

# ALPHA

## COLLECTION

## STANDARD INCLUSIONS

### 1. PRELIMINARIES

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Plans, fees, and building permits (excluding planning permits and/or dispensations if required).

Site investigation reports.

3 months maintenance period.

6-star energy rating.

### 2. SITE COSTS AND CONNECTIONS

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Site costs and connections based on land size up to 600m<sup>2</sup>, 60/40 cut and fill, 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.

Termite treatment to all service penetrations to concrete slab.

Bushfire compliance up to BAL 12.5.

### 3. FOUNDATIONS AND FOOTINGS

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

### 4. FRAMING

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

### 5. EXTERNAL FEATURES

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

Colorbond® roof with ventilator (includes sarking).

Colorbond® fascia, gutters and downpipes.

Aluminium sliding windows & sliding glass doors with powder coated finish and a choice of Builders Category 1 colours.

Feature windows to facade (product specific).

Flyscreens with aluminium mesh to all openable windows (doors not included).

Window locks to all openable windows.

Brick infills over front elevation windows and entry door only and painted cement sheet infills to balance of openings (product specific).

### 6. INSULATION

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Reflective foil to external framed walls of house.

Insulation batts to external walls (R1.5 min.) and ceilings (R2.5 min.) - product and site specific to achieve 6-star rating (additional costs may apply). Excludes garage.

Upgrades may be required depending on siting, orientation, structural and client variations. If so, additional costs may apply.





## 7. INTERNAL FEATURES

2400mm nom. ceilings to single storey houses and first floor of double storey houses. 2550mm nom. ceilings to ground floor of double storey houses (product specific).

75mm cove cornice throughout.

10mm plasterboard to ceilings and walls throughout.

67mm nom. MDF skirtings and architraves.

Staircase (if applicable): Closed pine stringer, carpet grade MDF treads, square edge risers and painted pine handrail (staircase layout and configuration is product specific).

## 8. DOORS

2040mm nom. x 820mm contemporary entrance door.

2040mm nom. external grade flush panel doors.

2040mm nom. flush panel internal doors.

## 9. DOOR FURNITURE

Chrome finish hinges, latches, and striker plates throughout.

Chrome finish entrance lock set to doors.

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

Pull knobs to robe and linen doors.

White cushion door stops.



## 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

800mm joinery built laminate cupboard with laminate benchtop and single stainless steel laundry trough, including bypass and mixer tap.

## 12. WC

Vitreous china close coupled toilet suite with full and half flush and soft close seat - white.

## 13. BATHROOM AND ENSUITE

Laminate benchtops from Builders Category 1 range.

Joinery built laminate vanity units including laminate benchtops and semi-inset square vitreous china vanity basin - white. Single basin to bathroom & double basin to ensuite (product specific).

Cabinet handles from Builders Category 1 range.

1700mm nom. rectangular acrylic bathtub - white.

Tiled showerbases with square chrome waste (sizing is product specific).

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

Polished edge mirror to vanities.

Chrome finish towel rails and toilet roll holders.

Chrome finish pop-up waste to basins.

Chrome finish waste to bath.

## 14. TAPWARE

Chrome finish mixer tap to kitchen sink.

Chrome finish mixer taps to bath, shower, and vanity basins.

Chrome finish shower rail including soap holder.

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

2 external garden taps.

## 15. KITCHEN

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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.

Laminated overhead cupboards (layout design specific).

Microwave space with power point and pot drawer. Dishwasher space with power point and cold-water point. Contemporary 1 ¾ bowl stainless steel sink.

Tiled splashback from Builders Category 1 range up to 400mm x 400mm in size.

## 16. APPLIANCES

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900mm Westinghouse stainless steel freestanding cooker.

900mm Westinghouse stainless steel canopy rangehood.

## 17. PAINTWORK

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Gloss enamel front entry door.

Low sheen acrylic to external timberwork and external doors.

Plasterboard walls - 3 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

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

## 19. HOT WATER SYSTEM

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

## 20. CERAMIC TILES

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Floor tiles from Builders Category 1 range up to 400mm x 400mm in size 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 up to 400mm x 400mm in size to kitchen, bathroom, ensuite, powder, WC, and laundry (rooms and tiling extents as per plan and are product specific).

Skirting tiles to bathroom, ensuite, laundry, WC and powder room (if applicable).

## 21. ALFRESCO

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Alfresco area under extended roof line including brick pier/s, structural concrete floor (natural finish), and plaster lined ceiling (paint finish) to single story designs.

## 22. ELECTRICAL

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RCD safety switch with circuit breaker to meter box.

Hardwired photoelectric smoke detectors with battery backup.

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

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

2 TV points (antenna not included).

Exhaust fan over showers.

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

## 23. GARAGE

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Plasterboard ceiling.

75mm cove cornice.

Sectional garage door (sizing is facade specific) - no remote control included.

Hinged access door (product specific).

## 24. EXTERNAL CONCRETE

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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.

## 25. NEW SOUTH WALES REQUIREMENTS

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*(additional costs apply)*

2000ltr rainwater tank including downpipe inlet strainer, 1 tap (gravity fed), and pump connected to WC's and 1 cold water washing machine point.

Continuous flow hot water service in lieu of solar system.

Floor wastes to wet areas (product specific).

Development consent and approvals not included.

Weep hole inserts.

## 26. WARRANTY

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50 year structural warranty (backed by BlueScope Steel. For more information please visit [bluescopesteel.com.au/warranties](http://bluescopesteel.com.au/warranties))

Client signature:

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Sales Consultant signature:

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Please note the above standard inclusions/specifications are 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. 6 star energy rating is subject to site orientation. This specification is specifically for Alpha Collection home designs and excludes Allure, John G. King and Up Collections. Additional costs may be incurred by the purchaser relating to the developer guidelines or council requirements. Inclusions effective from 19/07/2019 V.4. Copyright © 2019. Reproduction in any form either in whole or part is forbidden. JG King Pty Ltd (T/A JG King Homes) ABN 21 006 627 210. Registered Building Practitioner License CDB-U 49366.



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