

COLLEN BAWN

AGRO-LIFESTYLE ESTATE

THOUGHTFULLY DESIGNED HOMES FOR EVERY LIFESTYLE

-  Modern Designs
Functional Layouts
-  Quality Finishes
Built to Last
-  Affordable Luxury
Value for Money
-  Sustainable Living
Energy Efficient

HOME DESIGN HIGHLIGHTS

- Open plan living spaces
- Spacious bedrooms with built-in cupboards
- Main bedroom with ensuite
- Double garage (where shown)
- Alfresco / patio for outdoor living
- Optional staff accommodation
- Modern kitchens with scullery
- Energy efficient design

PRICE INCLUDES

- Plans & council submission
- Standard finishes
- Water & electricity connections
- Paving to driveway & paths
- Walled on 3 sides (1.8m high)
- 300L solar geyser



SECURE. SUSTAINABLE. SERENE.

A community designed for comfortable living and lasting value.

COLLEN BAWN – HOME DESIGNS & PRICES

3 TO 5 BEDROOM HOMES FOR 300m² TO 800m² STANDS



Secure Estate
24hr Security



Green Spaces
Parks & Lakes



Lifestyle
Golf, Equestrian
& More



Convenience
Mall, School,
Hospital & More

300m ² STANDS	500m ² STANDS	500m ² STANDS	800m ² STANDS	800m ² STANDS	800m ² STANDS
A1 – 3 BEDROOM HOME	B1 – 3 BEDROOM HOME	B2 – 4 BEDROOM HOME	C1 – 4 BEDROOM HOME	D1 – 5 BEDROOM HOME	D2 – 5 BEDROOM HOME
					
					
130m ² HOUSE  3  2  2	160m ² HOUSE  3  2  2	190m ² HOUSE  4  2.5  2	210m ² HOUSE  4  2.5  2	260m ² HOUSE  5  3.5  2	300m ² HOUSE  5  4  2
FEATURES • Open plan lounge, dining & kitchen • Main bedroom with ensuite • Built-in cupboards in all bedrooms • Covered patio	FEATURES • Spacious open plan living • Kitchen with scullery • Main ensuite • Covered patio & front porch	FEATURES • Open plan living & dining • Kitchen with scullery • Main bedroom with ensuite • Family bathroom + guest toilet • Covered patio	FEATURES • Large open plan areas • Walk-in pantry & scullery • Main ensuite with walk-in closet • Covered patio with braai area • Double garage	FEATURES • Expansive open plan living • Guest bedroom with ensuite • Main bedroom with walk-in closet • Study / pyjama lounge • Covered patio & braai area	FEATURES • Grand entrance & foyer • Two ensuites + two bathrooms • Large kitchen, pantry & scullery • Lounge, dining & family room • Covered patio, braai & garden
ESTIMATED BUILD COST USD 115,000 – 125,000	ESTIMATED BUILD COST USD 135,000 – 145,000	ESTIMATED BUILD COST USD 155,000 – 170,000	ESTIMATED BUILD COST USD 170,000 – 185,000	ESTIMATED BUILD COST USD 210,000 – 230,000	ESTIMATED BUILD COST USD 240,000 – 265,000

STAND PRICES

STAND SIZE	PRICE RANGE (USD)
300m ² Stands	USD 18,000 – 22,000
500m ² Stands	USD 26,000 – 32,000
800m ² Stands	USD 38,000 – 48,000
1 Acre Lifestyle Stands	USD 70,000 – 85,000

*Prices subject to change without notice.

WHY BUILD AT COLLEN BAWN?

- ✓ Secure, gated estate with 24hr security
- ✓ World-class amenities: Golf, Equestrian, Mall, School, Hospital & more
- ✓ Beautiful landscapes, parks & lakes
- ✓ Excellent road access & infrastructure
- ✓ Strong investment growth potential



OPTIONAL EXTRAS (AT ADDITIONAL COST)

-  Staff Accommodation
-  Swimming Pool
-  Inverter System
-  Landscaping Package



BUILD YOUR DREAM HOME IN A THRIVING COMMUNITY. INVEST IN A LIFESTYLE. INVEST IN COLLEN BAWN.

All costs are estimates and may vary depending on final finishes and site conditions.

Ten conceptual 3-, 4- and 5-bedroom designs for 300 m², 500 m² and 800 m² stands. Not construction drawings, a bill of quantities, tender or offer to sell.

1. COLLECTION OVERVIEW

A practical home ladder for Collen Bawn

- The collection contains exactly 10 controlled designs: three 3-bedroom homes, three 4-bedroom homes and four 5-bedroom homes.
- The designs use compact footprints, simple structural grids, efficient plumbing zones, restrained roof forms and locally obtainable finishes to protect affordability.
- Each design includes a conceptual floor plan and stand-fit diagram. Final drawings must be prepared and signed by registered Zimbabwean professionals after survey, geotechnical and authority requirements are confirmed.
- Base package prices combine the indicated standard-finish home and the proposed base serviced-stand price. Golf-, park-, water- and premium-corner positions may carry location premiums.

COLLECTION AT A GLANCE

3-bedroom designs

3

4-bedroom designs

3

5-bedroom designs

4

Floor-area range

96-260 m²

Base package range

US\$71,500-US\$214,000

Stand categories used

300, 500 & 800 m²

SITE BASIS

The concept is aligned with the approximately 605-hectare Collen Bawn property located along Gwanda Road, about 20 km from Gwanda and 140 km from Bulawayo, with reported borehole, ZINWA, ZESA and railway infrastructure. [Source: Pam Golding property listing](#)



2. PROPOSED BASE STAND PRICES & LOCATION PREMIUMS

A simple product ladder designed to preserve affordability while funding secure roads, utilities, landscaping and estate amenities.

Stand category	Proposed base price	Suitable homes	Positioning
300 m ² residential stand	US\$12,000	Compact 3-bedroom and selected 4-bedroom homes	Entry and attainable family market
500 m ² residential stand	US\$20,000	3- and 4-bedroom homes	Main family market
800 m ² residential stand	US\$30,000	4- and 5-bedroom homes	Executive family and larger-garden market
One-acre lifestyle stand	US\$50,000	Separate premium designs, not covered by this collection	Low-density lifestyle market

Recommended location premiums

Location attribute	Indicative premium
Golf, lake or major park frontage	+15% to +25%
Equestrian or clubhouse proximity	+10% to +15%
Corner stand or wider frontage	+5%
Internal neighbourhood park frontage	+8% to +12%

Pricing note: base stand prices are proposed planning figures only. They exclude legal and transfer charges, location premiums, finance charges, estate levies and any extraordinary connection or ground-condition costs. The US\$750 buyer-administration/onboarding fee, where adopted, is separate and does not by itself transfer ownership or reserve a legally saleable stand.

3. TEN-MODEL HOME & LAND PACKAGE MATRIX

COLLEN BAWN HOME COLLECTION - INDICATIVE 2026 BASE PRICES

Model	Beds	Stand	Floor area	Home price	Stand price	Package price
CB-3A Acacia Compact	3	300 m ²	96 m ²	US\$59,500	US\$12,000	US\$71,500
CB-3B Mopane Family	3	500 m ²	118 m ²	US\$72,500	US\$20,000	US\$92,500
CB-3C Baobab Duplex	3	500 m ²	138 m ²	US\$87,500	US\$20,000	US\$107,500
CB-4A Jacaranda Family	4	500 m ²	140 m ²	US\$89,000	US\$20,000	US\$109,000
CB-4B Msasa Courtyard	4	800 m ²	168 m ²	US\$109,500	US\$30,000	US\$139,500
CB-4C Ebony Duplex	4	800 m ²	192 m ²	US\$128,500	US\$30,000	US\$158,500
CB-5A Teak Family Plus	5	800 m ²	190 m ²	US\$124,000	US\$30,000	US\$154,000
CB-5B Marula Courtyard	5	800 m ²	216 m ²	US\$146,000	US\$30,000	US\$176,000
CB-5C Mukwa Duplex	5	800 m ²	236 m ²	US\$163,000	US\$30,000	US\$193,000
CB-5D Sable Executive	5	800 m ²	260 m ²	US\$184,000	US\$30,000	US\$214,000

4. AFFORDABILITY & PHASE-BUILDING STRATEGY

DESIGN CONTROLS THAT REDUCE COST

- Repetitive structural grids and shared wet-service walls
- Simple roof forms with limited valleys and no unnecessary cantilevers
- Standard window, door, sanitaryware and kitchen-module schedules
- Locally obtainable materials with approved equal substitutions
- Compact circulation and rooms sized for furniture rather than unused floor area
- Bulk procurement across village phases and show-home-led specification control

CONTROLLED SHELL-AND-COMPLETE PATHWAY

- Weather-tight shell prices are shown for buyers who need a staged route
- The shell must still comply with the approved external design and structural documentation
- Completion work should proceed under a separate priced specification and programme
- No occupation should occur until required completion, safety and authority certificates are obtained
- The estate should maintain approved contractor and supplier panels to protect quality

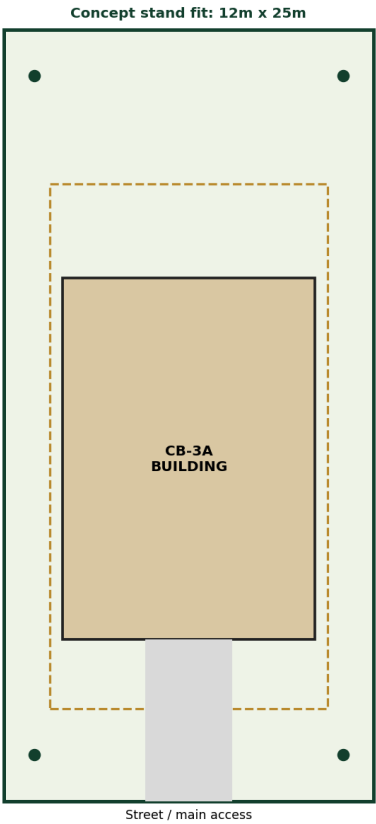
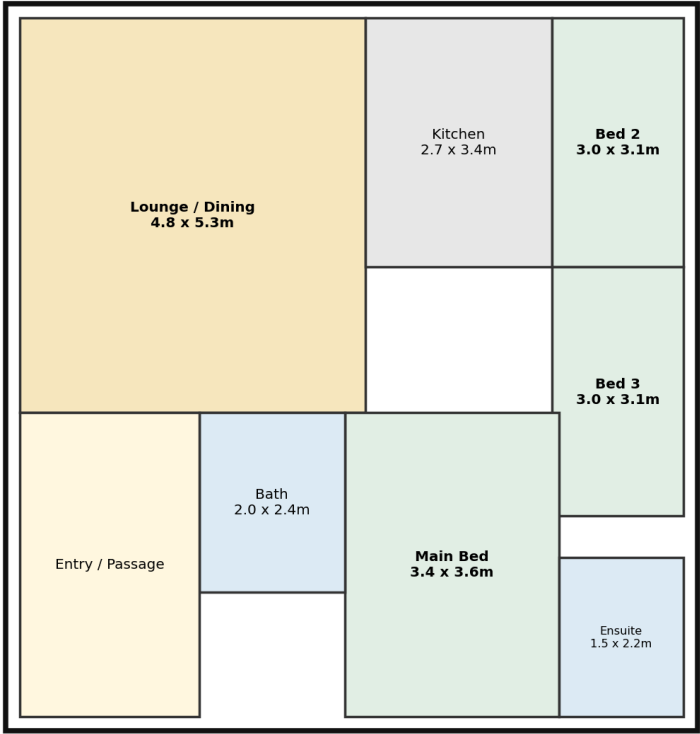
AFFORDABILITY DOES NOT MEAN LOWER SAFETY, WEAKER STRUCTURE OR UNCONTROLLED APPEARANCE.

CB-3A | ACACIA COMPACT | 3-BEDROOM HOME

The most attainable detached family home in the collection.

CB-3A | Acacia Compact | 3 BEDROOM | 96 m²

Ground floor



The most attainable detached family home in the collection.

KEY SPECIFICATION

- Bedrooms: 3
- Bathrooms: 2
- Floor area: 96 m²
- Storeys: 1
- Recommended stand: 300 m²
- Concept stand size: 12m x 25m

INDICATIVE PRICING

Standard-finish home

US\$59,500

Base stand

US\$12,000

Home + land package

US\$71,500

Weather-tight shell option

US\$39,000

DESIGN FEATURES

- Open-plan lounge, dining and kitchen
- Main bedroom with private shower room
- Two family bedrooms and shared bathroom
- Covered entrance and rear service yard
- Single carport; solar- and water-tank-ready

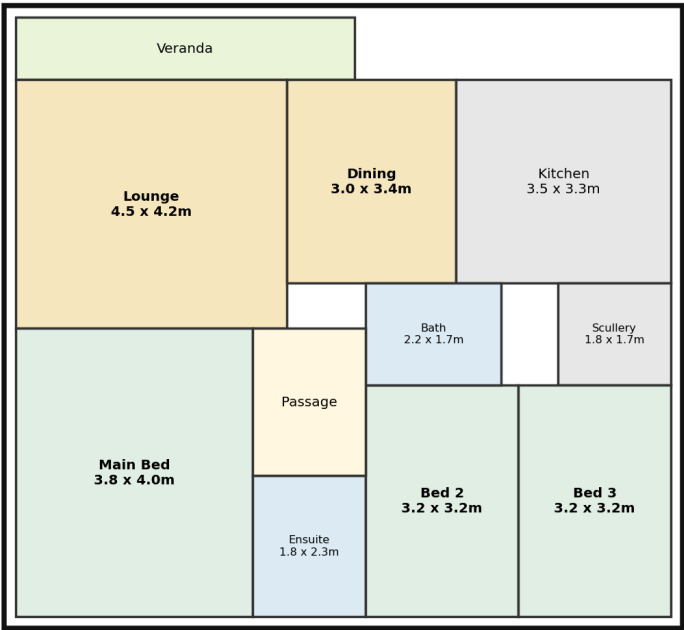
Shell option excludes finishes, fitted cabinetry, final sanitaryware, final electrical fittings, paving and landscaping. Separate completion documentation is required.

CB-3B | MOPANE FAMILY | 3-BEDROOM HOME

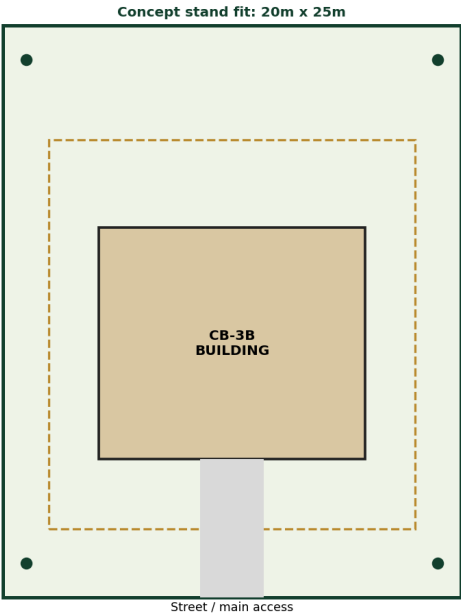
A balanced family layout with generous living and practical service spaces.

CB-3B | Mopane Family | 3 BEDROOM | 118 m²

Ground floor



CONCEPTUAL FLOOR PLAN - DIMENSIONS TO BE VERIFIED BY ARCHITECT / ENGINEER



KEY SPECIFICATION

- Bedrooms: 3
- Bathrooms: 2
- Floor area: 118 m²
- Storeys: 1
- Recommended stand: 500 m²
- Concept stand size: 20m x 25m

INDICATIVE PRICING

Standard-finish home

US\$72,500

Base stand

US\$20,000

Home + land package

US\$92,500

Weather-tight shell option

US\$47,000

DESIGN FEATURES

- Large open-plan living zone opening to veranda
- Kitchen with pantry and compact scullery
- Main bedroom with ensuite and garden outlook
- Two equal family bedrooms
- Covered carport and optional outdoor braai

Shell option excludes finishes, fitted cabinetry, final sanitaryware, final electrical fittings, paving and landscaping. Separate completion documentation is required.

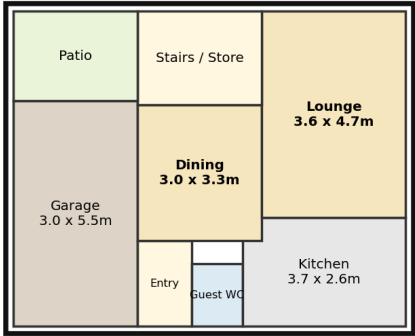
A balanced family layout with generous living and practical service spaces.

CB-3C | BAOBAB DUPLEX | 3-BEDROOM HOME

A compact two-storey option that preserves more garden and parking space.

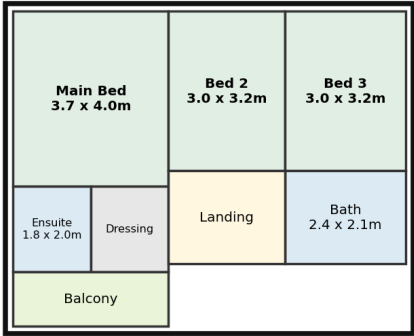
CB-3C | Baobab Duplex | 3 BEDROOM | 138 m²

Ground floor

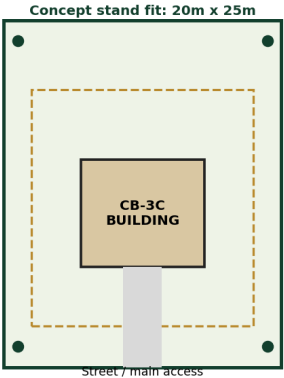


CONCEPTUAL FLOOR PLAN - DIMENSIONS TO BE VERIFIED BY ARCHITECT / ENGINEER

First floor



CONCEPTUAL FLOOR PLAN - DIMENSIONS TO BE VERIFIED BY ARCHITECT / ENGINEER



KEY SPECIFICATION

- Bedrooms: 3
- Bathrooms: 2.5
- Floor area: 138 m²
- Storeys: 2
- Recommended stand: 500 m²
- Concept stand size: 20m x 25m

INDICATIVE PRICING

Standard-finish home

US\$87,500

Base stand

US\$20,000

Home + land package

US\$107,500

Weather-tight shell option

US\$57,000

DESIGN FEATURES

- Smaller footprint for larger private garden
- Ground-floor entertaining and guest toilet
- Three bedrooms upstairs
- Main bedroom ensuite with balcony
- Single garage plus additional driveway parking

Shell option excludes finishes, fitted cabinetry, final sanitaryware, final electrical fittings, paving and landscaping. Separate completion documentation is required.

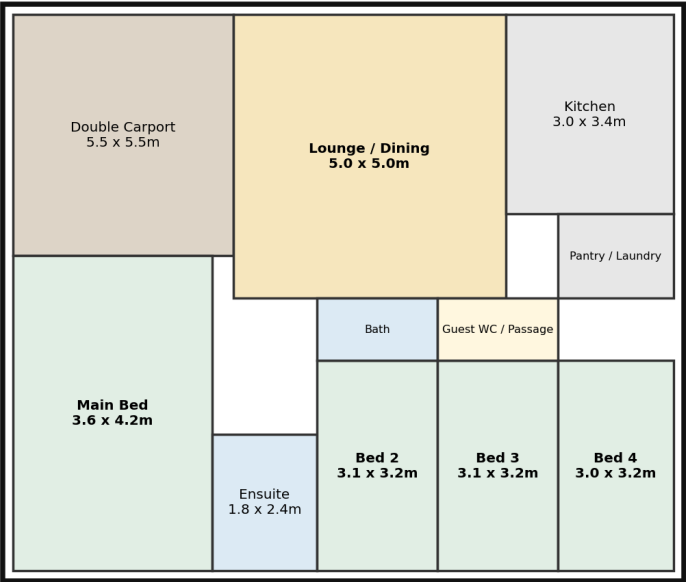
A compact two-storey option that preserves more garden and parking space.

CB-4A | JACARANDA FAMILY | 4-BEDROOM HOME

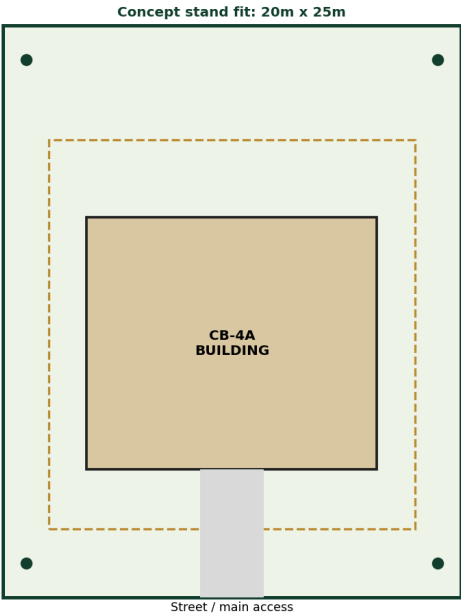
An efficient four-bedroom home for larger families without unnecessary corridors.

CB-4A | Jacaranda Family | 4 BEDROOM | 140 m²

Ground floor



CONCEPTUAL FLOOR PLAN - DIMENSIONS TO BE VERIFIED BY ARCHITECT / ENGINEER



Street / main access

KEY SPECIFICATION

- Bedrooms: 4
- Bathrooms: 2.5
- Floor area: 140 m²
- Storeys: 1
- Recommended stand: 500 m²
- Concept stand size: 20m x 25m

INDICATIVE PRICING

Standard-finish home

US\$89,000

Base stand

US\$20,000

Home + land package

US\$109,000

Weather-tight shell option

US\$58,000

DESIGN FEATURES

- Four genuine bedrooms in a compact footprint
- Open kitchen, dining and lounge
- Main ensuite and family bathroom
- Guest toilet near living area
- Double carport and rear utility court

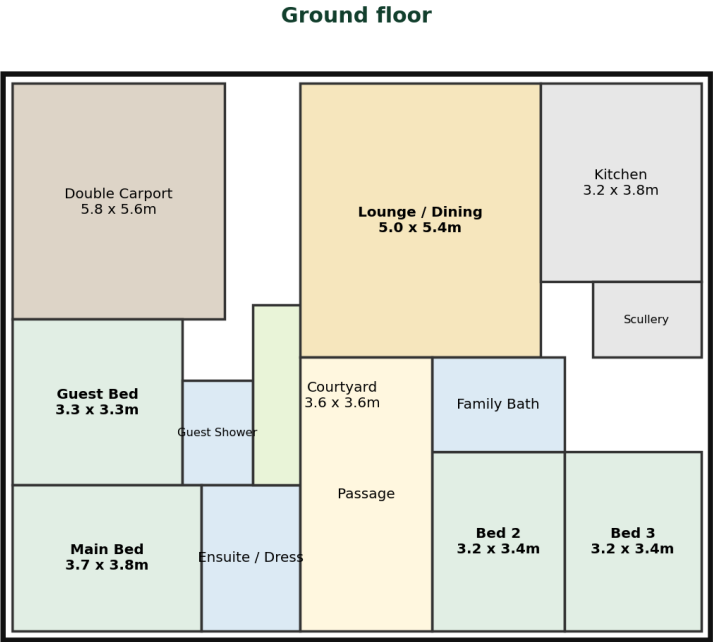
Shell option excludes finishes, fitted cabinetry, final sanitaryware, final electrical fittings, paving and landscaping. Separate completion documentation is required.

An efficient four-bedroom home for larger families without unnecessary corridors.

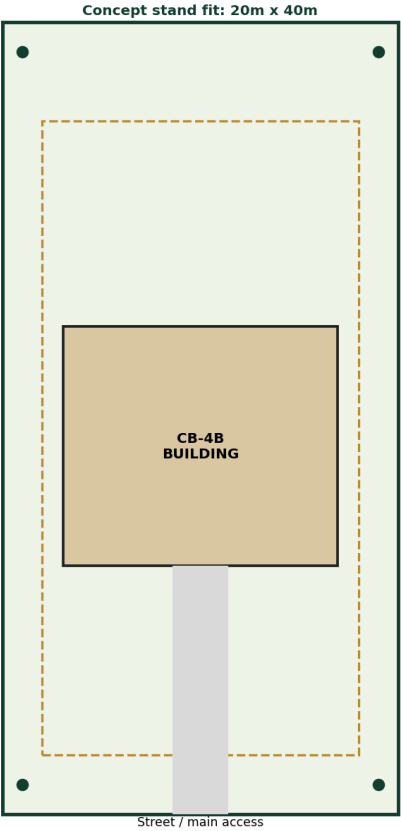
CB-4B | MSASA COURTYARD | 4-BEDROOM HOME

A climate-responsive courtyard home with privacy, cross-ventilation and outdoor living.

CB-4B | Msasa Courtyard | 4 BEDROOM | 168 m²



CONCEPTUAL FLOOR PLAN - DIMENSIONS TO BE VERIFIED BY ARCHITECT / ENGINEER



A climate-responsive courtyard home with privacy, cross-ventilation and outdoor living.

KEY SPECIFICATION

Bedrooms: 4
Bathrooms: 3
Floor area: 168 m²
Storeys: 1
Recommended stand: 800 m²
Concept stand size: 20m x 40m

INDICATIVE PRICING

Standard-finish home

US\$109,500

Base stand

US\$30,000

Home + land package

US\$139,500

Weather-tight shell option

US\$71,000

DESIGN FEATURES

- Sheltered central courtyard and covered patio
- Guest bedroom with private shower room
- Main bedroom ensuite and garden access
- Two family bedrooms with shared bathroom
- Kitchen, pantry, scullery and double carport

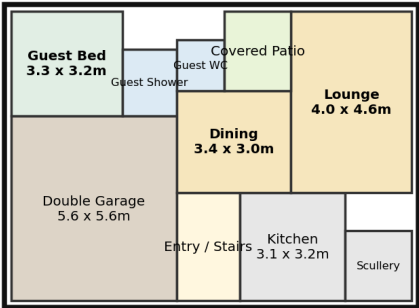
Shell option excludes finishes, fitted cabinetry, final sanitaryware, final electrical fittings, paving and landscaping. Separate completion documentation is required.

CB-4C | EBONY DUPLEX | 4-BEDROOM HOME

An executive family duplex with a guest suite below and family privacy above.

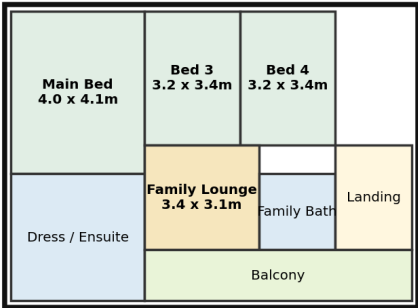
CB-4C | Ebony Duplex | 4 BEDROOM | 192 m²

Ground floor

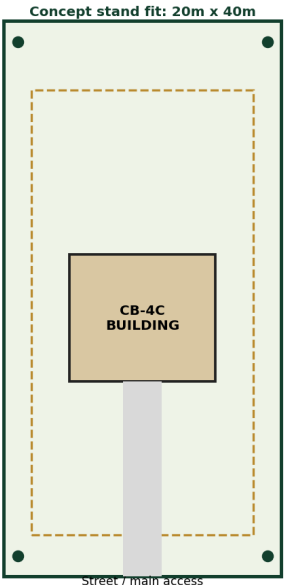


CONCEPTUAL FLOOR PLAN - DIMENSIONS TO BE VERIFIED BY ARCHITECT / ENGINEER

First floor



CONCEPTUAL FLOOR PLAN - DIMENSIONS TO BE VERIFIED BY ARCHITECT / ENGINEER



KEY SPECIFICATION

- Bedrooms: 4
- Bathrooms: 3.5
- Floor area: 192 m²
- Storeys: 2
- Recommended stand: 800 m²
- Concept stand size: 20m x 40m

INDICATIVE PRICING

Standard-finish home

US\$128,500

Base stand

US\$30,000

Home + land package

US\$158,500

Weather-tight shell option

US\$84,000

DESIGN FEATURES

- Ground-floor guest suite
- Upstairs family lounge and balcony
- Main suite with dressing room
- Two additional upstairs bedrooms
- Double garage, scullery and covered patio

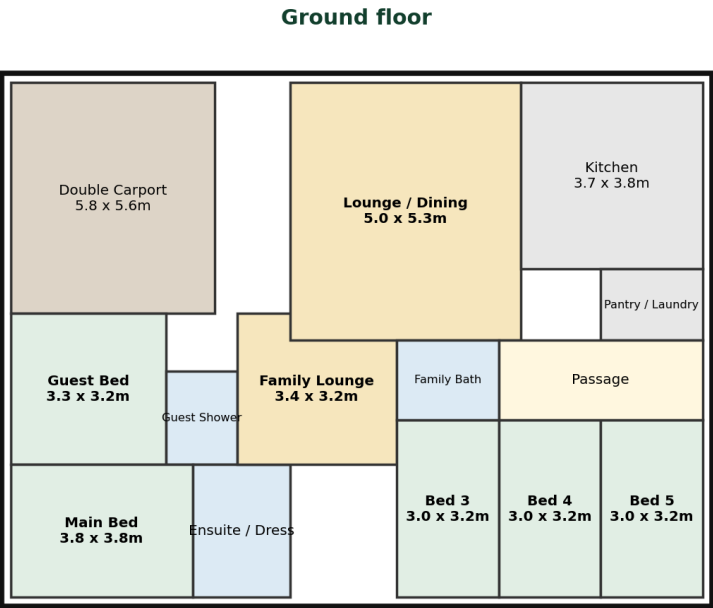
Shell option excludes finishes, fitted cabinetry, final sanitaryware, final electrical fittings, paving and landscaping. Separate completion documentation is required.

An executive family duplex with a guest suite below and family privacy above.

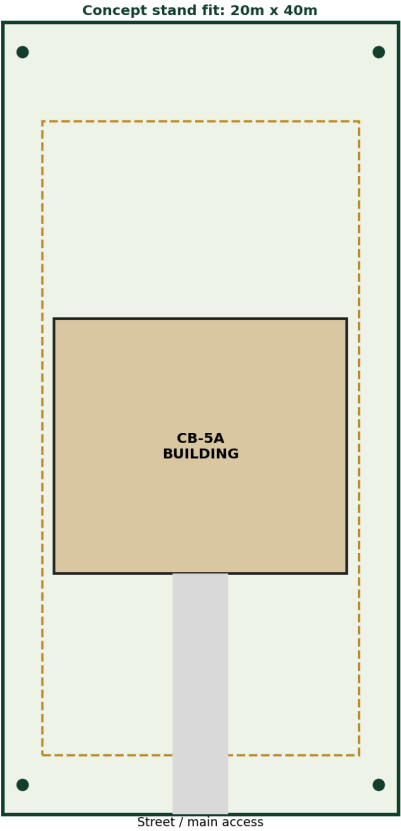
CB-5A | TEAK FAMILY PLUS | 5-BEDROOM HOME

A value-engineered five-bedroom home for multi-generational family living.

CB-5A | Teak Family Plus | 5 BEDROOM | 190 m²



CONCEPTUAL FLOOR PLAN - DIMENSIONS TO BE VERIFIED BY ARCHITECT / ENGINEER



Street / main access

A value-engineered five-bedroom home for multi-generational family living.

KEY SPECIFICATION

- Bedrooms: 5
- Bathrooms: 3
- Floor area: 190 m²
- Storeys: 1
- Recommended stand: 800 m²
- Concept stand size: 20m x 40m

INDICATIVE PRICING

Standard-finish home

US\$124,000

Base stand

US\$30,000

Home + land package

US\$154,000

Weather-tight shell option

US\$81,000

DESIGN FEATURES

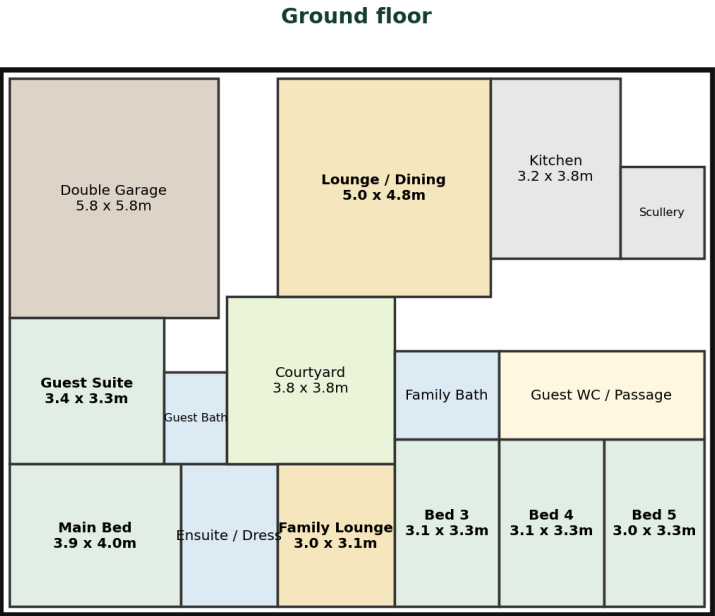
- Five bedrooms on one level
- Guest bedroom with private shower room
- Main suite separated from family wing
- Two living spaces for flexible family use
- Double carport, pantry and laundry

Shell option excludes finishes, fitted cabinetry, final sanitaryware, final electrical fittings, paving and landscaping. Separate completion documentation is required.

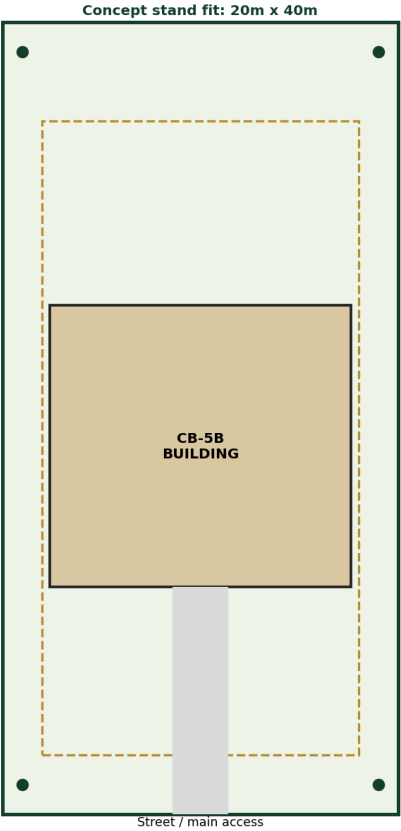
CB-5B | MARULA COURTYARD | 5-BEDROOM HOME

A gracious single-storey courtyard layout that remains disciplined in size and cost.

CB-5B | Marula Courtyard | 5 BEDROOM | 216 m²



CONCEPTUAL FLOOR PLAN - DIMENSIONS TO BE VERIFIED BY ARCHITECT / ENGINEER



Street / main access

A gracious single-storey courtyard layout that remains disciplined in size and cost.

KEY SPECIFICATION

Bedrooms: 5
Bathrooms: 3.5
Floor area: 216 m²
Storeys: 1
Recommended stand: 800 m²
Concept stand size: 20m x 40m

INDICATIVE PRICING

Standard-finish home

US\$146,000

Base stand

US\$30,000

Home + land package

US\$176,000

Weather-tight shell option

US\$95,000

DESIGN FEATURES

- Central courtyard linking formal and family areas
- Main and guest suites on opposite wings
- Three family bedrooms and shared bathroom
- Open-plan living plus separate family lounge
- Double garage, scullery and storage

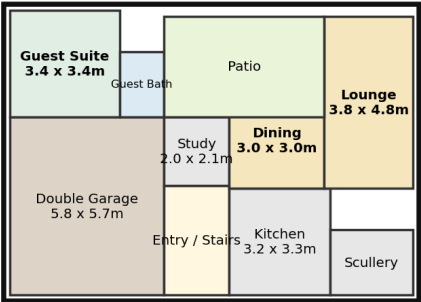
Shell option excludes finishes, fitted cabinetry, final sanitaryware, final electrical fittings, paving and landscaping. Separate completion documentation is required.

CB-5C | MUKWA DUPLEX | 5-BEDROOM HOME

A spacious duplex with two lounges, a guest suite and a compact site footprint.

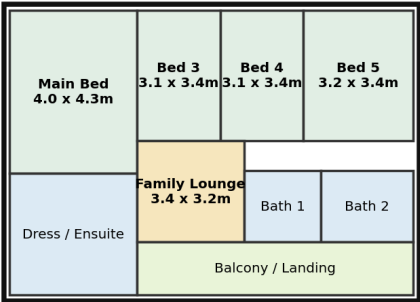
CB-5C | Mukwa Duplex | 5 BEDROOM | 236 m²

Ground floor

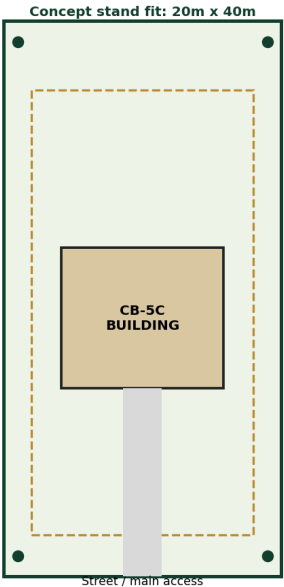


CONCEPTUAL FLOOR PLAN - DIMENSIONS TO BE VERIFIED BY ARCHITECT / ENGINEER

First floor



CONCEPTUAL FLOOR PLAN - DIMENSIONS TO BE VERIFIED BY ARCHITECT / ENGINEER



A spacious duplex with two lounges, a guest suite and a compact site footprint.

KEY SPECIFICATION

- Bedrooms: 5
- Bathrooms: 4
- Floor area: 236 m²
- Storeys: 2
- Recommended stand: 800 m²
- Concept stand size: 20m x 40m

INDICATIVE PRICING

Standard-finish home

US\$163,000

Base stand

US\$30,000

Home + land package

US\$193,000

Weather-tight shell option

US\$106,000

DESIGN FEATURES

- Ground-floor guest suite and study
- Upstairs main suite plus three family bedrooms
- Two family bathrooms upstairs
- Formal lounge and family lounge
- Double garage, balcony and covered patio

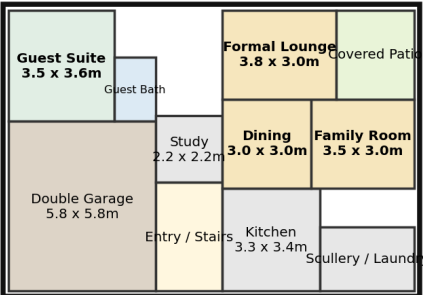
Shell option excludes finishes, fitted cabinetry, final sanitaryware, final electrical fittings, paving and landscaping. Separate completion documentation is required.

CB-5D | SABLE EXECUTIVE | 5-BEDROOM HOME

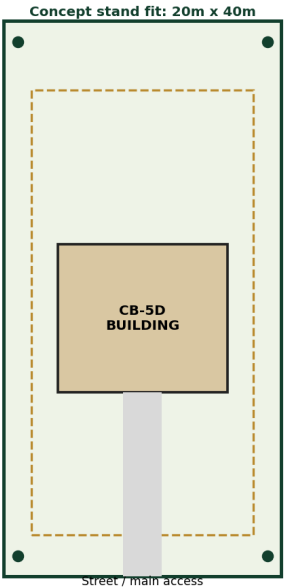
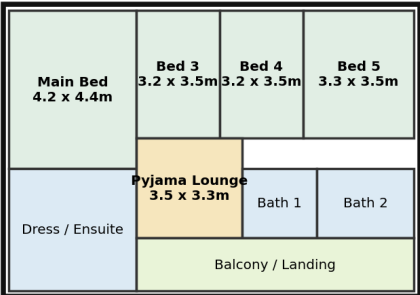
The flagship affordable-executive home, designed without excessive circulation or imported-luxury dependency.

CB-5D | Sable Executive | 5 BEDROOM | 260 m²

Ground floor



First floor



The flagship affordable-executive home, designed without excessive circulation or imported-luxury dependency.

KEY SPECIFICATION

- Bedrooms: 5
- Bathrooms: 4.5
- Floor area: 260 m²
- Storeys: 2
- Recommended stand: 800 m²
- Concept stand size: 20m x 40m

INDICATIVE PRICING

Standard-finish home

US\$184,000

Base stand

US\$30,000

Home + land package

US\$214,000

Weather-tight shell option

US\$120,000

DESIGN FEATURES

- Formal lounge, family room and study
- Ground-floor guest suite
- Main suite with dressing room and balcony
- Three additional family bedrooms upstairs
- Double garage, scullery, laundry and optional staff room

Shell option excludes finishes, fitted cabinetry, final sanitaryware, final electrical fittings, paving and landscaping. Separate completion documentation is required.

14. STANDARD ESTATE HOME SPECIFICATION

STRUCTURE & ENVELOPE	INTERIOR FINISHES	SERVICES & EXTERNALS
• Engineer-designed foundations subject to soil investigation • Masonry walls with internal plaster and external weatherproof finish • Simple pitched roof using approved concrete tile or coated metal system • Powder-coated aluminium windows and standardised external doors • Ceiling insulation allowance and controlled natural ventilation	• Ceramic or porcelain tile allowance in living and wet areas • Laminate or tile allowance in bedrooms • Painted ceilings and internal walls • Standard fitted kitchen with durable worktops • Built-in bedroom cupboards to approved estate module • Mid-range sanitaryware and chrome fittings	• Complete internal plumbing and electrical installation • Solar-ready conduits and inverter position • Water-tank connection point and rainwater-ready gutters • Geyser allowance; solar geyser as standard target where supply permits • Basic driveway and entrance path • Provisional connection allowance at plot boundary

Excluded unless expressly added to the signed package

- Loose furniture, curtains and appliances
- Boundary walls beyond the standard estate treatment
- Swimming pools, major landscaping and irrigation
- Full solar generation and battery systems beyond solar-ready provisions
- Staff accommodation, external entertainment buildings and major pergolas
- Premium imported finishes, stone cladding and bespoke joinery
- Transfer costs, lender fees, insurance and recurring estate levies

15. PRICING BASIS, COST CONTROLS & BUYER SAFEGUARDS

How the prices were structured

- Standardised designs and bulk procurement
 - Indicative 2026 complete-home rates generally equivalent to approximately US\$620-US\$710 per m² across the collection
 - Model-specific allowances for professional services, contingency, normal external works and developer overhead
 - No basements, lifts, large cantilevers or high-cost structural glazing
 - Locally available material equivalents and restrained finish palettes
- Public 2026 Zimbabwe cost guides report broad standard/medium residential ranges around US\$450-US\$700 per m², with significant variation by scope, finishes and whether professional fees and external works are included. The collection deliberately uses a complete-package allowance above the lowest contractor-only rates.

[2026 cost reference - NeftStroi Engineering](#)

[2026 cost reference - PropertyLive estimator](#)

Buyer and project safeguards

- No design is a construction-ready plan. Final architectural, structural, civil and services drawings are mandatory.
- A quantity surveyor must validate each model after final specifications, site conditions and procurement routes are known.
- Final package quotations must identify VAT status, statutory fees, utility connections, location premiums, estate levies and exclusions.
- Stand payments and binding allocations should commence only under lawful sale documentation after the required subdivision and development approvals.
- The developer should maintain a controlled substitution schedule so affordability is protected without lowering safety or estate appearance standards.

RECOMMENDED PRICE VALIDITY

30 DAYS

Then refresh using current cement, steel, roofing, joinery, transport, labour and exchange-cost inputs.

16. OPTIONAL EXTRAS, DESIGN DEVELOPMENT & NEXT STEPS

ENERGY & WATER	LIFESTYLE	FAMILY & SERVICE
• 3-5 kVA inverter package • Solar panels and lithium batteries • Solar water heater upgrade • 10,000-20,000 litre tank • Greywater and garden irrigation	• Swimming pool • Covered braai pavilion • Pergola and outdoor kitchen • Enhanced landscaping • Home office or gym conversion	• Staff room or guest pavilion • Second garage or workshop bay • Expanded scullery/laundry • Accessibility package • Smart security and automation

Recommended next-stage professional work

1. Confirm surveyed stand dimensions, road reserves, building lines and service corridors.
2. Commission geotechnical testing and a civil-services concept for each residential village.
3. Appoint an architect to convert the 10 concepts into coordinated planning drawings and estate design-code elevations.
4. Appoint structural, electrical, mechanical and civil engineers for coordinated construction documentation.
5. Commission a quantity surveyor to prepare model bills of quantities and three specification tiers: Core, Standard and Enhanced.
6. Build one 3-bedroom, one 4-bedroom and one 5-bedroom show home before broad market release.

COLLEN BAWN: SECURE LIVING, PRACTICAL HOMES, LASTING VALUE.

All quantities, dimensions and prices are conceptual. Final legal, planning, engineering, architectural, QS, tax and financing documentation prevails.