

KIBA  
built

STANDARD  
INCLUSIONS

*The Art of Living*

# STANDARD INCLUSIONS

## EXTERNAL INCLUSIONS

- Standard Equal Cut & 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 Piering)
- N2 Wind classification
- Steel reinforced Waffle Pod slab as per engineer's specifications
- Zero boundary garage wall allowance up to 400mm fall
- 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\*35mm stainless steel frames (unless specified)
- 4.5mm Cement sheeting Soffits with 31\*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

## INTERNAL INCLUSIONS

- 10mm Plasterboard to all internal wall and ceilings
- 90mm cove cornice (excludes 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
- 66\*11 Splayed Skirting (Primed FJ Pine)
- 42\*11 Splayed Architrave (Primed FJ Pine)
- Vinyl wrapped sliding doors to robes (Approx. 2100mm High, White Frame)
- Swing/Sliding Doors to Linen (Approx. 2100mm High, White Frame)
- 4 \* Melamine Shelves to Linen and Pantry
- Walk-in-Robe with Single shelf and Chrome hanging rail to the Master Bedroom (Plan Specific)
- 1 \* Melamine Shelf to all Bedrooms with 1 \* Chrome hanging rail

## WINDOWS AND DOORS

- Aluminum Powdercoat Sliding windows and Sliding doors with keylocks
- Clear glass windows to all windows (Bathrooms to have obscure glass for privacy)
- Hume Front door (KIBA standard range) with door handle lock, Lockwood Nexion tri-lockset (choice of Satin/Chrome finish)
- 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 - Choice of Satin or Chrome finish (Privacy set to toilets, bathrooms and Master Bedroom)

## PAINTS AND FINISHES

- Interior walls painted with Low Sheen Finish, Three-coat premium finish (Light colors only)
- Flat finish ceiling paint, three-coat system (Standard white color)
- External and Internal Line Skirtings, Internal doors, and Architraves with Semi-Gloss Finish (Light Colors 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 Colors may attract further fees)



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# STANDARD INCLUSIONS

## FLOOR COVERINGS

- 600 \* 600 Porcelain tiles **OR** Luxury Vinyl planks to the main floor area (Standard builder's range)
- 600 \* 600 Porcelain tiles to all wet areas including skirting (Ensuites, Bathroom, Laundry and WC)
- 600 \* 600 Shower wall tiles to shower (Max. 2.1 m high)
- 200mm High Split tile Splashback and Skirting to all wet areas
- Broom finished plain concrete flooring to Porch and Alfresco areas
- Subway tile style kitchen splash back
- Carpets to all bedrooms, media (if applicable) and robes (from standard builder range)
- Waterproofing membranes to all wet areas to meet Australian standards
- Plain concrete to garage floors

## ELECTRICAL

- 5.0 KW Split system air-conditioning system to the main living area (Back-to-Back installation)
- Single Phase electrical connection to 6m setback (from the greenboy)
- 1 \* Roof mounted Digital TV antenna (Booster supplied if required)
- Hardwired interconnected smoke alarms
- Iconic switches and Power points (Numbers specific to plans)
- 4 Blade fans (white) to all bedrooms (1 each) and Alfresco (1 each)
- NBN Point provision (if available)

## KITCHEN AND JOINERY

- 60mm Westinghouse Electric Kitchen
- 60mm Westinghouse Electric Oven
- 60mm Westinghouse Rangehood
- 20mm Stone benchtops to Kitchen and Bathrooms (KIBA's standard range)
- Beveled edge soft close Polytec standard laminate joinery to Kitchen and Bathrooms including kitchen overheads and cutlery drawers (excludes Matt finish)
- Stainless steel double bowl sink with drainer with Alder Gooseneck tapware (Chrome, Black or Brushed nickel) from KIBA's standard range

## PLUMBING AND FIXTURES

- 1500mm Freestanding Bathtub with 180mm Alder Bath Spout (Chrome, Black or Brushed Nickel)
- Frameless Mirrors to Ensuite, Main bathroom and Power room (Dimensions to match vanity)
- Rimless Wall faced Toilet to all WC's as per plan
- Alder Tapware Basin mixer to Ensuite, Main bathroom and Powder room (Chrome, Black or Brushed Nickel) from standard builder's range
- Alder Tapware shower wall mixer and Excite shower rail to Ensuite and Main bathroom (Chrome, Black or Brushed Nickel) from standard builder's range
- Semi-frameless Aluminum shower with Pivot door and clear glass (Chrome or Black)
- Alder Double towel rail and Toilet Holder (Chrome, Black or Brushed Nickel finish) from standard builder's range
- 45L Laundry Tub and cabinet with Alder Tapware Gooseneck sink mixer (Chrome, Black and Brushed Nickel) from builder's standard range
- Popup plug and waste to Ensuite, Main bathroom and Powder room (Chrome, Black or Brushed Nickel) from builder's standard range
- Vanity Basin inset or above counter basin to Ensuite, Main bathroom and Powder room (Chrome, Black or Brushed Nickel) from builder's standard range
- Alder Wish toilet roll holder to all WC's (Chrome, Black or Brushed Nickel) (Plan specific)
- Recessed Shower bases and bedded into existing slab for seamless finish
- Smart Tiled brushed floor wastes to all bathrooms (excludes Laundry and WC's)

# STANDARD INCLUSIONS

## EXTERNAL FEATURES

- External walls to be textured render facade with bagged sides and rear **AND/OR** Face brick from PGH builder range (Job specific)
- Standard Hebel facade
- Colorbond roof, Fascia and 150mm quad gutters (Max. 22.5 Degree roof pitch)
- External ceiling in Alfresco area (10mm plaster board)
- Colorbond Garage door with two remotes
- 2 \* External Garden taps with 5 \* Storm water pits to Yard
- 315 Ltr Rialto HotFlo Electric Hot water system
- 90mm PVC Downpipes painted and installed as per council plans

## ENERGY EFFICIENCY

- Roof/Ceiling insulation to comply with 7-star BASIX energy rating
- 60mm Anticon 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

## DISCLAIMER

The site costs provided are specific to lots that have a fall of 500mm from the front to the rear of the build area. Please note that additional site costs may apply and will be determined after conducting initial tests on the block. These tests may reveal factors such as soil type, rock, and drainage requirements that could impact the final site cost. The estimated costs are subject to change based on these findings.