



COLLECTION BY

**JG KING  
HOMES**



Standard  
Inclusions

## 1. PRELIMINARIES

Plans, fees, and building permits (excluding planning permits and/or dispensations if required).  
Site investigation reports.  
3 months maintenance period.

Choice of predetermined designer internal and external colour selections (subject to developer approval where required).

## 2. SITE COSTS AND CONNECTIONS

Site costs and connections based on land size up to 600m<sup>2</sup> maximum 6m setback to house, and 300mm fall over building area.

Stormwater and sewer connection within allotment (up to 600m<sup>2</sup> land size) and to a maximum depth of 1.5m.

Underground power, gas (if available) and water run-ins. Excludes any consumer account opening fees.

Includes bushfire compliance up to BAL 12.5 Refer to [jgkinghomes.com.au](http://jgkinghomes.com.au) for further details.

## 3. FOOTINGS

Thermally efficient, engineer designed 'M' class concrete waffle pod slab (site specific). Excludes excavation of rock and excess spoil removal.

## 4. FRAMING

100% recyclable BlueScope Steel precision engineered high tensile wall frames and roof trusses.

## 5. EXTERNAL FEATURES

Selection of Builders Category 1 range clay bricks with natural colour rolled mortar joints.

Colorbond® roof with ventilator (includes sarking).

Colorbond® fascia, gutters, and downpipes.

Aluminium sliding windows and sliding glass doors with powder coated finish.

Flyscreens to openable windows with aluminium mesh.

Feature windows to façade (product specific).

Brick infills over front elevation windows and painted cement sheet infills to balance.

## 6. INSULATION

Reflective foil to external framed walls of house.

Insulation batts to external walls and ceilings – product and site specific to achieve 6 star rating (additional costs may apply). Excludes garage and any external areas under roof line.

## 7. INTERNAL FEATURES

2400mm nom. ceilings throughout.

55mm cove cornice throughout.

10mm plasterboard to ceilings and walls throughout.

67mm nom. bevelled profile MDF skirtings and architraves.

## 8. DOORS

2040mm x 820mm nom. contemporary entrance door.

2040mm nom. external grade flush panel external doors (product specific).

2040mm nom. flush panel internal doors and standard door stops (including BIRs).

## 9. DOOR FURNITURE

Chrome finish hinges, latches, and striker plates throughout.

Chrome finish keyed entrance lock set to external doors.

Chrome finish leversets from Builders Category 1 range to internal doors.

Chrome finish levers to robes and linen cupboards (product specific).

## 10. ROBES AND LINEN

1 white melamine shelf with hanging rail to robes.

4 white melamine shelves to pantry and linen cupboard.

1 white melamine shelf to broom cupboard (product specific).

## 11. LAUNDRY

Stainless steel single laundry trough and cabinet including bypass and mixer tap.

## 12. WC

Vitreous china toilet suite with dual flush – white.

## 13. BATHROOM AND ENSUITE

Joinery built laminate vanity units with standard range vitreous china square vanity basin – white.

Laminate benchtops from Builders Category 1 range.

Cabinet handles from Builders Category 1 range.

Rectangular acrylic bathtub (sizing is product specific) – white.

Polymarble showerbases (sizing is product specific) – white.

2000mm nom. high semi-framed showerscreens with pivot door and clear glass.

Polished edge mirror to vanities.

Chrome finish towel rails and toilet roll holders from Builders Category 1 range.

Chrome finish pop-up wastes to basins.

Chrome finish wastes to baths.

## 14. TAPWARE

Chrome mixer tap to kitchen sink.

Chrome mixers to bath & shower.

Chrome mixer taps to vanity basins.

Chrome mixer tap to laundry mounted on trough and chrome hot and cold washing machine stops (concealed within cabinet).

2 external garden taps (positions are product specific).

## 15. KITCHEN

Laminate benchtops from Builders Category 1 range.

Laminated doors and 1 bank of 4 drawers (top drawer with cutlery insert).

Cabinet handles from Builders Category 1 range.

Dishwasher space with power (single GPO) and (cold) water point.

Contemporary 1¾ bowl stainless steel sink.

## 16. APPLIANCES

600mm stainless steel cooktop.

600mm stainless steel underbench oven.

600mm stainless steel canopy rangehood.

## 17. PAINTWORK

Gloss enamel to entrance door.

Low sheen acrylic to external timberwork and other external doors.

Plasterboard walls – 2 coats washable acrylic.

Plasterboard ceilings – 2 coats flat acrylic.

Gloss enamel to internal doors and woodwork.

Note: Wall and woodwork to be one colour.

## 18. HEATING

3 Star gas heating unit located in roof space ducted to living areas and bedrooms (unit size and number of points is product specific – excludes wet areas).

## 19. HOT WATER

Natural gas boosted open circuit solar system with solar panels located on roof (electric boosted system where natural gas or LPG is not available).

## 20. CERAMIC TILES

Floor tiles from Builders Category 1 range to bathroom, ensuite, powder, WC, and laundry (rooms and tiling extents as per plan and are product specific).

Wall tiles from Builders Category 1 range to kitchen, bathroom, ensuite, powder, WC, and laundry (rooms and tiling extents as per plan and are product specific).

Skirting tiles to bathroom, ensuite, WC, and laundry.

## 21. ELECTRICAL

RCD safety switch with circuit breaker to meter box.

Hardwired (photoelectric) smoke detectors with battery backup.

CFL globes and plastic shades as per detailed electrical plan (locations and quantities are product specific).

Power points as per detailed electrical plan (locations and quantities are product specific).

2 TV points (coaxial cable to roof space for future connection to antenna).

Exhaust fan over showers.

Exhaust fan to internal WC/powder room with no external ventilation (product specific).

## 22. GARAGE

Plasterboard ceiling.

Sectional garage door (sizing is façade specific) – no remote control included.

Hinged access door (product specific).

## 23. EXTERNAL CONCRETE

Engineered 'M' class concrete waffle pod slab (site specific) to all areas under standard roof line (Porch, Alfresco) prepared for optional paving/deck/tile finish.

Signature Client 1:

Date:

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Date:



Call 1300 JG KING (1300 545 464)  
Or visit [www.jgking.com.au](http://www.jgking.com.au)



Please note the above standard inclusions/specification is subject to change without notice and JG King reserves the right to substitute items with an equivalent product at any time. Upgrades to this list and/or additional costs may apply, depending on factors such as siting and orientation of the house concerned. This includes and is not limited to bricks, roofing, floor and wall tiles, tapware, door furniture, laminates, feature lighting, split system air conditioners and window furnishings, fly screens and landscaping. 6 star energy rating is subject to site orientation. All inclusions/specifications are to standard floorplan only and is specifically for the Up Collection and excludes other ranges. Additional costs may be incurred by the purchaser relating to developer/estate guidelines or council requirements. Not available in conjunction with any other offer. 19/07/2019 V8