



**KEIBUILD HOMES**  
UNLOCK YOUR DREAM

*unlock your dream inclusions*

UNLOCK YOUR DREAM  
*inclusions*

**At Keibuild Homes, we proudly build homes that are bursting with inclusions! We want you to be able to move in to your dream home and enjoy it from the second you walk through the door.**

As experienced builders, we know what our customers are looking for in their new home, so we've added everything you'll need to get you setup and start living.

# external INCLUSIONS



Our Montana 269 with the Traditional Façade. Image includes upgraded items such as landscaping.

## EXTERNAL INCLUSIONS

We have a range of façade designs with the following structural and external items all included as standard.

- Choose from a range of face brick colours from our Standard Brick Range.
- 1 Render and paint** only if and where shown on selected plans.
- Cladding included only if and where shown on selected plans.
- 2 Front entrance door** as per plan (clear glaze and stain-grade finish).
- 3 Aluminium powder coated key-lock windows and sliding doors** where shown on plans from our Standard Builders Range.
- 4 Panel lift garage door** with 2 hand remotes and 1 wall controller.
- Flyscreens** to all windows.
- Diamond grill safety screens to all sliding doors.
- 5 Your choice of secure letterbox** with house number from our Standard Builders Range.
- Gainsborough Trilock 3-in-1 entrance set.

## LAND & FOUNDATION

Through our Base Stage, we'll prepare your land ready for your dream home.

- Engineer soil report, slab design, survey, drafting, levies, insurance and standard council application fees.
- Earthworks, equal cut and fill with a maximum 500mm fall over the building envelope.
- Allowance of 10 lineal metres of underground power (16mm single phase power), sewer, stormwater and water connections to specific points.
- Every Keibuild Home includes a monolithic waffle pod system slab to a **M class soil type** (concrete pump included).
- Piering included (excluding P sites and/or structures within the zone of influence).
- 6 Broomed grey finish concrete driveway** (excluding cut and kerb removal)\*.
  - If no garage or pole home, driveway will be excluded.
  - If single garage, 30sqm allowance.
  - If double garage, 50sqm allowance.

## WALLS & ROOF

Everything that's required for a new home that's built to last.

- T2 treated timber frame** and roof trusses.
- Up to N3 wind rating.
- Insulated wall wrap to all external walls and R2.5 insulation batts to ceiling (excludes eaves, garage and alfresco).
- Termite barrier system** to Australian Standards 3660.1.
- 7 Colorbond® steel roof.**
- 8 Colorbond® fascia and 150mm quad gutter** (type D).
- Round PVC downpipes.
- Polybutylene water lines to internal plumbing.
- 25 degree roof pitch (unless stated otherwise).
- Eave width 450mm (or as per plan).
- 60mm Anticon R1.3 foil-faced insulation blanket to roof.
- Fully lined **ceiling to outdoor living.**

## EXTRA ITEMS INCLUDED

You'll also benefit with these great extras that finish off the external of your house perfectly.

- Porch and alfresco slab.
- External tiles to porch and alfresco.**
- 2100mm high **alfresco sliding door**, only if and where shown on selected plans.
- Two external taps.
- External flush panel paint-grade door to garage with entrance set, only if and where shown on plans.
- Wall mounted clothesline.**



Image is a depiction only and shows upgraded items including wall paneling, timber flooring and pendant light to stairwell.

## internal INCLUSIONS

### FLOOR COVERING

We won't leave you without flooring, as it comes standard with all our designs.

- **Carpet to bedrooms** and closed living spaces with 7mm foam underlay from our Standard Builders Range.
- 450 x 450mm ceramic tiles from our Standard Builders Range to living areas.
- 450 x 450mm ceramic tiles from our Standard Builders Range to wet area floors.
- 450 x 450mm external ceramic tiles from our Standard Builders Range to alfresco and porch.

### PAINT

We've got your painting sorted with our 3 coat paint system done by the best—professionals.

- **3 coat paint system** for internal walls.
- Painted ceiling (builders white).
- Gloss white finish to skirting, architraves and doors.
- Painted feature wall.

### DOORS

You can choose from a selection of doors and levers from our builders range.

- 2040mm high internal flush panel doors (as per plan).
- Vinyl sliding doors to robes (or otherwise stated).
- **Gainsborough internal lever sets** in bright or satin chrome.
- Doorstops to all rooms (cushion stops to wet areas and plastic door clips to remaining).

### CEILING, SKIRTING & ARCHITRAVES

Our ceiling heights vary per plan, but you'll be impressed by our finishes.

- Ceiling heights as per plan.
- 68 x 11mm painted pine skirting throughout.
- 42 x 11mm painted pine architraves throughout.
- 90mm cornice to internal ceilings (excluding alfresco and porch).
- Bulkheads where required (as per plan).

### STORAGE

Because who doesn't love storage! You can move in, get unpacked and get organised.

- All bedroom robes come with a single, white melamine shelf and hanging rail.
- Pantry and linen cupboard includes 4 white melamine shelves.
- White melamine top shelf in broom cupboard.

### STAIRCASES

Your staircase will come complete, as will the storage underneath.

- Stained timber staircase from our Standard Builders Range.
- Includes flush panel door leading to under-stair storage with plaster lined walls (if applicable and as per plan).
- Paint or stain grade timber balustrade where required (if applicable and as per plan).

Image shown is a depiction only and shows upgraded items including flooring, pendant lighting and two-colour cabinetry.



## kitchen INCLUSIONS

### KITCHEN & KITCHEN APPLIANCES

Because it's the hub of the home, we make sure every detail is perfect.

- 1 **Overhead cupboards** to kitchen (as per plan).
  - Laminate cupboard doors with 2mm PVC edge.
- 2 Bulkheads to overhead cupboards (as per plan).
  - Choice of handles from our Standard Builders Range for all doors and drawers.
- 3 **20mm Caesarstone benchtops** throughout the kitchen from our Standard Builders Range.
- 4 **Tiled splashback** from our Standard Builders Range.
  - Fisher & Paykel stainless steel **dishwasher with 5 star water rating**.
- 5 **900mm stainless steel Fisher & Paykel freestanding oven** with gas cook-top.
  - **900mm stainless steel Fisher & Paykel canopy rangehood** or 900mm built-in rangehood (vented outside).
- 6 Melamine shelving to pantry (as per plan).
- 7 Milli Glance chrome kitchen and butler pantry sink mixer tap (plan dependent).
  - Posh Solus stainless steel **double-bowl sink** with drainer.
  - Chrome pop-up wastes.
- 8 Microwave provision.
  - **Soft close kitchen drawers** to cutlery bank only.

# bathroom INCLUSIONS



main bathroom

## BATHROOM, ENSUITE & WATER CLOSET

It's time to relax. Why not do it in style with our beautifully finished bathrooms and ensuites.

- Milli Glance chrome basin mixer tap.
- Milli Glance chrome mixers to shower and bath.
- Posh Domaine chrome shower rail or Mizu Drift ceiling mounted shower rose.
- Milli Glance chrome double towel rail.
- Milli Glance chrome toilet roll holder.
- Milli Glance chrome bathtub spout.
- 1 Chrome shower shelf or niche (as per plan).
- 2100mm high **ceramic tiling** (450mm x 450mm tiles) from our Standard Builders Range range to shower enclosure.
- Ceramic tiles to vanity and bath splashback from our Standard Builders Range.
- Square **chrome floor smart wastes** throughout.
- The Gap inset **ceramic basin**.
- White **acrylic bath tub** (as per plan).
- Tiled shower with framed clear glass shower screen up to 2m high.
- Back-to-wall ceramic toilet suite, soft close seat.
- Vanity unit (as per plan).
- 2 **20mm Caesarstone benchtop** from our Standard Builders Range (as per plan).
- 3 **Frameless mirror** to all vanities (as per plan).
- 4 **Laminate cabinetry with your choice of handles** from our Standard Builders Range.



ensuite

## laundry INCLUSIONS

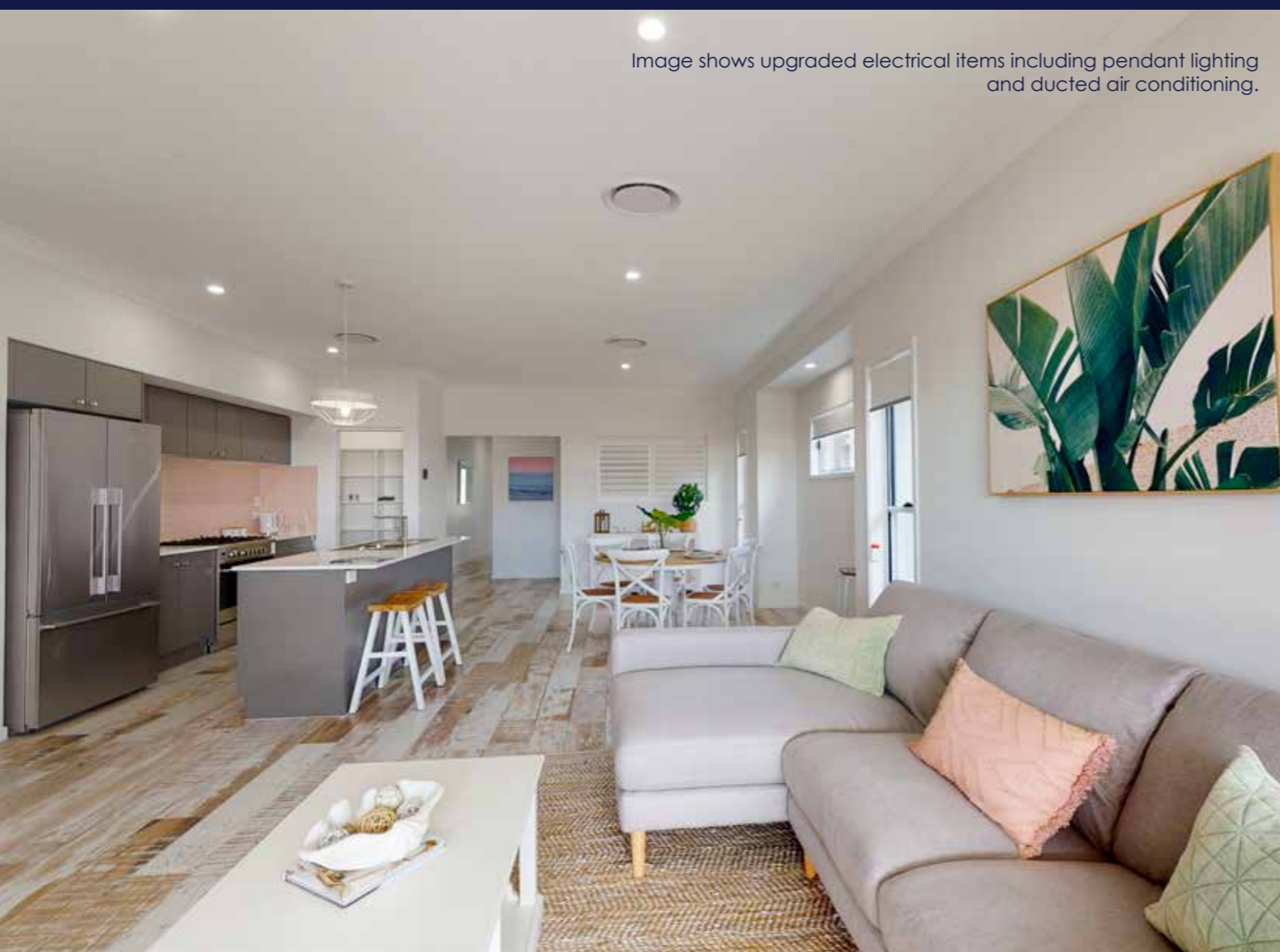
### LAUNDRY

Even if you don't love doing the laundry, we'll help create a space where you can.

- 1 Freestanding 45L Everhard Project stainless steel laundry tub and cabinet (or as per plan).
- 2 **Ceramic tiled splashback** up to 600mm high from our Standard Builders Range.
  - Milli Glance chrome sink mixer tap.
  - Aluminium sliding door to laundry (plan specific).
  - Timber noggins above washing machine space to wall mount your dryer. Dryer is excluded.
  - Washing machine taps.



Image shows upgraded electrical items including pendant lighting and ducted air conditioning.



### ELECTRICAL

We'll help plan out your light placement and get all your electrical needs right from the start.

- **LED downlights throughout** (as per plan).
- **TV Antenna and TV points** (as per plan).
- Powerpoints (as per electrical plan).
- Internal light switches from our Standard Builders Range.
- External lights (as per electrical plan).
- Exhaust fans (where required for BCA compliance).
- One phone point.
- **NBN ready** (provision to garage).
- Legislation compliant **hard-wired smoke detectors** (as per plan).
- 26L continuous **gas hot water system** (in recessed box).

## electrical INCLUSIONS



TWO HOUR COLOUR CONSULTATION WITH OUR QUALIFIED INTERIOR DESIGNER.

## guarantees & OTHER INCLUSIONS

### HIGHLIGHT INCLUSIONS

Highlights that will help your energy bill, keep you informed and confident in your new home.

- 6 star energy rating on your new home.
- 7 progress tours throughout your build.
- Independent handover inspection ensuring that your home is finished exactly how it should be.

### OTHER INCLUSIONS & BENEFITS

We want to help you design your dream home and have it ready for handover.

- **Two hour Colour Consultation** with our qualified Interior Designer—helping you choose the perfect colours and finishes for your new home.
- **Builder's site clean prior to handover**, ensuring your new home is clean and ready for you to move in.
- **4-Month Planned-Price Promise\***.
- QBCC insurance and QLeave fees.
- Peace of mind you've chosen a **HIA and QMBA Member**.

### OUR GUARANTEES

We're so confident of the quality of our work that we're willing to back our services with an incredible triple guarantee.

- **On-Time Build Guarantee** - our promise to get you in your home on time.
- **6 year Structural Guarantee** on your frame\*.
- **15 month Maintenance Guarantee\***.

Terms and conditions apply to all guarantees and our 4-Month Planned-Price Promise.





OUR  
*solutions inclusions*  
RANGE

Our affordable solution to building your dream home, our Solutions Inclusions give you everything your new home needs when you're building on a budget.

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## external INCLUSIONS

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- Face brick from our Standard Builders Range.
- **Render and paint** (only if and where shown on selected plans).
- Cladding included (only if and where shown on selected plans).
- Front entrance door as per plan (clear glaze and paint-grade finish) from our Newington Range.
- Aluminium powder coated key-lock windows and sliding doors (where shown on plans) from our Standard Builders Range.
- Panel lift **garage door** with 2 hand remotes and 1 wall controller.
- **Flyscreens** to all windows.
- Gainsborough Trilock 3-in-1 entrance set.

### LAND & FOUNDATION

- Engineer soil report, slab design, survey, drafting, levies, insurance and standard council application fees.
- Earthworks, equal cut and fill with a maximum 500mm fall over the building envelope.
- Allowance of 10 lineal metres of underground power (16mm single phase power), sewer, stormwater and water connections to specific points.
- Every Keibuild Home includes a monolithic waffle pod system slab to a **M class soil type** (concrete pump included).
- Piering included (excluding P sites and/or structures within the zone of influence).

### WALLS & ROOF

- Pine timber frame and roof trusses (Non-Treated).
- N2 wind rating.
- Insulated wall wrap to all external walls and R2.5 insulation batts to ceiling (excludes eaves, garage and alfresco).
- **Termite barrier system** to Australian Standards 3660.1.
- **Colorbond® steel roof.**
- Colorbond® fascia and 150 quad gutter (type D).
- Round PVC downpipes.
- Polybutylene water lines to internal plumbing.
- 25 degree roof pitch (unless stated otherwise).
- Eave width 450mm (or as per plan).
- Fully lined **ceiling to outdoor** living.

### EXTRA ITEMS INCLUDED

- Porch and alfresco slab.
- 2100mm high **alfresco sliding door**, only if and where shown on selected plans.
- Two external taps.

# internal INCLUSIONS

## FLOOR COVERING

- **Carpet to bedrooms** and closed living spaces with 7mm foam underlay from our Standard Builders Range.
- 450 x 450mm ceramic tiles from our Standard Builders Range to internal living areas.
- 450 x 450mm ceramic tiles from our Standard Builders Range to wet area floors.

## PAINT

- 1 colour **3 coat paint system** for internal walls.
- Painted ceiling (builders white).
- Gloss white finish to skirting, architraves and doors.

## DOORS

- 2040mm high internal flush panel doors (as per plan).
- Vinyl sliding doors to robes (or otherwise stated).
- **Gainsborough (G4 Amelia Range) internal lever sets** in bright or satin chrome.
- Doorstops to all rooms (cushion stops to wet areas and plastic door clips to remaining).

## CEILING, SKIRTING & ARCHITRAVES

- Ceiling heights will be 2400mm on all designs.
- 68 x 11mm painted pine skirting throughout.
- 42 x 11mm painted pine architraves throughout.
- 90mm cornice to internal ceilings (excluding alfresco and porch).
- Bulkheads where required (as per plan).

## STORAGE

- All bedroom robes come with a single, white melamine shelf and hanging rail.
- Pantry and linen cupboard includes 4 white melamine shelves.
- White melamine top shelf in broom cupboard

## STAIRCASES

- Stained timber staircase from our Standard Builders Range.
- Includes flush panel door leading to under-stair storage with plaster lined walls (if applicable and as per plan).
- Paint-grade timber balustrade where required (if applicable and as per plan).

## KITCHEN & KITCHEN APPLIANCES

- **Overhead cupboards** to kitchen (as per plan).
- Laminate cupboard doors with 2mm PVC edge.
- Bulkheads to overhead cupboards (as per plan).
- Handles from our Standard Builders Range for all doors and drawers.
- **20mm Caesarstone benchtops** throughout the kitchen and Butler's Pantry (or as per plan) from our Standard Builders Range.
- **White tiled splashback** from our Standard Builders Range.
- Haier stainless steel **dishwasher**.
- **900mm stainless steel Haier freestanding oven** with gas cook-top.
- **900mm stainless steel canopy rangehood** or 900mm built-in rangehood (vented outside).
- Melamine shelving to pantry (as per plan).
- Chrome kitchen and butler pantry sink mixer tap (plan dependent).
- Stainless steel drop-in **double-bowl sink** with drainer to kitchen.
- Stainless steel round sink to butlers pantry (plan dependent).
- Chrome pop-up wastes.
- Microwave provision.

## BATHROOM, ENSUITE & WATER CLOSET

- Chrome basin mixer tap, mixers to shower and bath, shower rail, towel rail, toilet roll holder and bathtub spout.
- Chrome shower shelf or niche (as per plan).
- 2100mm high **ceramic tiling** (450mm x 450mm tiles) from our Standard Builders Range to shower enclosure.
- White ceramic tiles to vanity and bath splashback from our Standard Builders Range.
- Square **chrome floor smart wastes** throughout.
- Semi inset **ceramic basin**.
- White **acrylic bath tub** (as per plan).
- Tiled shower with framed clear glass shower screen up to 2m high.
- Back-to-wall ceramic toilet suite, soft close seat.
- Vanity unit (as per plan).
- **Laminate benchtop** from our Standard Builders Range (as per plan).
- Framed mirror to all vanities (as per plan).
- **Laminate cabinetry with handles** from our Standard Builders Range.

## LAUNDRY

- Freestanding 45L Everhard Project stainless steel laundry tub and cabinet (or as per plan with laminate benchtop).
- **White ceramic tiled splashback** up to 600mm high from our Standard Builders Range.
- Chrome sink mixer tap.
- Aluminium sliding door to laundry (plan specific).
- Timber noggins above washing machine space (to wall mount your dryer. Dryer is excluded).
- Washing machine taps.

## ELECTRICAL

- **LED lights to living areas, 3-blade fan lights to bedrooms and oyster lights to laundry** (as per electrical plan).
- **TV Antenna and TV points** (as per electrical plan).
- Powerpoints (as per electrical plan).
- Internal light switches from our Standard Builders Range.
- External lights (as per electrical plan).
- Exhaust fans (where required for BCA compliance).
- One phone point.
- **NBN ready** (provision to garage).
- Legislation compliant **hard-wired smoke detectors** (as per plan).
- 26L continuous **gas hot water system** (in recessed box).

## HIGHLIGHT INCLUSIONS

- 6 star energy rating on your new home.
- 7 progress tours during your build.
- Independent handover inspection ensuring that your home is finished exactly how it should be.

## OTHER INCLUSIONS & BENEFITS

- **Colour Consultant designed colour palettes to choose from.**
- **Builder's site clean prior to handover.**
- **4-Month Planned-Price Promise\***.
- QBCC insurance and QLeave fees.
- Peace of mind you've chosen a **HIA and QMBA Member**.

## OUR GUARANTEES

- **On-Time Build Guarantee\*** - our promise to get you in your home on time.
- **6 year Structural Guarantee\*** on your frame.
- **15 month Maintenance Guarantee\***.



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## INCLUSION TERMS

Photographs used in this booklet should be used as a guide only as they may show finishes, electrical extras, furniture, stone, landscapes, structures, driveway, fencing, homewares, appliances and more that are not offered by Keibuild Homes. Customers should also note that; 1. Different house plans can come with different inclusions depending on the overall floor size and how many stories the home has. 2. Standard inclusions for most finishes will be discussed during your Colour Consultation. Should you choose items outside of the Standard Builders Range, you will be required to pay the difference in price. To view our entire range of inclusions, visit your closest Keibuild Homes display home. **Solutions Inclusions:** The Keibuild Homes Solutions Inclusions specification cannot be used in conjunction with any Keibuild promotions and/or offers. You must select one of our existing Home Designs or Design Options to be eligible to receive our Solutions Inclusions pricing. Terms and conditions apply to all guarantees and our 4-Month Planned-Price Promise. Your contract takes precedence over all information provided in this document. Inclusions may vary between plans and are plan specific. © Keibuild Homes 2020.