



Discover our  
**STANDARD INCLUSIONS**



	US	THEM	COST
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### External

Quality bricks from the King Homes Austral or PGH range	✓	<input type="checkbox"/>	<input type="text"/>
Outdoor tiles on porch and alfresco from our range	✓	<input type="checkbox"/>	<input type="text"/>
Contemporary front door from our range upto 1020mm wide	✓	<input type="checkbox"/>	<input type="text"/>
Concrete driveway up to 45 sqm	✓	<input type="checkbox"/>	<input type="text"/>
Powder coated sliding aluminium windows in selected colours with locks and clear glass	✓	<input type="checkbox"/>	<input type="text"/>
Upto 3000L rainwater tank and pump including electrical connections (as per BASIX)	✓	<input type="checkbox"/>	<input type="text"/>
A & B Termite protection system in accordance with Australian Standard	✓	<input type="checkbox"/>	<input type="text"/>
2040mm high garage door from panel-lift range with two controls	✓	<input type="checkbox"/>	<input type="text"/>

### Site Fees

Fixed price Site Fees with no hidden costs worth more than \$30,000	✓	<input type="checkbox"/>	<input type="text"/>
Up to 36 tonnes of dirt removal	✓	<input type="checkbox"/>	<input type="text"/>
5 metres square of drop edge beam	✓	<input type="checkbox"/>	<input type="text"/>
H2 treated timber frames	✓	<input type="checkbox"/>	<input type="text"/>
M1 and H1 class slab	✓	<input type="checkbox"/>	<input type="text"/>

### Internal

2700mm ceiling height throughout your home for ground floor and 2400mm to first floor	✓	<input type="checkbox"/>	<input type="text"/>
90mm cove cornices and 68mm half splayed architraves	✓	<input type="checkbox"/>	<input type="text"/>
R2.2 batts insulation to all external framed walls & R4.1 batts to ceilings excluding garage	✓	<input type="checkbox"/>	<input type="text"/>
Quality carpet in bedrooms, media room and study from our range	✓	<input type="checkbox"/>	<input type="text"/>
Contemporary internal doors 2040mm high from our range with chrome door furniture	✓	<input type="checkbox"/>	<input type="text"/>
Three coat paint system throughout (one colour to walls throughout)	✓	<input type="checkbox"/>	<input type="text"/>
Flooring for your main areas in 450x450mm porcelain tiles or high quality wooden laminate	✓	<input type="checkbox"/>	<input type="text"/>
Carpeted staircase with Stainless Steel finish and painted timber hand rail (where applicable for double storey designs)	✓	<input type="checkbox"/>	<input type="text"/>

### Kitchen

Quality Polyurethane or Polytec Laminate kitchen in one standard colour	✓	<input type="checkbox"/>	<input type="text"/>
Handleless cabinetry with shelving joinery within all cupboards and pantry	✓	<input type="checkbox"/>	<input type="text"/>
Modern tiled splashback from our range	✓	<input type="checkbox"/>	<input type="text"/>
20mm stone bench top from our range	✓	<input type="checkbox"/>	<input type="text"/>
Double bowl top-mount sink	✓	<input type="checkbox"/>	<input type="text"/>

## Kitchen continued

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Chrome sink mixer	✓	<input type="checkbox"/>	<input type="text"/>
Provision for microwave power and dishwasher connection	✓	<input type="checkbox"/>	<input type="text"/>
SMEG oven 600mm fan forced oven	✓	<input type="checkbox"/>	<input type="text"/>
SMEG cooktop 600mm gas burner	✓	<input type="checkbox"/>	<input type="text"/>
SMEG rangehood 600mm ducted slide-out or canopy	✓	<input type="checkbox"/>	<input type="text"/>

## Bathrooms

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Wall tiles to 2.1m in shower and 1.2m to the rest of the area and floor tiles from our range	✓	<input type="checkbox"/>	<input type="text"/>
Porcelain toilets with soft close seat	✓	<input type="checkbox"/>	<input type="text"/>
Wall hung vanities in Polytec Laminate in a range of colours	✓	<input type="checkbox"/>	<input type="text"/>
Frameless mirrors with polished edge to suit the vanity as per design	✓	<input type="checkbox"/>	<input type="text"/>
Chrome tapware & mixers for basin, shower and bath	✓	<input type="checkbox"/>	<input type="text"/>
6mm semi-frameless shower screens 1m x 1m	✓	<input type="checkbox"/>	<input type="text"/>
Drop-in bath	✓	<input type="checkbox"/>	<input type="text"/>
Sealed waterproofing	✓	<input type="checkbox"/>	<input type="text"/>

## Laundry

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45L stainless steel tub with white cabinet including concealed bypass with tiled splashback	✓	<input type="checkbox"/>	<input type="text"/>
Chrome sink mixer	✓	<input type="checkbox"/>	<input type="text"/>
Floor and skirting tiles	✓	<input type="checkbox"/>	<input type="text"/>
Semi-solid flush panel door to external entry	✓	<input type="checkbox"/>	<input type="text"/>
Three shelves in linen cupboard	✓	<input type="checkbox"/>	<input type="text"/>

## Electrical & Gas

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Up to 14 double and 8 single white power points	✓	<input type="checkbox"/>	<input type="text"/>
300mm Oyster fittings where required in rooms with no down lights or fluorescents	✓	<input type="checkbox"/>	<input type="text"/>
An IXL 2 lamp combination light, heater and exhaust fan to bathroom and ensuite	✓	<input type="checkbox"/>	<input type="text"/>
8 standard downlights	✓	<input type="checkbox"/>	<input type="text"/>
1 x double swivel spotlight at rear or side of home	✓	<input type="checkbox"/>	<input type="text"/>
Light switches to all lights where required.	✓	<input type="checkbox"/>	<input type="text"/>
Gas connection (subject to availability) which includes cooktop & bayonet	✓	<input type="checkbox"/>	<input type="text"/>
Continuous flow gas 26L in-wall hot water system	✓	<input type="checkbox"/>	<input type="text"/>
Hard wired smoke detectors and RCD as required	✓	<input type="checkbox"/>	<input type="text"/>
2x TV and 2x phone points	✓	<input type="checkbox"/>	<input type="text"/>

**Total Difference:**



Come home to affordable quality



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