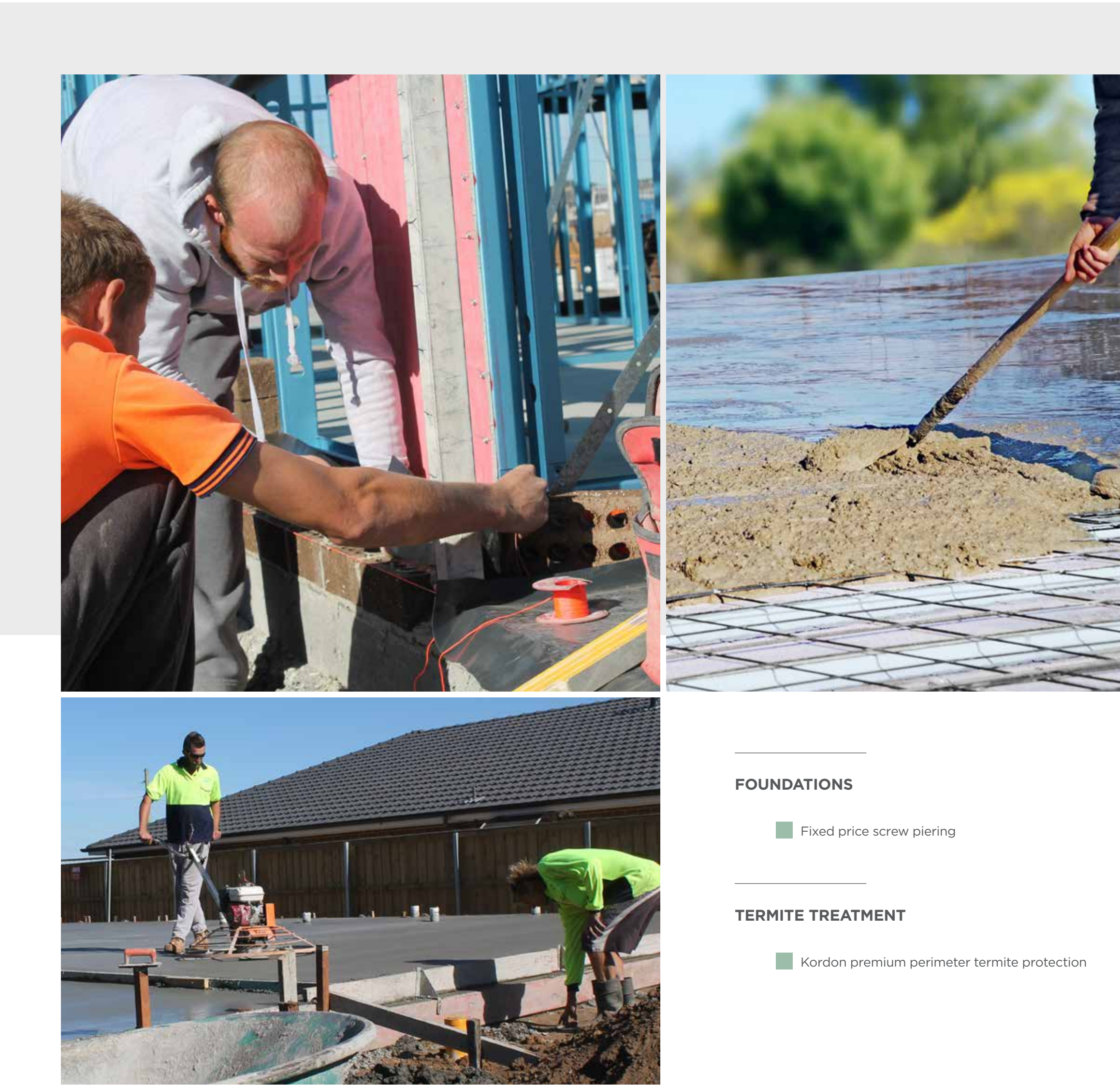
- Extended fixed price proposal (242 days)
- Fixed price HIA contract, plan & specification
- Contour survey, geotech soil report & engineers slab design
- Council building application fees (standard application only, excludes additional council fee/contributions, town planning services &/or relaxations etc)

SITE WORKS

- Scrape site &/or balanced cut & fill up to 1,000mm of site fall over the building platform
- Temporary security fencing, as required by WH&S legislation
- Roof rail scaffold, as required by WorkCover Authority

SITE CONNECTIONS

- Underground 3-phase mains electrical service to meter box, up to 6.0m from house (only available with 3-phase air-conditioning unit)
- Electrical metering site establishment fee
- Sewer & stormwater connection to pre-existing servable connection points up to 6.0m from the house (battle-axe blocks may incur additional connection charges)
- Mains water connection up to 6.0m from the house, from existing pre-laid water main
- Provide provision for natural gas



FOUNDATIONS

- Fixed price screw piling

TERMITE TREATMENT

- Kordon premium perimeter termite protection



A



B

BASIX

IT'S EASY BEING GREEN

We're all doing our best to tread lightly on the earth, which is why we've included all your BASIX requirements up-front. Knowing your home is ticking all the boxes and causing minimal environmental harm is just another feel-good reason you'll love your MOJO home more!

FIXED PRICE BASIX COSTS

- A** One (1) Whirlybird & two (2) eave vents (excluding flat roofs)
- B** R2.5 Wall insulation (including all external & internal Garage walls)
- C** R4.1 Ceiling Insulation (excludes Outdoor Living, Porch, Balcony & any exposed first floor ceilings to Outdoor Living area/s and/or Garage ceiling areas)
- D** Above ground 4,500L Slimline water tank on a concrete slab. Pump & recycled water plumbing & connections to WCs, Laundry & one (1) external tap
- Sarking to underside of tiled roof
- Wall wrap to the external frame structure



D



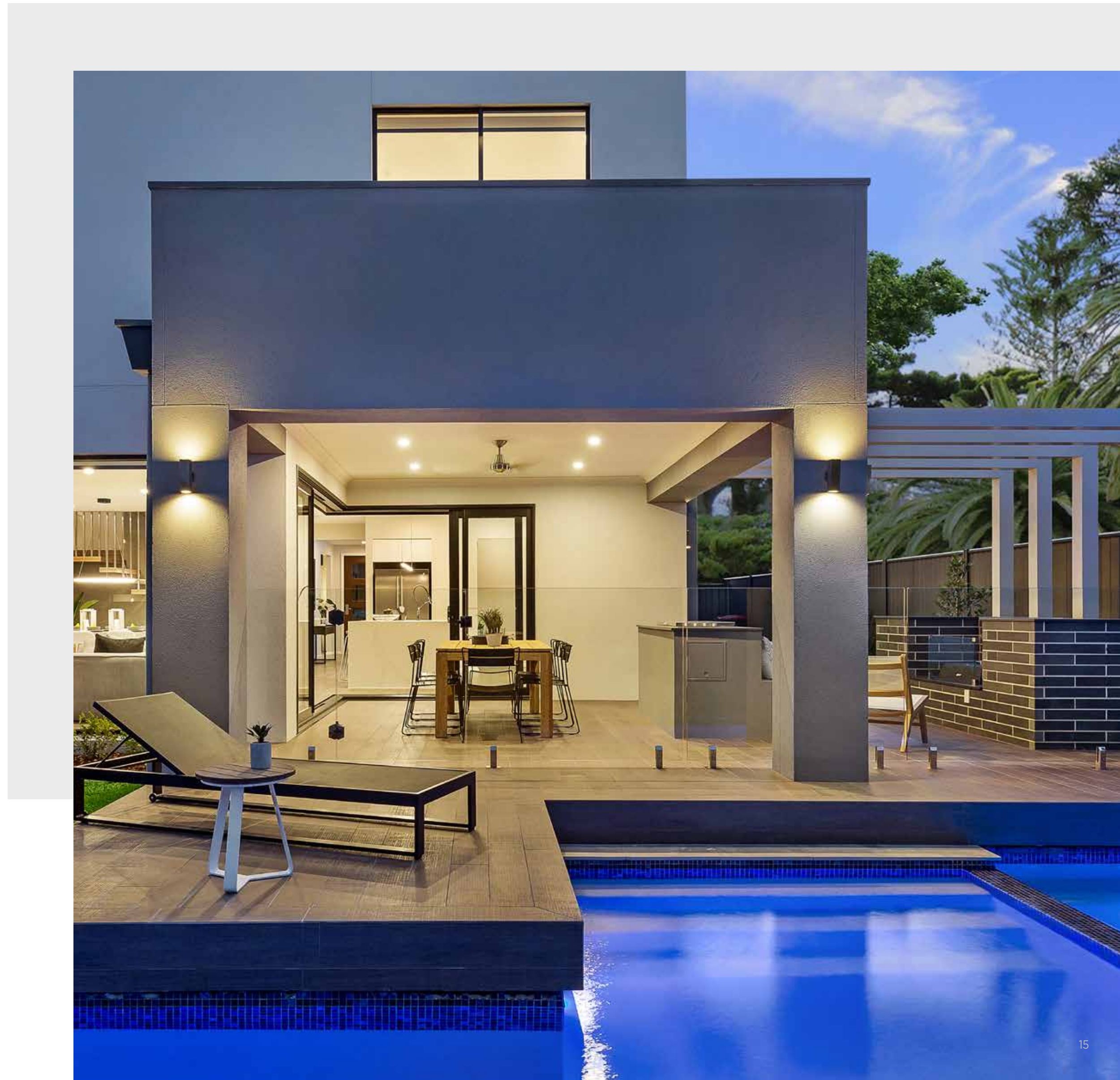
C

STRUCTURAL

STRONG, STRAIGHT & TRUE

You can't see it, but it's all about structure.

You'll never have to worry about the integrity of your home – when you build with MOJO, you can relax in the knowledge that your home not only looks fabulous, but it has great bones too!



STRUCTURAL

CONCRETE SLAB

- Waffle pod slab construction to suit up to an 'M' class soil classification

FRAME WORK

- TRUECORE® 90mm Steel frame, trusses & floor joists
- House constructed to suit N2 wind rating condition (W33)



STEEL COMES STANDARD



BUILD YOUR FUTURE WITH THE PROTECTION & STRENGTH OF TRUECORE® STEEL

MOJO Homes makes steel sexy by offering 90mm steel frames, trusses and joists in every new home. No upgrade required!

100% STEEL FRAMES, TRUSSES & JOISTS – NO HYBRID HERE!

Your new MOJO home will be built with a precision-engineered 90mm steel frame, trusses and floor joists so you can enjoy more out of life knowing that you can Live Passionately, now and long into the future.

With an incredible strength-to-weight ratio, you can achieve an inspired, architect designed open plan lifestyle, complemented by the ability to finish off your home with your choice of COLORBOND® steel or Boral roof tiles.

Australian made, for Australian conditions

Enjoy long-term confidence and peace of mind thanks to a Manufacturer's Warranty* and a commitment that TRUECORE® steel will remain straight and true and not shrink, twist or warp over time.

Benefits of Building with Steel:

- Inner strength and durability
- Straight and true
- 100% Insecticide free
- 100% Termite proof
- No twisting or warping
- Won't catch fire
- Design versatility
- 50 year warranty for eligible applicants*
- Backed by BlueScope, the manufacturers of COLORBOND® steel

Enjoy the inner strength of TRUECORE® STEEL and outer beauty of our stunning designs.



*Warranty currently offered for residential applications only and is subject to application and eligibility criteria. For full terms and conditions and to determine the eligibility of your building for a warranty, visit warranties.bluescopesteel.com.au or call BlueScope on 1800 800 789.



EXTERIOR

FROM THE OUTSIDE IN

First impressions count, so we've included superior exterior inclusions to ensure your home stands out from the crowd. From modern facades with rendered finishes to recessed doors and set ceilings to outdoor living spaces, we're giving you a home that's easy to fall in love with.

EXTERIOR

WALL CONSTRUCTION

A Select from 25 specially curated bricks, chosen by our Interior Designers to ensure your home will reflect your chosen style. Austral Bricks included ranges: Wilderness, Old Colonial, Everyday Life, Indulgence, Whitsunday or Urban One with ironed joints & off-white mortar

OR

B CSR Hebel panel construction with three (3) coat acrylic render system & breathable wall wrap



Offering over 100 years experience, Austral Bricks is committed to consistent research, development and production of bricks designed to enhance your home's structure and external beauty.

Discover a variety of colours and styles across 6 popular and contemporary product ranges to form the base for your home's street appeal, and leave a lasting impression for years to come.

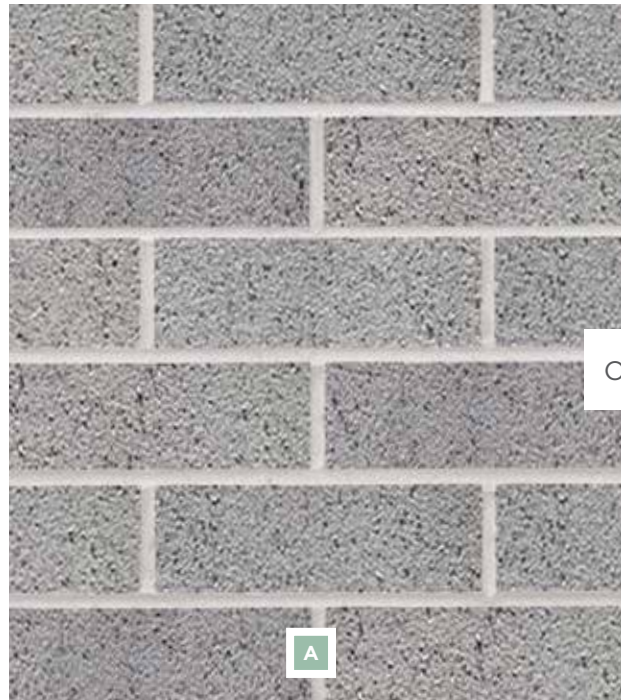


Love the rendered look? MOJO Homes offer a strong and solid Hebel wall system for your entire home, at no extra cost.

With a stunning, contemporary render finish, your home and your back-pocket will benefit from the outstanding features offered through your Hebel wall construction. A stylish look enhanced by the structural integrity and improved acoustic and thermal benefits of Hebel.

Hebel's PowerPanelXL external wall system includes steel reinforcement with an anti-corrosion protection layer for added strength and durability.

- | | | |
|---------------------|-------------------|--|
| ■ Straight and true | ■ Eco-friendly | ■ Faster construction times, without sacrificing quality |
| ■ Strong and solid | ■ Noise reduction | |
| ■ Energy efficient | ■ Fire resistant | |





WHETHER YOUR PERSONAL PREFERENCE IS FOR ROOF TILES OR COLORBOND®, YOU CAN HAVE EITHER, AT NO EXTRA EXPENSE

Australian made, for Australian conditions, a COLORBOND® steel roof offers a strong, secure and energy smart solution to your new home.

Offering desirable street appeal, the variety of colours available will complement your home's scheme and style as well as offering over 50 years of research, testing and the benefits of innovative technologies.

COLORBOND® BY BLUESCOPE OFFERS A HOST OF DESIRABLE FEATURES AND BENEFITS:

- Thermal efficiency
- Fire protection
- Sustainable performance
- Easy to maintain



EXTERIOR

FACADE

- C** Architect designed Modern facade including rendered elements

ROOF & GUTTERS

- D** Boral concrete roof tiles sure to enhance your roof's profile and contribute to the desired look for your new home. Choose from: Macquarie, Slimline or Contour (colour-on) range, including sarking to the underside of the roof

OR

- E** COLORBOND® Steel roof from MOJO MORE range, including thermal blanket

+

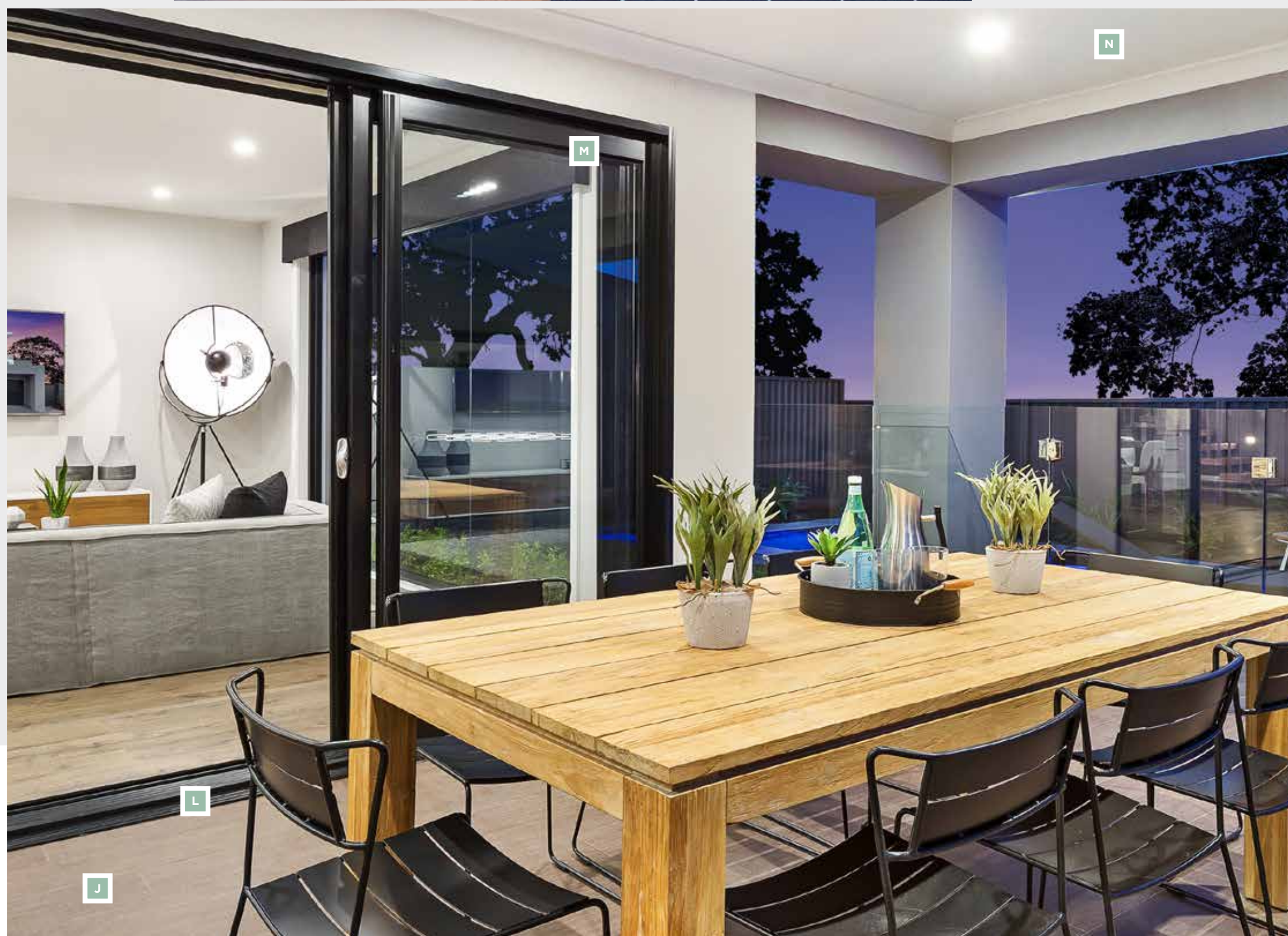
- F** 450mm Eaves to pitched roof designs (design specific)
- G** 22.5 Degree roof pitch (design specific)
- H** COLORBOND® Fascia & 115mm quad gutters, from standard COLORBOND® range
- I** 90mm Painted PVC downpipes connected to rainwater system





EXTERIOR

OUTDOOR LIVING



- J** Reinforced concrete Outdoor Living area, including ceramic tiles up to 450mm x 450mm & grout from MOJO MORE range (design specific)
- K** Reinforced concrete front Porch, including ceramic tiles up to 450mm x 450mm & grout from MOJO MORE range
- L** Recessed sliding doors (excludes wet areas), including Laundry
- M** 2,100mm High aluminium sliding door (design specific) (nominal)
- N** Set ceiling to the Outdoor Living
- J** One (1) Fresh water garden tap & one (1) recycled water garden tap

WINDOWS, DOORS & GARAGE

MAKE IT YOURS

We understand that a home is more than a mix of materials, colours, furnishings & fixtures. It's the result of hours of planning, sacrificing and dreaming, which is why your MOJO home will ooze with character & life, from all angles. Creating street envy and turning heads for all the right reasons!



WINDOWS, DOORS & GARAGE

WINDOWS

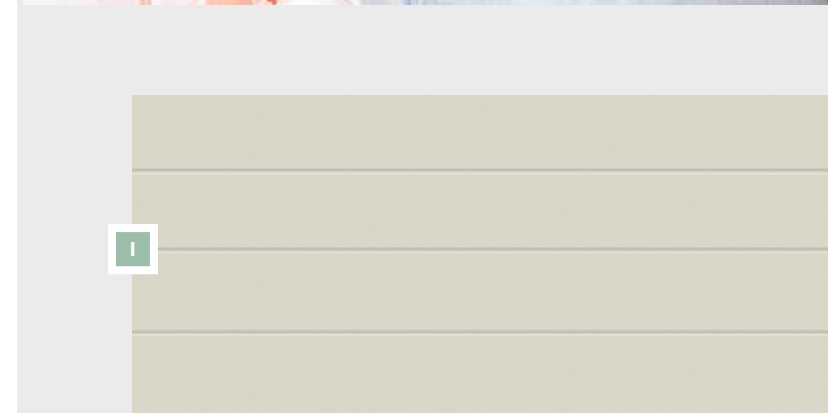
- A** Powder coated aluminium windows & sliding doors including keyed locks & clear glazing, from MOJO MORE range. Colours available have been specifically chosen to accommodate all interior design styles
- B** Obscure glazing to wet area windows
- C** 2,060mm Floor to ceiling windows (design specific)
- D** Fibreglass flyscreens to all openable windows, with frame colour selected from MOJO MORE range

EXTERNAL ACCESS DOORS

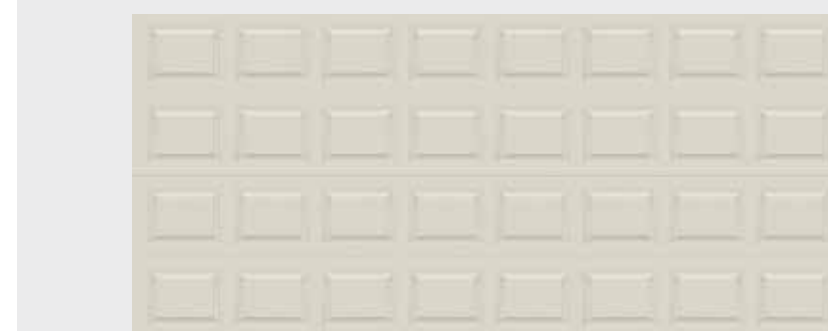
- E** 920mm Wide x 2,040mm High painted Hume Newington with clear glazing or Vaucluse front Entry door, from MOJO MORE range (design specific) (nominal)
- F** Gainsborough Tradepro Braxton horizontal double cylinder entrance set to front Entry door
- G** 2,100mm High aluminium sliding or Hume timber & glass hung door to Laundry (design specific) (nominal)
- H** 2,040mm High Flush Panel Solidcore door with Dexton double cylinder deadbolt (keyed alike) to external Garage & Laundry access doors (design specific) (nominal)
- I** Painted Entry door frame & sidelights (1,210mm Wide frame-design specific)

GARAGE

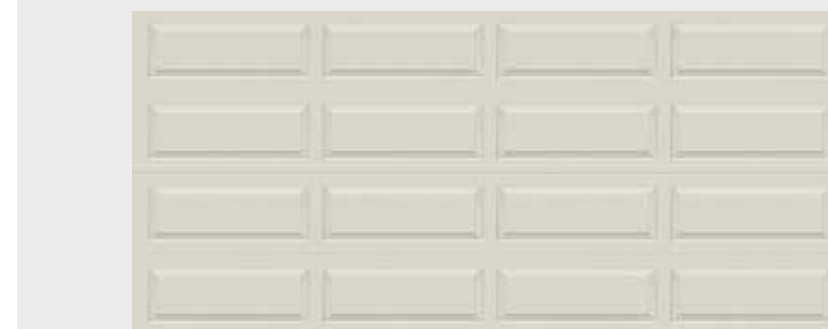
- I** COLORBOND® sectional Garage door in Slimline, Flatline, Ranch or Heritage profile, in colour from MOJO MORE range
- J** Automatic Garage door opener, including one (1) wall button & two (2) wireless remotes



FLATLINE PROFILE



HERITAGE PROFILE



RANCH PROFILE



SLIMLINE PROFILE



NEWINGTON XN1



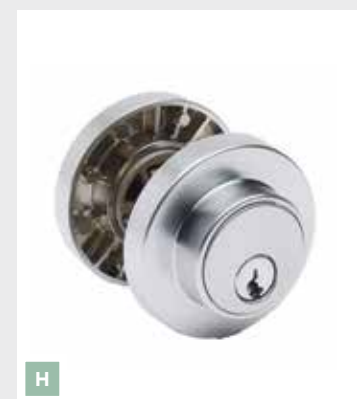
NEWINGTON XN2



VAUCLUSE XV101



VAUCLUSE XV20





INTERIOR

TOUCHES OF LUXURY

It's the little things that make everyday life feel luxurious. So we've included them so you don't have to blow the budget to enjoy touches like carpeted Bedrooms, quality internal hardware and generous storage spaces.

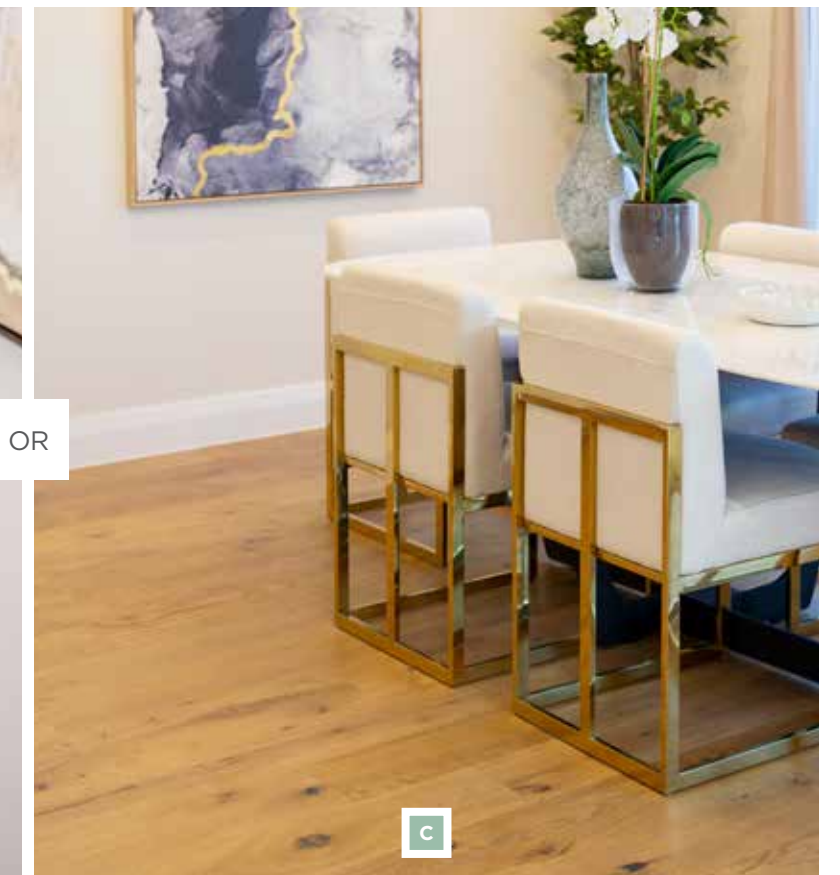
YOUR FLOOR CHOICES

FROM THE GROUND UP, MOJO HOMES ENSURES THAT YOUR NEW HOME IS FULLY-COMPLETE & READY FOR YOU TO START LIVING

With the inclusion of all of your flooring, you do not need to worry about project managing this post-construction and then having to retro fit (and paint) your skirting boards.

Offering a variety of ceramic tile or laminate flooring options for your Ground Floor Living area/s and carpet for the remainder, you will be thrilled with the stunning variety of options and high-quality flooring available.

AT NO EXTRA COST!



OR

INTERIOR

FLOORING

A Carpet to all Bedrooms, Bedroom hallways, Stairs, First Floor Living area/s & Home Theatre (design specific) from MOJO MORE range, including standard underlay

+

B Ceramic tiles up to 450mm x 450mm from MOJO MORE range & misty grey grout to Ground Floor Living areas/s

OR

C Timber laminate flooring from MOJO MORE range to Ground Floor Living area/s , with skirtings installed & painted after your floor installation for a higher quality finish

INTERIOR



CEILING

- D** 2,160mm Bulkhead heights & square set openings (nominal)
- E** 2,580mm High ceilings (Single storey and Ground Floor ceilings for Double storey designs) (nominal)
- F** 2,450mm High First Floor ceilings (nominal)
- G** 90mm Cove cornice throughout

WARDROBES

- H** 2,040mm High aluminium framed mirror sliding doors to all Robes (excluding WIR) (nominal)
- I** Melamine shelf with single hanging rail to Robes
- J** Four (4) melamine shelves to Linen cupboard (design specific)





K

L



BRAXTON



LAURENT



TANNER



TRISTAN

M



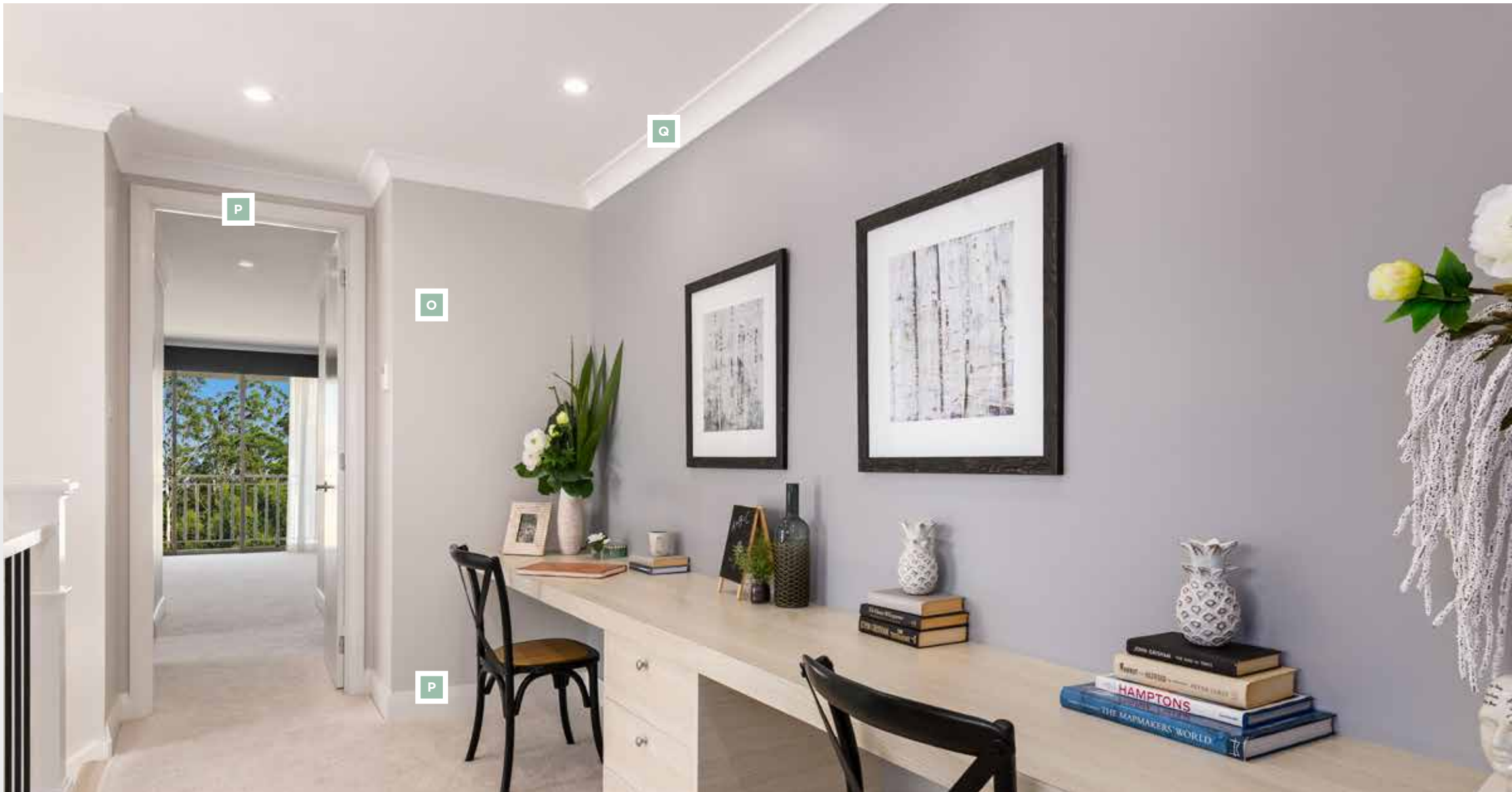
N



INTERIOR

INTERNAL DOORS

- K** 2,040mm High flush panel painted hung door to all rooms, plus Linen, Broom &/or under-stair storage doors (nominal)
- L** Gainsborough Tradepro series lever set internal door hardware to all internal passage doors. Privacy lever set to Ensuite, Bathroom & separate WC
- M** Gainsborough Tradepro Dexton double cylinder deadlock (keyed alike) to internal Garage access door
- N** White cushioned door stops to all internal doors



INTERIOR

PAINTING

- O Three (3) coat wall paint system (Taubmans Endure from MOJO MORE colour range)
- P Painted gloss enamel 67mm x 18mm half-splayed skirting, architraves & passage doors throughout
- Q Painted 90mm Cove cornice & ceilings throughout
- R Painted handrail and square newel post with 12mm x 12mm square black metal (M1) or stainless steel balusters (SSH1) (design specific)

(image shown details upgraded newel post, used for illustration purposes only)

DOUBLE STOREY ADDITIONS

- Control 'V' joint to stair void (double storey homes only)
- Under-stair storage (lined walls only, excludes floor coverings) (design specific)
- Wall batten light point to under-stair storage (design specific)

STAIRS

- Constructed of medium-density fibreboard, laid with carpet

KITCHEN

THE HEART OF YOUR HOME

It's the natural gathering place for any family – a central hub where everyone comes together to connect, eat and socialise. So it has to work hard and look great! Our superior inclusions – from appliances to finishes – offer you all the choice you need to create a beautiful kitchen that works for your family.



KITCHEN

APPLIANCES

- A** Artusi 900mm Underbench oven (CAO900X1)
- B** Artusi 900mm Gas cooktop (AGH91XFFD)
- C** Artusi 900mm Canopy rangehood (ACH900X)
- D** Artusi Dishwasher (ADW50001X)
- E** Artusi Microwave with trim kit (AMO31TK)
- G** Externally ducted rangehood

SPLASHBACK

- F** Splashback Kitchen window (design specific)

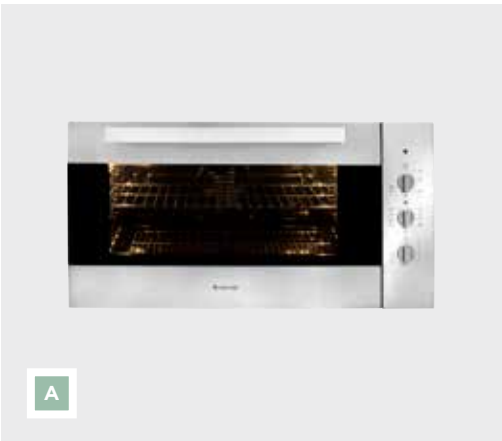
OR

- G** Tiled splashback to rear wall including ceramic tiles & grout from MOJO MORE range (tiled to underside of rangehood)

(Image shown details splashback tiles used to border splashback window. Tiled splashback extends full width).

BENCHTOP

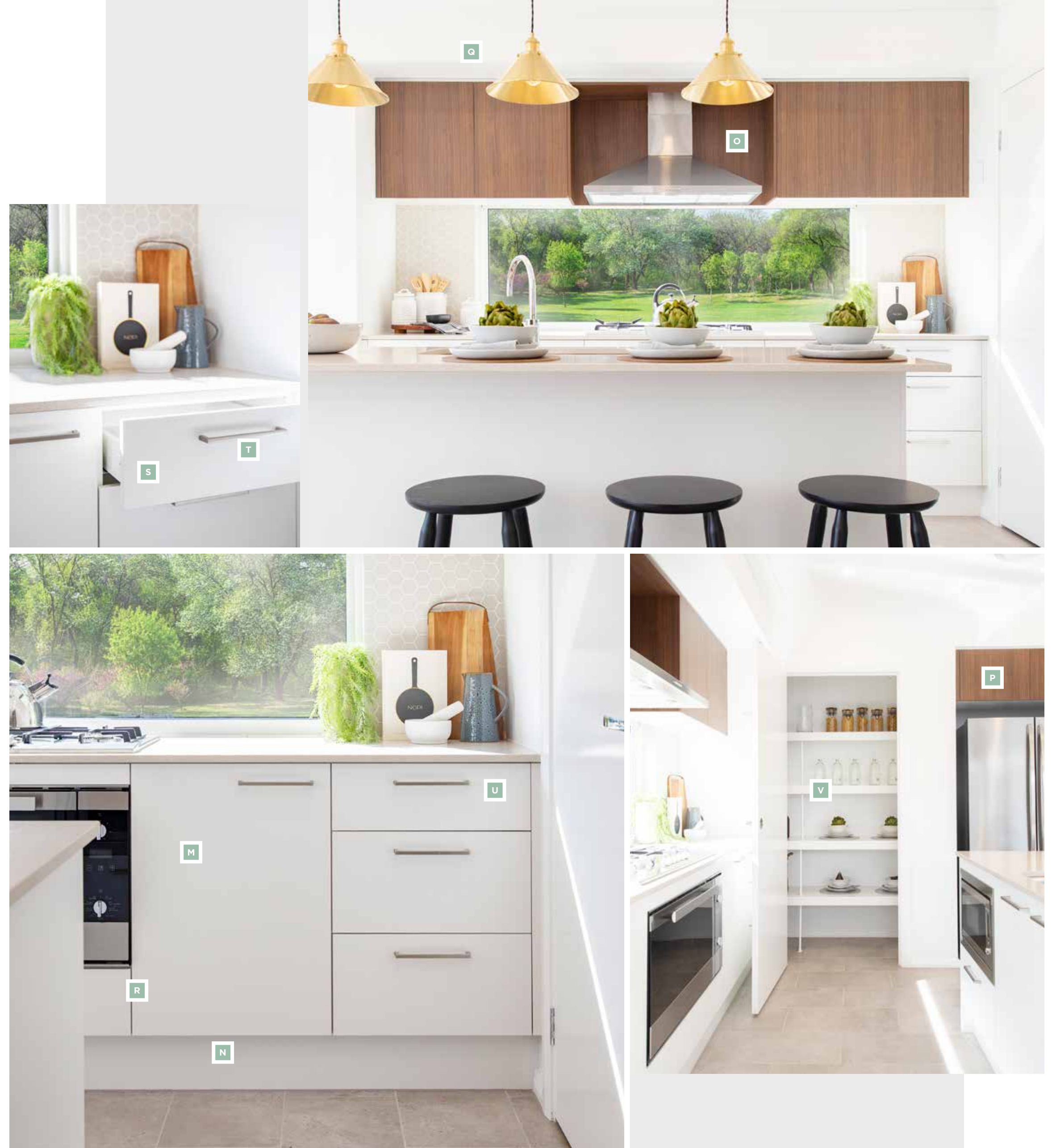
- H** 20mm Stone benchtop with aris edges (to island, cooktop run & Butler's Pantry) from MOJO MORE range (design specific)
- I** 900mm Wide island bench including 300mm overhang
- J** Double bowl undermount sink (design specific)
- K** Clark Round Pin sink mixer tapware
- L** Everpure Inline water filter



KITCHEN

CABINETRY

- M** Your choice of over 350 Melamine finished colour options for your Kitchen joinery, with ABS edging from MOJO MORE colour range
- N** Kickboards to match door colour
- O** Laminated panel behind rangehood & to flyover
- P** Overhead cupboard with doors to fridge space, including shadowline & bulkhead
- Q** Bulkhead & shadowline to all overhead cupboards
- R** Hettich Sensys soft-close hinges to cupboard doors
- S** Hettich InnoTech soft-close system Kitchen drawers
- T** Door & drawer handles selected from MOJO MORE range
- U** One bank of four (4) equal-height drawers (cutlery) & one (1) bank of three (3) drawers
- V** Four (4) melamine (white) 450mm wide shelves to Pantry/Butler's Pantry (design specific)



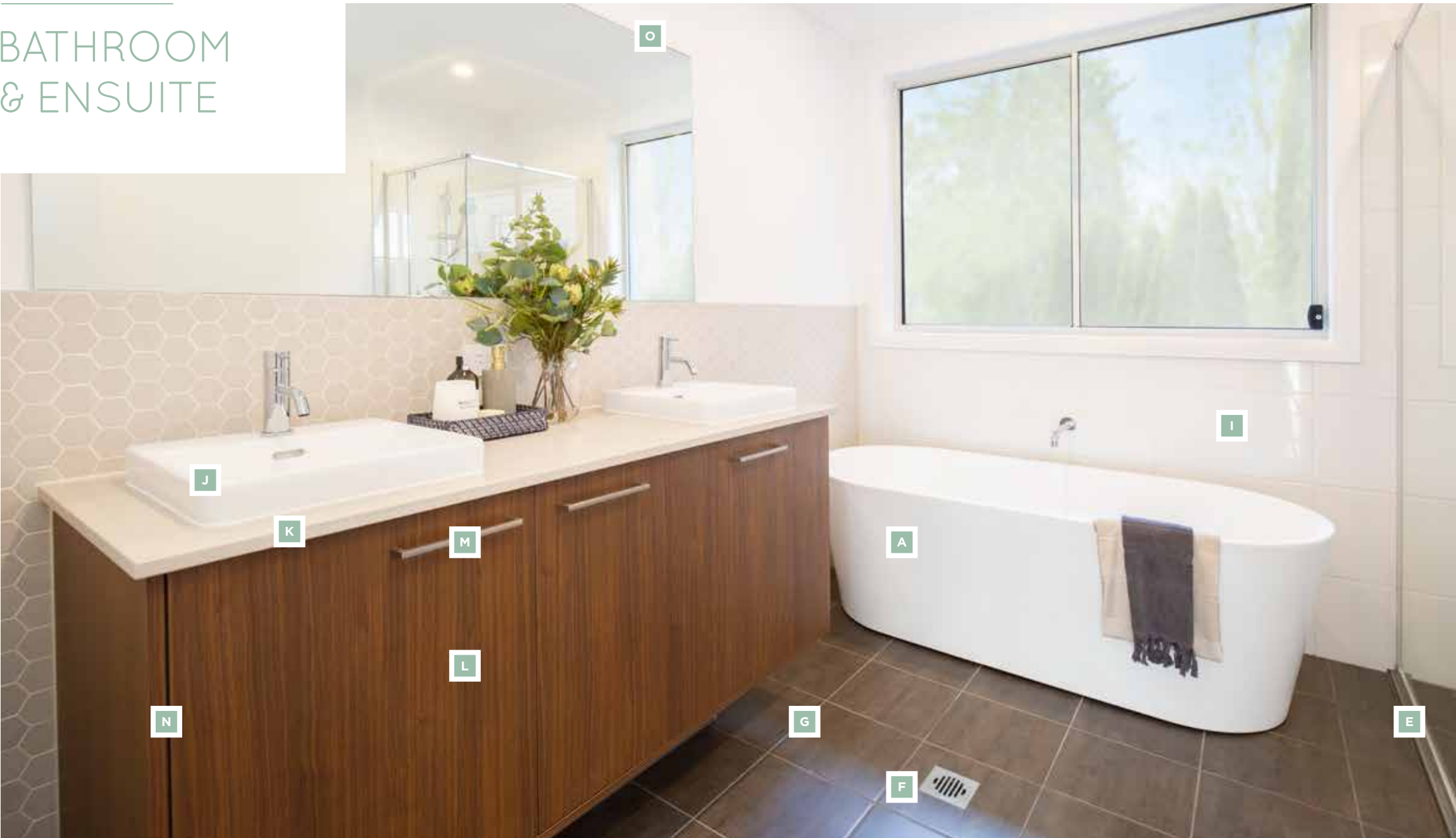


BATHROOM & ENSUITE

BATHE IN BLISS

There's nothing like beautiful, resort-style bathrooms to make your home feel like a retreat from the world. With that in mind, we've curated our selection of finishes and fixtures so you can bring your dream bathrooms to life without blowing the budget.

BATHROOM
& ENSUITE



BATH

- A One (1) 1,600mm Clark round freestanding bath to Bathroom & Ensuite (design specific)

SHOWER

- B 2,000mm High semi-frameless overlap shower screen (nominal)
- C Small shampoo recess (380mm High x 470mm Wide)
- D Externally ducted exhaust fan over each shower recess
- E Stainless steel shower hob
- F Square slotted chrome floor waste grate

TILES

- G Ceramic floor tiles up to 300mm x 300mm from MOJO MORE range & misty grey grout, for all wet area floors
- H Ceramic wall tiles up to 450mm x 450mm to shower recess up to 2,000mm High, from MOJO MORE range, including MOJO MORE white grout (nominal)
- I Ceramic wall tiles up to 450mm x 450mm range, including MOJO MORE white grout (nominal) behind the bath to 1,200mm High, from MOJO MORE range

VANITY

- J Clark square 400mm inset basin/s
- K 20mm Stone vanity benchtops with aris edge from MOJO MORE range
- L Melamine finished Bathroom joinery with ABS edging from MOJO MORE colour range (white melamine internals)
- M Cabinetry handles selected from MOJO MORE range
- N Hettich Sensys soft-close hinges to cupboard doors

MIRROR

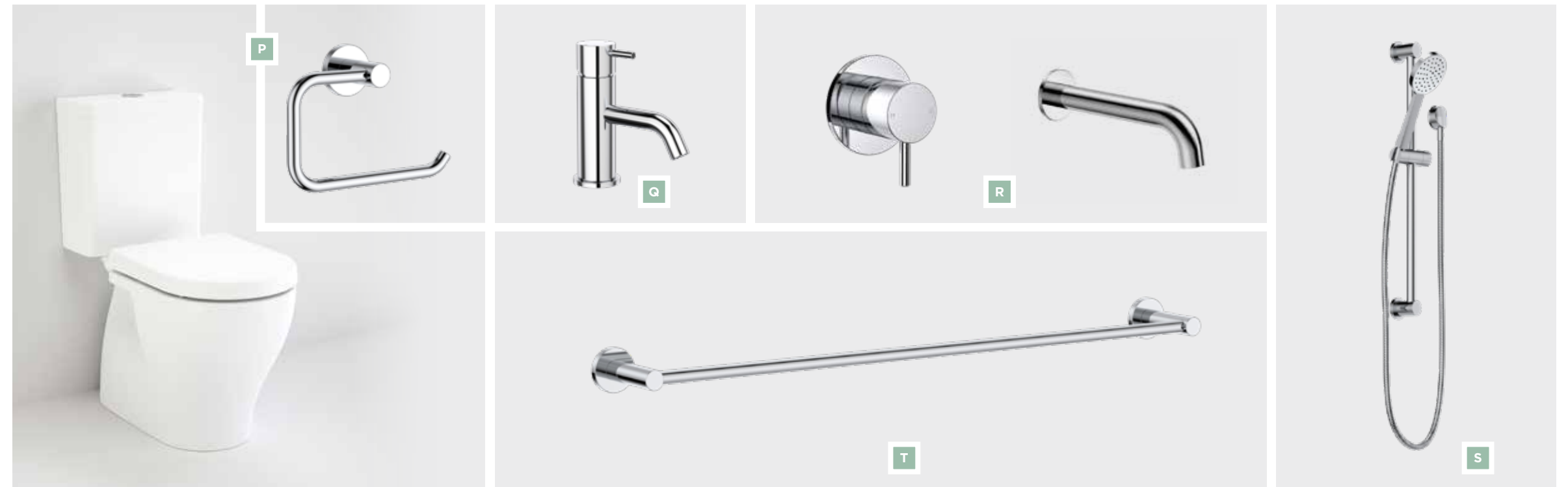
- O Frameless mirror/s to match vanity width and shower screen height



BATHROOM & ENSUITE

TOILET & ACCESSORIES

- P** Caroma Luna Cleanflush close coupled toilet with soft close seat and Clark Round toilet roll holder (chrome)
- Q** Clark Round Pin basin mixer tapware to all wet areas (chrome)
- R** Clark Round Pin 220mm bath outlet
- S** Clark Round single function rail shower (chrome)
- T** Clark Round 600mm single towel rail to Bathroom & Ensuite (chrome)

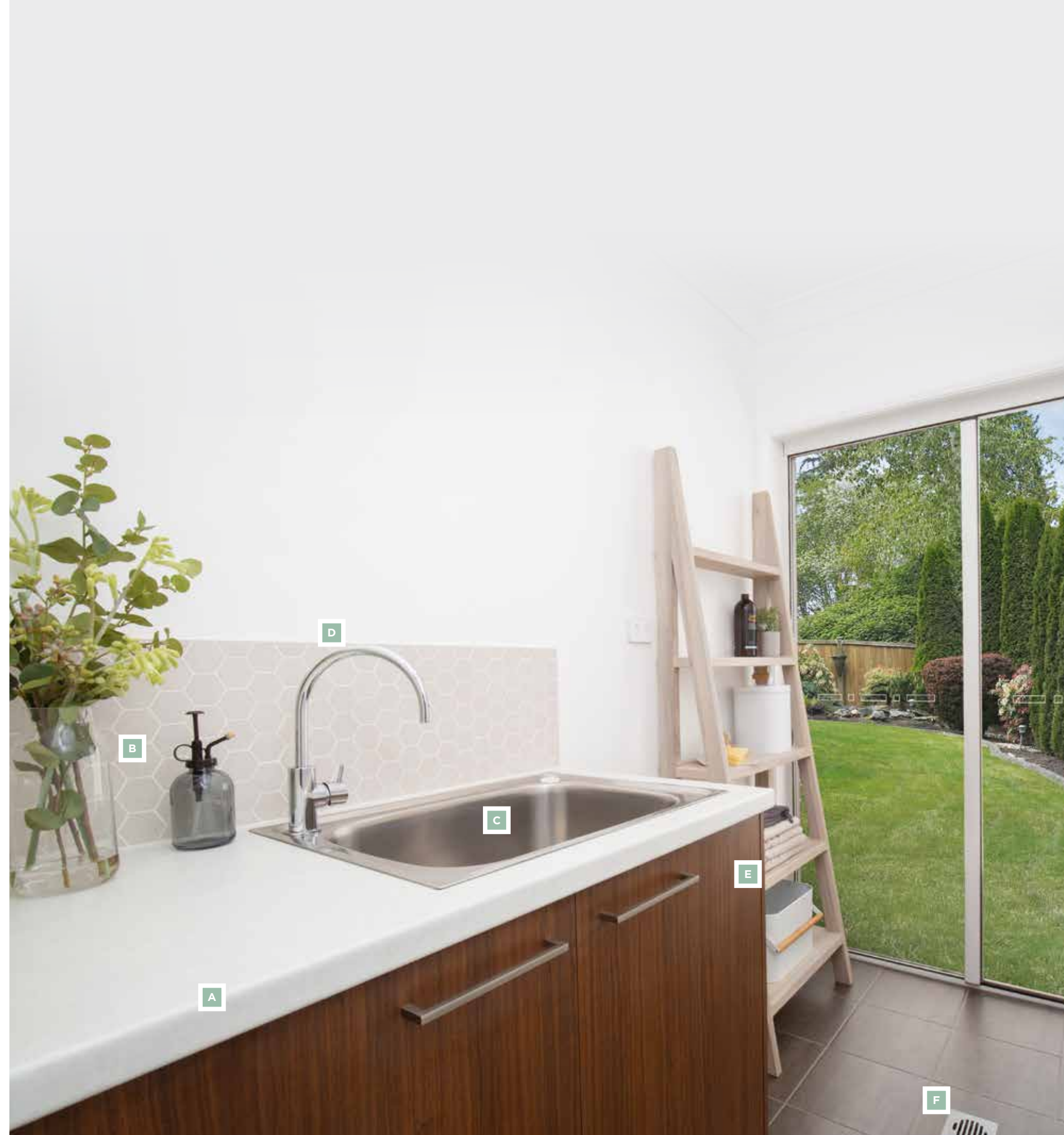


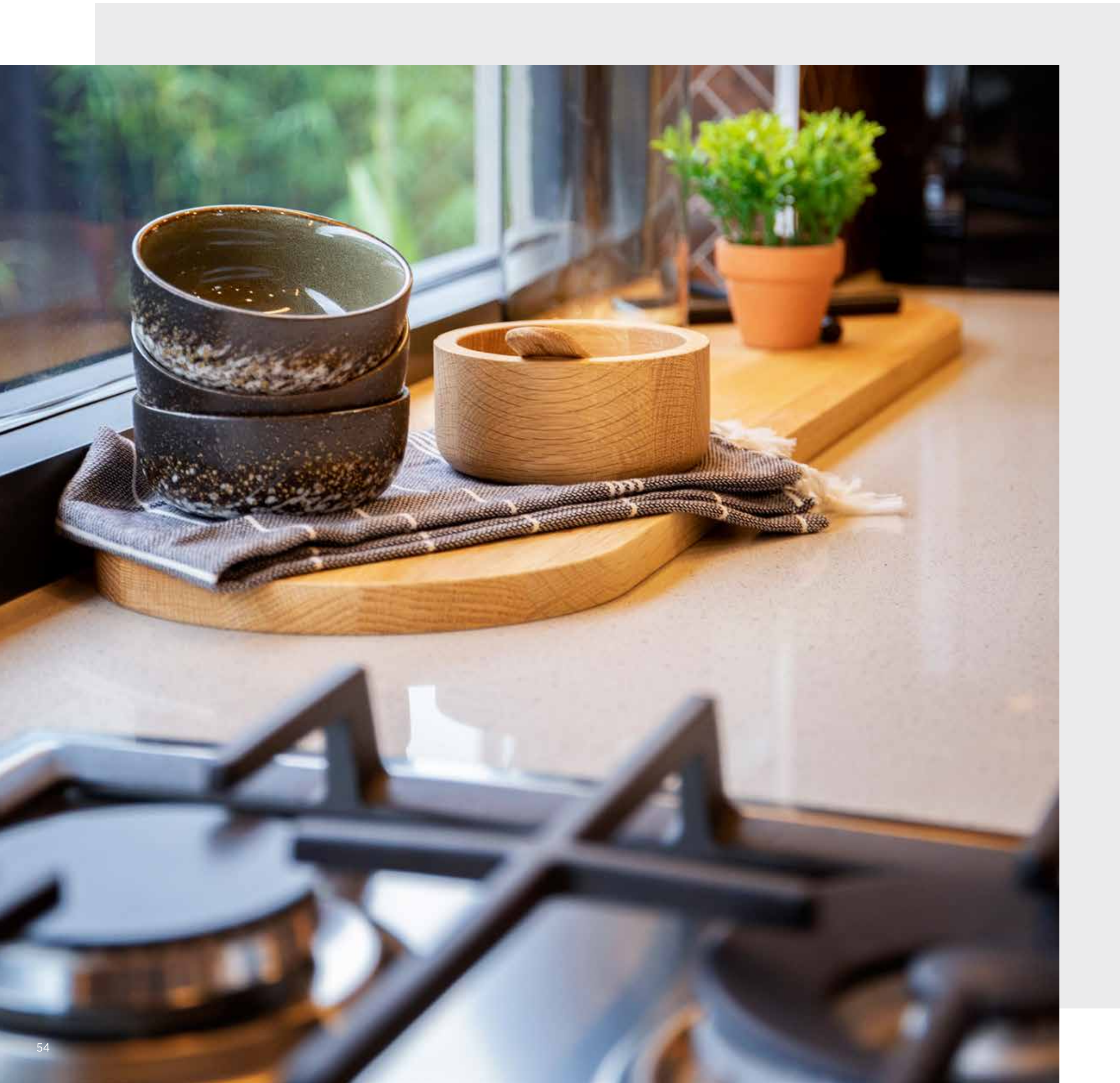
LAUNDRY

WASH AND WEAR

It has to be done, so why not do it in style? A MOJO Laundry can be as beautiful as it is practical, with concealed washing machine taps, tiled splashbacks and flushline Laundry tubs all included.

- A** 33mm Laminate benchtop with 12/12 edge, from MOJO MORE range
- B** Tiled splashback up to 300mm High, including ceramic tiles from MOJO MORE range and MOJO MORE white grout
- C** Clark 8520 single bowl 45L flushline Laundry tub with laminated underbench cabinetry up to 1,100mm from the MOJO MORE range (design specific)
- D** Clark Round Pin sink mixer tapware
- E** Hettich sensys soft-close hinges to cupboard doors
- F** Square slotted chrome floor waste
- Concealed, underbench fresh hot & cold washing machine connection & recycled water tap





ELECTRICAL, PLUMBING & GAS

THE COMFORTS OF HOME

Home has to bring you joy ... and that means being cosy, comfortable and cool. A MOJO home is a ducted air-conditioned home, with continuous flow hot water systems, oodles of downlights and plenty of connection points for TV and data. You're welcome!



DUCTED AIR-CONDITIONING

FOR WHOLE OF HOME COMFORT, ENJOY
AN ACTRONAIR DUCTED AIR-CONDITIONING
SYSTEM FOR YEAR-ROUND ENJOYMENT

Engineered for Australian conditions, your two zone ActronAir ducted system is engineered to withstand the hottest and coldest conditions. A superior air-conditioning product perfect for heating and cooling, complement your lifestyle with quieter operation and better performance and control than competitor's models.

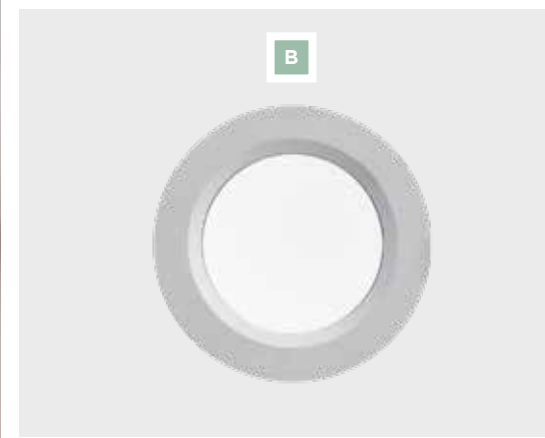
NOW THAT'S PRETTY COOL

ELECTRICAL,
PLUMBING & GAS

AIR-CONDITIONING

- A** ActronAir Ducted air-conditioning (model is home design specific)
- 2 Zone reverse cycle ducted air-conditioning
- Round ceiling outlets (design specific)





ELECTRICAL, PLUMBING & GAS

LIGHTING

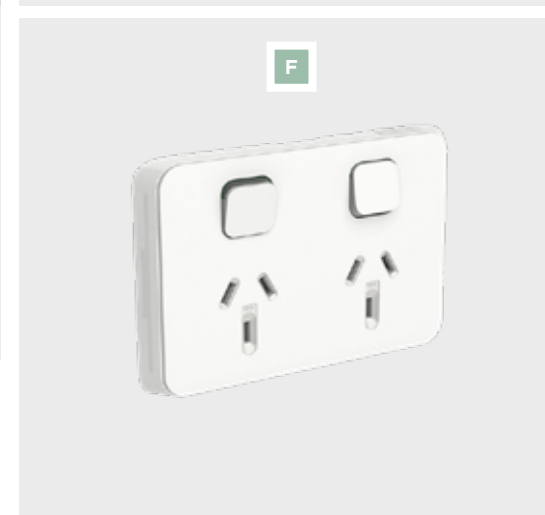
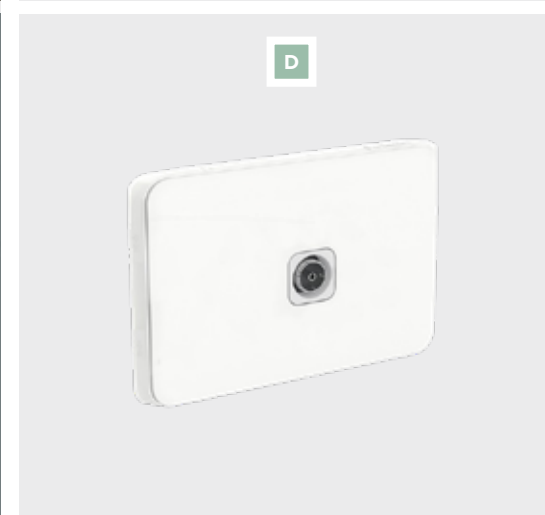
- B** Up to twenty (20) downlights to Living areas, batten holders to remainder of home as required
- C** Clipsal Iconic white light switches throughout

CONNECTIONS

- D** Two (2) TV connection points, including 5.0m of coaxial cable (excludes antenna)
- E** One (1) data connection point
- F** Clipsal Iconic white double powerpoints (one (1) per room in Living area/s and Bedrooms, two (2) in Kitchen)
- G** Natural gas connection to home, including hot water system and one (1) additional point for your internal heating point or external BBQ connection (subject to availability of natural gas, cost will be incurred for LPG connection if required)
- H** Hardwired photoelectric smoke detectors, including battery back-up, as required by statutory regulations
- I** Recessed meter box, 3 phase with circuit breakers and earth leakage (located on nearest side to connection point) (if required, dependent upon selected air-conditioning unit)

HOT WATER SYSTEM

- I** 26L Continuous flow hot water system including recessed box or Rheem AquaMax 160L electric hot water system with stainless steel tank (subject to gas availability)





MORE

WITH MOJO

mojohomes.com.au | 1300 006 656

IMPORTANT NOTICE: The inclusions detailed in the MOJO MORE package price are listed in this brochure and refer to the MOJO MORE product range only. If natural gas is not available on site, additional charges will be incurred for LGP provisions and gas line. Images in this brochure may depict items not supplied by MOJO Homes such as decking, internal and external fireplaces, window and household furnishings, landscaping, furniture and swimming pools. Published prices do not include the supply of these items. Images may also depict optional variations to the house, such as upgraded facades and facade materials and finishes, flooring, wooden treads & risers to stairs, larger format floor & wall tiling, pendant lights and additional downlights, which are not included in this specification level and incur additional charges. Images in this brochure may depict homes from any MOJO Homes design range and are shown for illustrative purposes only. For detailed home pricing, including details about the standard inclusions and charges for optional variations, please talk to one of our New Homes Sales Consultants. MOJO Homes advises that any inclusion items are subject to change without notice and reserve the right to change suppliers and/or alter designs and specifications without notice in whole or part. Any changed inclusion items will be of an equivalent finish, quality and standard to the original inclusion item. ABN 31 166 754 696. Builders Licence No. 269829C. Edition 3. Printed November 2019.