

KIBA
built

Standard Inclusions







A small family builder nestled in the heart of Brisbane, established in 2018. Equipped with a small but capable team, we cap our build numbers per year to ensure you're not just another number.



Keep up to date with your build through our personalised client portal - accessible through your desktop computer or via an app on your smart device!



Enjoy a home of the highest calibre, complete with luxurious details like silica free stone throughout and a 1500mm freestanding bath.



Don't just follow design trends —set them. As a small builder, your chances of creating a unique home that doesn't look like your neighbour's are much greater. Focus on crafting something original, and let your designs stand out with individuality and character.

OUR POINT OF *Difference*

Many clients are surprised by our extensive range of standard inclusions.

What we offer as standard, other builders often charge as upgrades.

Don't be fooled by a lower advertised price—once you're through the preliminary process, additional costs can add up to tens of thousands of dollars.

We strive to include as much as possible upfront and be transparent, so your starting price doesn't soar with unexpected and unnecessary 'upgrades.'

Read on to learn more about what should be included.



⊗ Other Builders

Allowance for reactive soil types (H1) which is commonly found in QLD. Therefore, the cost to work with this soil is already accounted for, reducing the possibility for additional expenses.

Commonly allow for S class soil (which is less reactive than H1) however S class is rarely seen. Therefore, the advertised price appears lower at the outset but there is a high likelihood that additional cost will need to be added.

2590mm high ceilings as standard throughout (lowset homes and downstairs in highset homes).

2400mm ceilings often the standard and 2590mm ceilings charged as an upgrade.

A wide selection of 600x600 tiles for all wet areas and/or main floors, or luxury vinyl plank for main floors with tiled wet areas.

Smaller tile options, typically 450mm, are usually limited to wet areas, with main floor coverings often treated as an upgrade.

LED downlights for every 10 sqm of the home.

It's uncommon to find an LED downlight allowance, especially with larger companies, where the typical allowance is just one basic batten holder per room.

Choose from chrome, black, or brushed nickel tapware from a premium supplier. This tapware is also transforming to be completely lead-free!

Black or brushed nickel tapware is almost always considered an upgrade, and the brands used are often among the cheapest on the market.

Silica free 20mm stone to the kitchen and bathrooms.

Laminate benchtops are still standard at many builders and, you guessed it, stone is an upgrade.

- Standard equal cut and fill house pad to a depth of 500mm
- Erosion control silt fence (as per council requirements)
- Driveway crossover during construction to comply with council regulations
- H1 Soil allowance (no allowance has been made for piercing)
- N2 Wind classification
- Steel reinforced waffle pod slab as per engineer's specifications
- Independent frame inspection, site inspections and regular site cleanups of all debris by builder
- Concrete pump hire, site assessment, slab, footing and storm water inspections
- Prefabricated 70 x 35mm stainless steel frames (unless specified)
- 4.5mm cement sheeting soffits with 31 x 11 beading
- Engineer certified truss designs
- Stormwater and sewer connection to council sewer main (up to 10m within property boundary)
- 7-Year structural warranty with 12-month maintenance pledge



External Inclusions

The KIBA way





STEEL FRAME

Your home begins to take shape with a fire resistant, straight, and termite-proof steel frame, backed by a warranty of up to 50 years*.

1 COLORBOND ROOFING

We exclusively use Colorbond steel roof, guttering and fascia. Available in 22 colours.

2 GARAGE DOOR

Secure your home with a panel lift electric garage door available in a wide range of Colorbond steel colours. Includes 2 remotes.

3 DRIVEWAY

Up to 40 sqm of salt and pepper exposed aggregate driveway



2

3

External Features

Roll out the welcome mat!

4

CLADDING, BRICKS & PAINT

Plan specific, you'll be spoiled for choice with PGH face bricks available in over 10 colors. You can also opt for additional finishes like bagging and render, or choose from pretextured CSR Hebel, James Hardie 'Axon,' or 'Linea' sheeting. All external paint will be the Wattyl Solagard 3-coat system.

5

ENTRY DOOR

Aluminium entry doors complete with a Lockwood tri-lock in satin or chrome.

6

SLIDING DOOR & WINDOWS

Aluminium windows and sliding doors will be made specific for your plan and come in a range of colours.



*Barn facade shown

Facades

Choose from our standard included facades at no extra cost. These facades feature a variety of materials such as weatherboard, face brick, and render. With standard facades this stylish, you may find there is no desire to upgrade!

Traditional 10

This facade features a combination of weatherboard and face brick and is a great option for an entry level home. Suits 10m frontages.



Traditional

A predominantly weatherboard facade with face brick features on the garage, designed for 12.5m wide blocks and larger.



Traditional 2.0

A second option in our traditional style, featuring rendered areas and tall windows for added variety.



Traditional Highset

A highset standard facade featuring weatherboard and brick, designed to complement a variety of styles.



Internal Inclusions

The KIBA way





GENERAL

- 10mm plasterboard to all internal wall and ceilings
- 90mm cove cornice (excl. porch and alfresco)
- 2590mm high ceilings to ground floor and 2440mm high ceilings to the first floor (plan specific)
- Wet areas to be sheeted with 10mm WR board
- 66x11 splayed skirting (primed FJ pine)
- 42x11 splayed architrave (primed FJ pine)

INTERNAL DOORS

- 2040mm high Hume internal flush doors with zinc plated hinge doors (door stop cushions in white)
- Lockwood Element L3 Velocity Lever sets to internal doors, available in satin or chrome (privacy sets to toilets, bathrooms and master bedroom)

ROBES & SHELVING

- Vinyl wrapped sliding doors to robes (approx. 2100mm high, white frame)
- Swing/sliding doors to linen (approx. 2100mm high, white frame)
- 4 x melamine shelves to linen and pantry
- Walk-in-robe with single shelf and chrome hanging rail to the master bedroom (plan specific)
- 1 x melamine shelf to all bedrooms with 1 x chrome hanging rail

Kitchen Inclusions

What's cookin, good lookin?

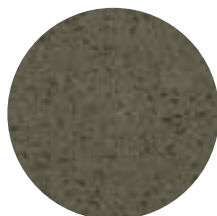
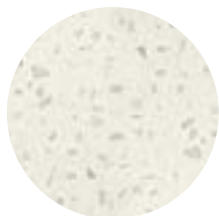


1

STONE BENCHTOPS

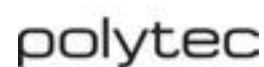


Choose from over 10 colours of 20mm silica free stone benchtops as part of our range of standard inclusions.

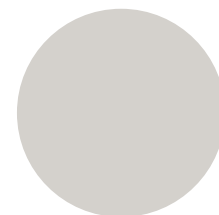
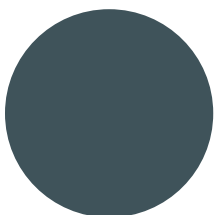


2

CABINETRY



Choose from an abundance of Polytec colours. Enjoy beveled-edge soft-close laminate joinery for your kitchen cabinets, including overheads, cutlery drawers, and a walk-in pantry.



3

TAPWARE AND SINK

Everhard 1 & 3/4 bowl with drain tray stainless steel sink. Alder tapware chosen from the lead free 'Flex' range, available in chrome, matte black or brushed nickel as standard.



alder



4

SPLASHBACK

A subway tile splashback will finish your kitchen off with style. Available in a matte or gloss finish.



4

(Snoop's cookbook not included, but highly encouraged)



5

APPLIANCES

Westinghouse 60cm 4 zone glass electric cook top with touch controls



Westinghouse 60cm electric wall oven



Westinghouse 60cm slide out 3 speed range hood





1

2

3

Bathroom Inclusions

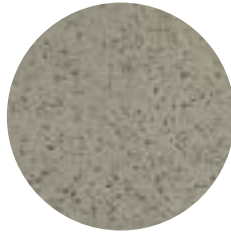
So fresh, so clean

1

STONE BENCHTOPS



Choose from over 10 colours of 20mm silica free stone benchtops as part of our range of standard inclusions.

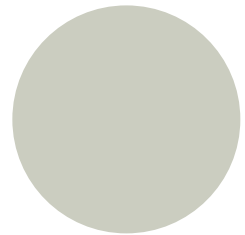
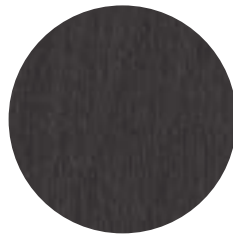


2

CABINETS



As standard, choose from our selection of Polytec cabinetry flush panel doors and drawers.



3

SHOWER



Enjoy the elegance of semi-frameless aluminum shower screens with pivot doors and clear glass, available in chrome or black. Recessed shower bases are seamlessly bedded into the slab for a flawless finish. Complement the look with Alder tapware, including a shower wall flick mixer, shower rail, and double towel rail, available in chrome, matte black, or brushed nickel from the standard builder's range.



4

FLOOR WASTE

Smart tiled brushed floor wastes to all showers.

5

MIRRORS

Frameless mirrors to ensuite, main bathroom and powder room (dimensions to match vanity)

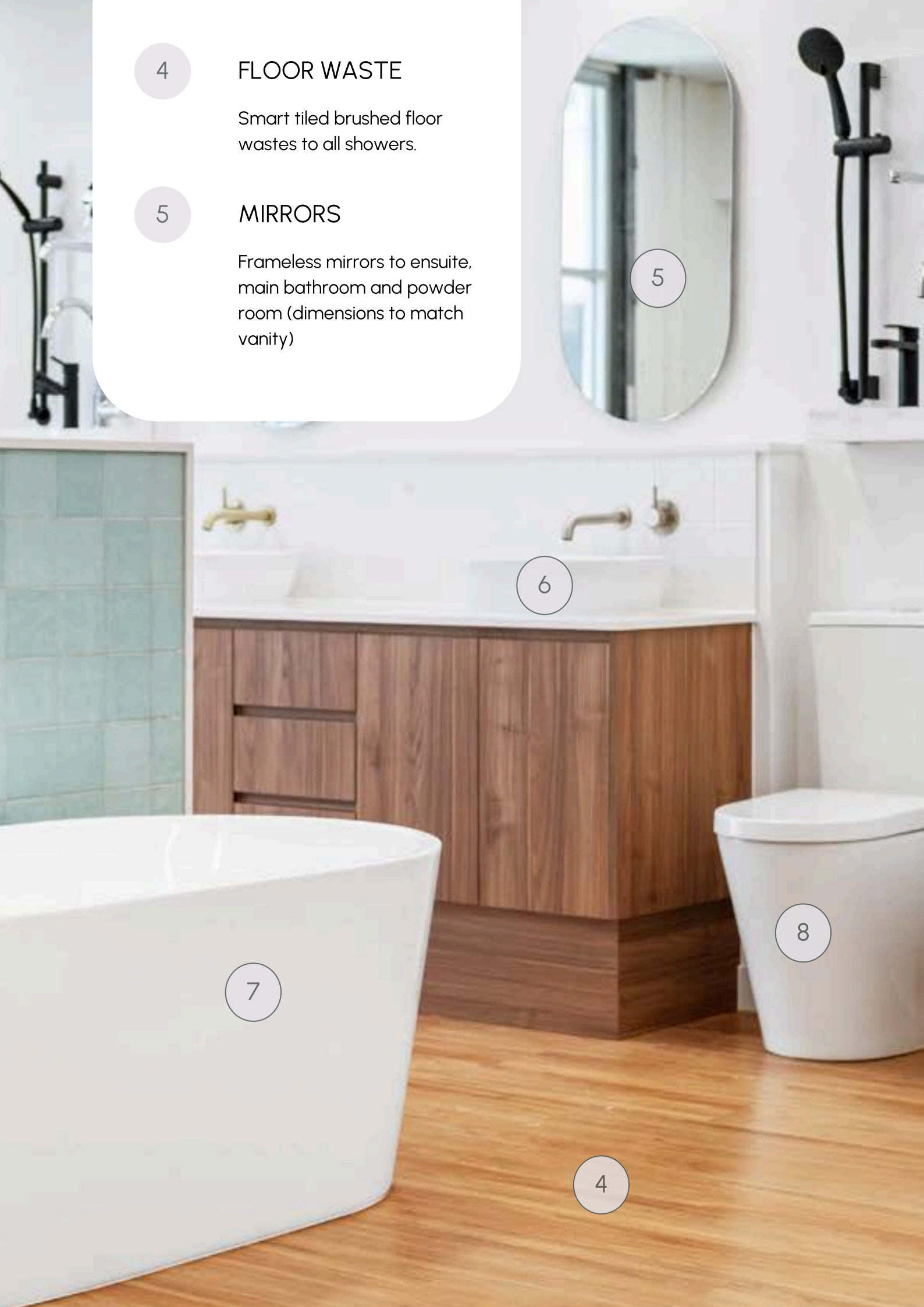
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6

7

8

4



6

SINKS & TAPS

alder

Enhance your ensuite, main bathroom and powder room with a choice of inset or above counter vanity basins, Alder Tapware basin mixers and pop-up plugs and wastes. All are available in chrome, black or brushed nickel from the Builder's Standard range.



7

FREESTANDING BATH

alder

1500mm freestanding bath, finished with Alder tapware, spout and mixer. Choose from chrome, matte black or brushed nickel, all as standard!



8

THE THRONE & ACCESSORIES

alder

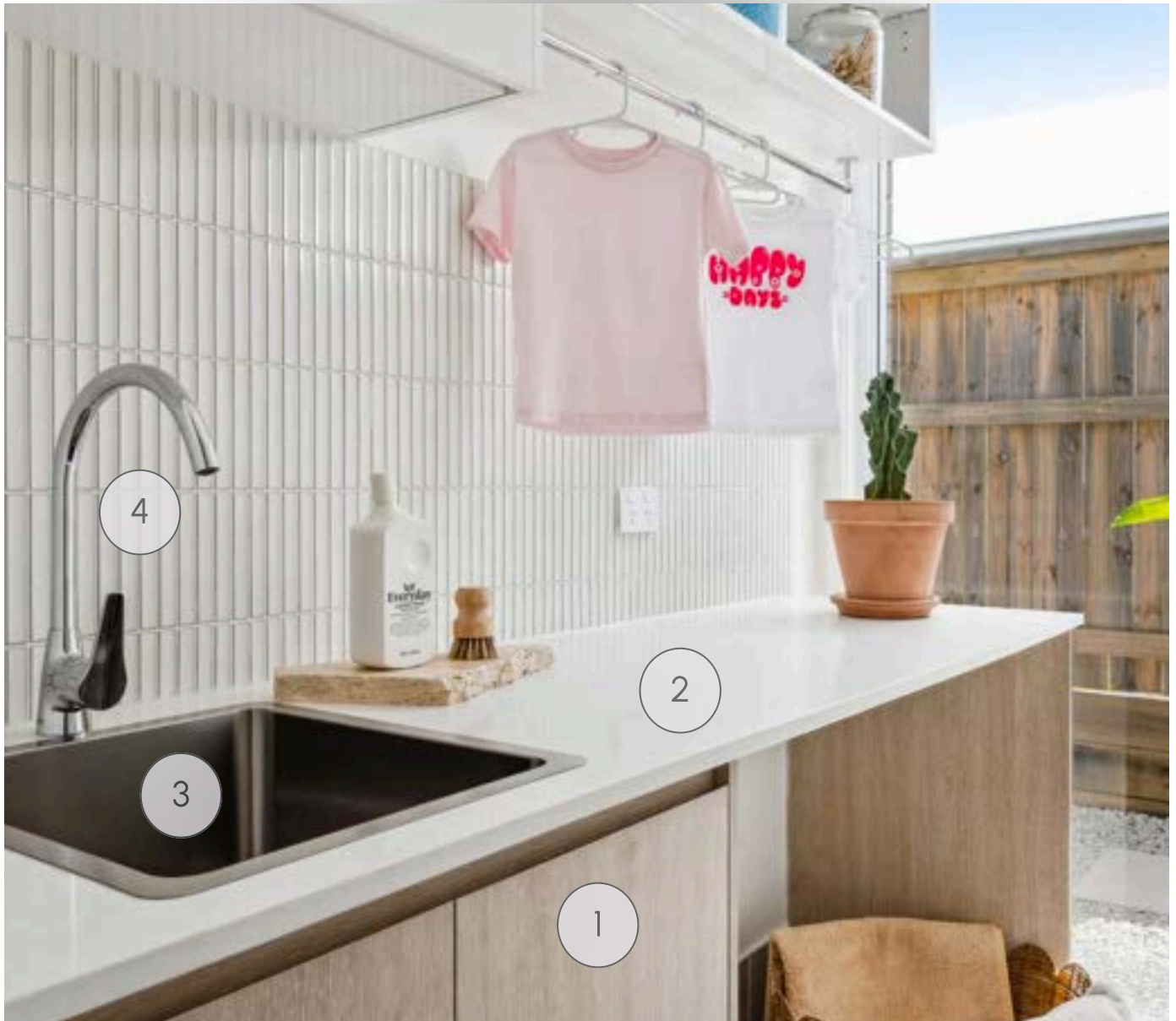
The best seat in the house is a Lucia china toilet with water smart dual flush, soft close seat, rimless bowl. Alder toilet roll holder in chrome, matte black or brushed nickel as standard.

+ more tapware design options as standard in our showroom



Laundry

Folding is optional



1 750mm Polytec base cabinetry unit

3 Chrome drop in laundry tub

2 20mm silica free stone benchtop

4 Alder Tapware Gooseneck sink mixer

Paint

A splash of perfection

- Interior walls painted with low sheen finish, 3 coat premium finish (light colours only)
- Flat finish ceiling paint three-coat system (standard white colour)
- External and internal line skirtings, internal doors, and architraves with semi-gloss finish (light colours only)
- 2 coat paint system to external doors finished in semi-gloss or clear satin coat stain
- External walls and eaves to be painted with a 2 coat low sheen system (dark colours may attract further fees)

wattyl[®]



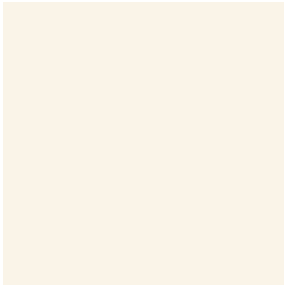
Flooring

Shoes off, you're home



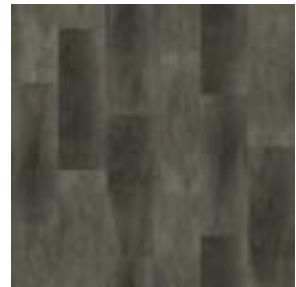
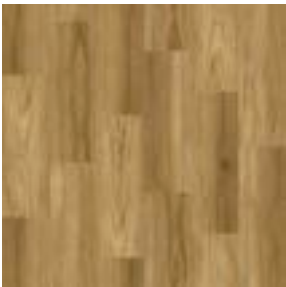
TILES

- 600 x 600 porcelain tiles to wet areas and main floors if required
- 600 x 600 shower wall tiles to shower (max 2.1m high)
- 200mm high split tile splashback and skirting to all wet areas
- Waterproofing membranes to all wet areas to meet Australian standards



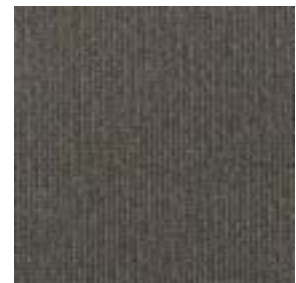
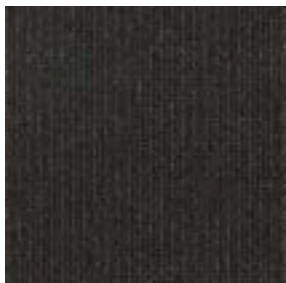
VINYL PLANKS

- Choice to opt for luxury vinyl planks to the main floor areas



CARPET

- Stain resistant and durable carpet to all bedrooms, media (if applicable), and robes



CONCRETE

- Broom finished plain concrete flooring to porch and alfresco areas
- Plain concrete to garage floors

Electrical Inclusions

Switched on selections

- Single phase electrical connection to 6m setback (from the greenboy)
- 1 x roof mounted digital TV antenna (booster supplied if required)
- Hardwired interconnected smoke alarms
- 4 blade fans (white) to all bedrooms (1 ea) and alfresco (1 ea)
- NBN point provision (if available)

CLIPSAL ICONIC SWITCHES

A sleek range of modern power points and switches by Clipsal. The faces can be changed out to suit your mood.



AIR CONDITIONING

5.0 KW split system air conditioning system to the main living area (back to back installation).



Energy Efficiency

Switched on selections

- Roof/ceiling insulation to comply with 7-star BASIX energy rating
- 60mm Antican Blanket or R2.5 ceiling batts with roof sarking (provided upon builder's discretion)
- Sarking building paper to all external walls
- Minimum 7-star energy efficiency rating to comply with council requirements





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Westinghouse



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INSPIRED SURFACES



James Hardie



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All inclusions presented are accurate as of the print date in 2025; however, it is subject to change without notice based on the availability to the builder.

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