

# Jubilee Homes

## Standard Inclusions



We understand that building your home is a significant investment and we take that responsibility very seriously. Our focus is customer satisfaction and ensuring that the entire building process is enjoyable & stress free. We will work with you from planning your design to handover and help with all the important decisions in between.





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[www.jubileehomes.com.au](http://www.jubileehomes.com.au)

Standard Inclusions

Compare

Notes

**PRELIMINARIES included as STANDARD**

Individual home designs by qualified designer

✓

Council building application fees

✓

BSA insurance premium as required by law

✓

House set out by a qualified surveyor to ensure accurate footings and slab placement

✓

Soil test & report

✓

Portable long service leave levy as required by law

✓

Comprehensive works insurance during construction

✓

**GENERAL ALLOWANCES included as STANDARD**

Engineer designed slab and 400mm X 350mm below ground footings ( no waffle pods )

✓

Brick base (Brick work to ground level)

✓

Slab thickness 125 mm or as per engineers design

✓

Footing and slab inspections by designing engineer prior to pouring

✓

Steel reinforcing mesh of F82 size. (fabric mesh, 8mm diameter, 200 mm spacing)

✓

2 layers of 3 bar F11 steel to footing beam (11mm diameter or as per engineers design)

✓

Internal under slab beam allowance of 80 lineal meters

✓

Earthworks cut / fill to maximum 300mm fall over block (excludes rock and tree removal)

✓

Single phase power connection as supplied by authority to 10m underground or 20m overhead

✓

Sewerage connection 45 meters/water connection 20mm poly pipe 10 meters

✓

Storm water 100 meters to connection

✓



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	Standard Inclusions	Compare	Notes
5000L round poly rainwater tank & pump as per council specifications	✓		
1 concrete pump for pouring of the footings & slab	✓		
Termi-mesh stainless steel physical termite barrier to full perimeter and all slab penetrations	✓		
Cyclone rod tie-down to frame <b>(ALL OUR HOMES ARE BUILT TO A C2 WIND RATING)</b>	✓		
Sarking (silver foil) to all external walls to provide moisture barrier and insulation	✓		
Trusses spaced at 600mm for tile or 900mm for colourbond roofing	✓		
Wall frames constructed with "Blue Pine" treated timber	✓		
<u>R2.5</u> Insulation to living and garage ceiling areas for year round comfort	✓		
Interior & exterior house clean including a bobcat to level & clean the site prior to completion	✓		
T2 Blue Pine treated wall frame & roof trusses (guaranteed & backed by Hyne Timber for 25 years)	✓		
2 Television co-axial points with antenna / booster included & 2 telephone points	✓		
Generous light and power point allowance	✓		
Wall mounted or free standing clothesline and brick or metal letterbox	✓		
2440 Ceiling Height <u>or</u> as specified on plans	✓		
G James <u>5mm</u> grey float for added security, noise reduction & UV protection. Powder coated aluminium window and sliding door frames	✓		
All aluminium windows and sliding doors supplied with fly screens	✓		
820 Solid timber front door with glass options custom made by "The Doorkeeper"	✓		
Entrance Handle & deadlock from "The Doorkeeper"	✓		
25 degree roof pitch that assists with water runoff and stands apart from the usual 20 or 22.5 degrees	✓		



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Metal Roof - Colourbond screwed to steel top hat battens	✓		
Tile Roof – Boral standard range of concrete roof tiles including sarking to under tile	✓		
Colourbond fascias and gutters	✓		
PVC round painted downpipes	✓		
Dux solar hot water split system with only solar panels on your roof	✓		
B & D Sectional garage door with 2 remote control units	✓		
3 External water taps	✓		
Septic Design & Installation for building on unsewered blocks	✓		
Exposed aggregate to alfresco areas	✓		
64m2 of exposed aggregate for driveway & path to front door	✓		
Boral Bricks - Horizon / Nuvo Range	✓		
Weather & dust seals to external timber doors	✓		
<b>KITCHEN INCLUSIONS as standard</b>			
Kitchen designed, built & installed by qualified cabinetmaker (We allow a realistic PC for your kitchen & vanities. This is always stated clearly in your housing contract)	✓		
Laminate cabinets & solid backed draws with metal rollers	✓		
Laminate wall oven tower with microwave provision & pot draw (Not included with under bench ovens)	✓		
Laminate post form or square form bench tops	✓		
Kitchen splash back- Tile allowance \$30 m2	✓		
Oven – Euromaid Multi Function S/S	✓		
Cooktop - Euromaid 60cm Ceramic	✓		



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Dishwasher – Euromaid freestanding S/S

✓

Euroart 900mm glass & stainless canopy rangehood

✓

Chrome metal sink mixer

✓

1 ½ bowl stainless steel sink

✓

**INTERNAL FINISHES AS STANDARD**

\$30.00 M2(inc GST) Tile allowance for main area floor tiles(to lay up to 600x600mm ceramic tiles)

✓

Generous carpet allowance (PC amount stated on contract)

✓

66x11 FJ pine colonial, square, splayed or bullnose skirting

✓

66x11 FJ pine colonial, square, splayed or bullnose architraves

✓

Hume internal doors with Gainsborough lever series handles (wide selection of profiles)

✓

Vinyl sliding robe doors (wide selection of colours)

✓

Wire coated shelving to all bedrooms & linen cupboards (1 hanging rail & 4 shelves)

✓

Timber shelving to garage & storerooms (4 shelves with broom cut out)

✓

90mm Cove ceiling cornices & rounded external wall corners

✓

Quality Dulux 3 coat paint system, 1 sealer with 2 finish coats

✓

**BATHROOM, LAUNDRY and ENSUITE inclusions as STANDARD**

White acrylic bath

✓

Custom made laminated vanities to ensuite & main bathroom

✓

Chrome metal mixers to bath, shower & vanities

✓



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	Standard Inclusions	Compare	Notes
Reece china recessed or drop in basins	✓		
Chrome metal shower rail set to ensuite & main bathroom	✓		
Close coupled china toilet seats	✓		
Framed mirrors to vanities	✓		
Chrome metal double towel rails to ensuite & bathrooms	✓		
Chrome metal toilet roll holders & glass toiletries shelves	✓		
Exhaust fans to ensuite & bathrooms	✓		
Cabinet made laundry bench with stainless steel drop in bowl & chrome metal mixer	✓		
Wet area skirting tile to walls & 2.0m height in showers	✓		
Wet area floor & wall tile allowance \$30.00m <sup>2</sup> (inc GST) (to lay up to 600x600mm ceramic tiles)	✓		
Quality workmanship & a house to be proud of	✓		

At Jubilee Homes we realise everybody's budgets & needs are different. Our inclusions are a guide for you to work by and we are happy to add or delete any that don't suit you. We are confident that you will find these inclusions both comprehensive and realistic. We work on the individual needs of each client so that the end result is a home that reflects your lifestyle. There are many different options and upgrades available and we have listed below some other services we can offer you and would be happy to discuss with you further.

*Due to ongoing product development and availability Jubilee Homes reserves the right to amend and update this inclusion list at any time without notice.*



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PLEASE FIND BELOW OTHER OPTIONS & SERVICES WE CAN OFFER YOU.		Approx costs
2550mm or 2700mm ceiling height		
Cement rendering, Hardies weatherboards or similar products		
Wall tiles to the ceiling in ensuite & main bathrooms		
Crimsafe, Clear shield or 7mm security screens		
Gas hot water or appliances		
Polished porcelain tiles or timber & bamboo flooring		
Decorative cornices , painting features with textured paint or wallpaper		
Air-conditioning both ducted & split systems		
Ceiling fans, electrical & lighting options. Our electrician can also advise on c-bus & data cabling		
Double front entry doors or 1200 pivot doors with side louvers		
Ceaser Stone tops & 2 pac to kitchen & vanities. Glass splash back to kitchen		
Stone feature walls both internal & external		
Timber decking or Tiling to front entry & or alfresco areas		
Timber bearers and joists on galvanized steel posts to elevate the home		
Bulk heads, dropped ceilings, raked ceilings, wall recesses & custom made niches (there are many plastering options available )		
Walk in showers (no glass screens)		
We are happy to work with your choice of landscaper or pool company to ensure that both inside & outside are finished and completed before you move in		

Thank you for choosing to visit our display home. We ask that when comparing our inclusions you also compare our quality. At Jubilee Homes we work with you from start to finish and we believe *“Flexibility is the Key”*