



Inclusions & Promotions

A bedroom scene featuring a bed with a beige headboard and pillows, a wooden dresser, and a wicker basket on the floor. The room has white vertical blinds on the wall and a window with a white blind. The text is overlaid on a dark grey rounded rectangle.

At Better Built Homes we take great pride in building your home as if we were building our own. From the moment we first meet until the day you move into your Better Built Home, we strive to make the building process easy, enjoyable and hassle free. We take the time to get to know you and your needs, your family, and your lifestyle. This allows us to guide you through the building process and ensure that we not only meet, but exceed your expectations.

This is what we proudly call the Better Built experience.

We have built our brand upon quality, trust and communication. When you build your home with our award-winning team, you enlist a team that you can count on. When you build with Better Built Homes you have our committed team, tradespeople and suppliers at your service who are known for their attention to detail and their commitment to exceptional workmanship and quality assurance. We offer superior home packages, providing you with a better home at an affordable price.



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Impress for less, while still living with OPULENCE.

UP TO \$60,000 WORTH OF EXTRA VALUE FOR ONLY \$10,000

We want you to move into your Better Built Home for the first time and feel like you never want to leave! We believe that quality starts with getting the details right from the start. To give your home

that 'wow factor' we have created this upgrade package to include those little luxuries and details that make your house, your home and we are proud to offer you both quality and choice.

Start living Better with INSPIRE.

UP TO \$35,000 WORTH OF VALUE, FOR ONLY \$10,000

To explore our complete range of standard inclusions, pick up a copy of our Better Built Homes "Inclusion & Promotion" booklet or visit our website.



Luxury Inclusions



Opulence Promotion

40MM CAESARSTONE BENCHTOP INCLUDING
ISLAND BENCH OR WITH 20MM
WATERFALL ENDS

Make a bold statement with a thicker profile that exudes strength and luxury. The seamless waterfall finish enhances the island bench with sculptural elegance.

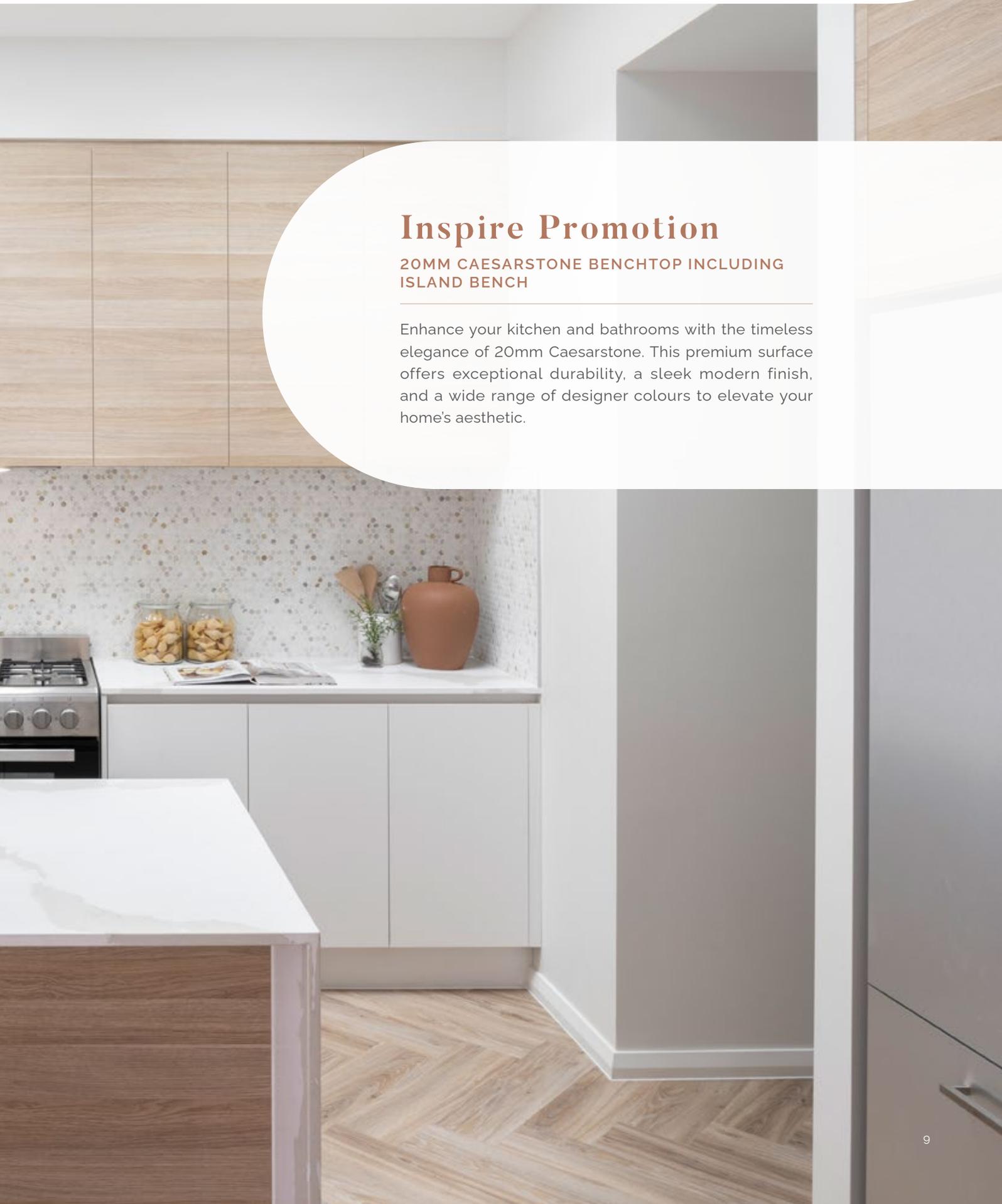
Living Inclusions



Inspire Promotion

20MM CAESARSTONE BENCHTOP INCLUDING ISLAND BENCH

Enhance your kitchen and bathrooms with the timeless elegance of 20mm Caesarstone. This premium surface offers exceptional durability, a sleek modern finish, and a wide range of designer colours to elevate your home's aesthetic.



Luxury Inclusions



Opulence Promotion

FISHER & PAYKEL 900MM OVEN
OB90S9LEX1

Bring professional performance to your kitchen with a spacious 900mm Fisher & Paykel oven. Designed for home chefs, it offers precise temperature control, generous capacity, and a sleek, modern look – perfect for entertaining or cooking for the whole family.

Living Inclusions



HAIER INTEGRATED RANGEHOOD HPH90ILX2

This integrated rangehood disappears into your kitchen design while delivering exceptional extraction. Sleek and discreet, it enhances both style and atmosphere.

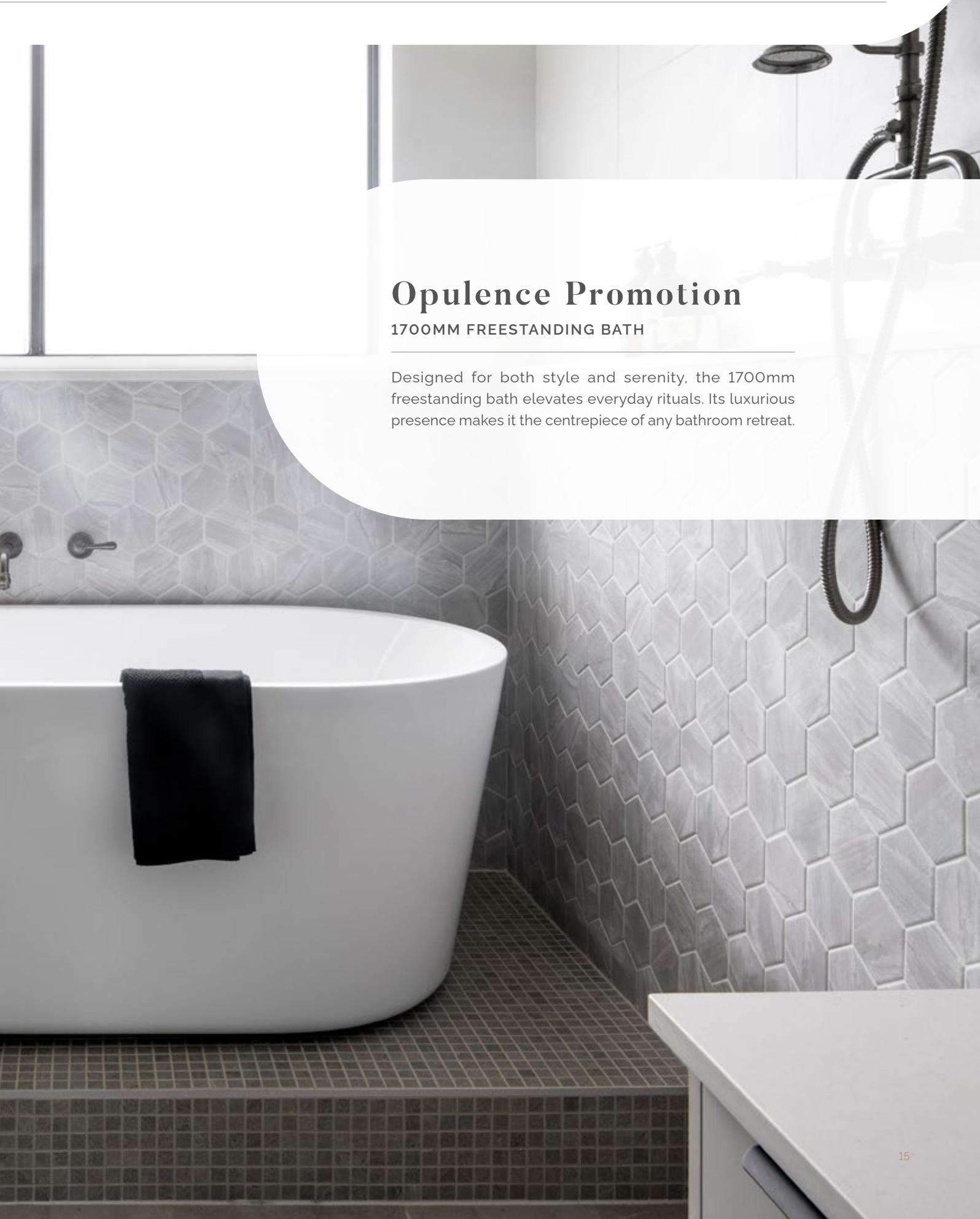
Luxury Inclusions



Opulence Promotion

1700MM FREESTANDING BATH

Designed for both style and serenity, the 1700mm freestanding bath elevates everyday rituals. Its luxurious presence makes it the centrepiece of any bathroom retreat.



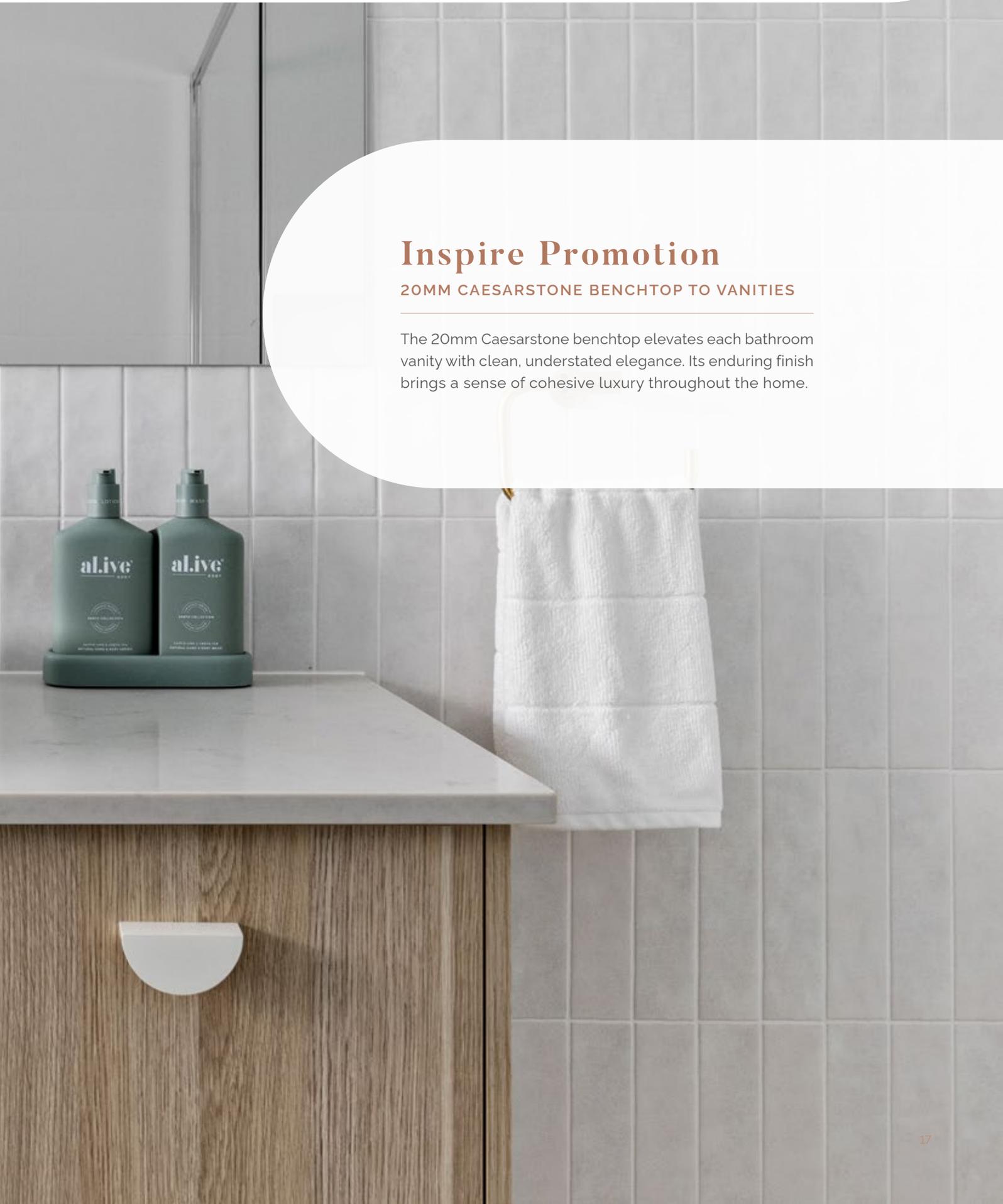
Living Inclusions

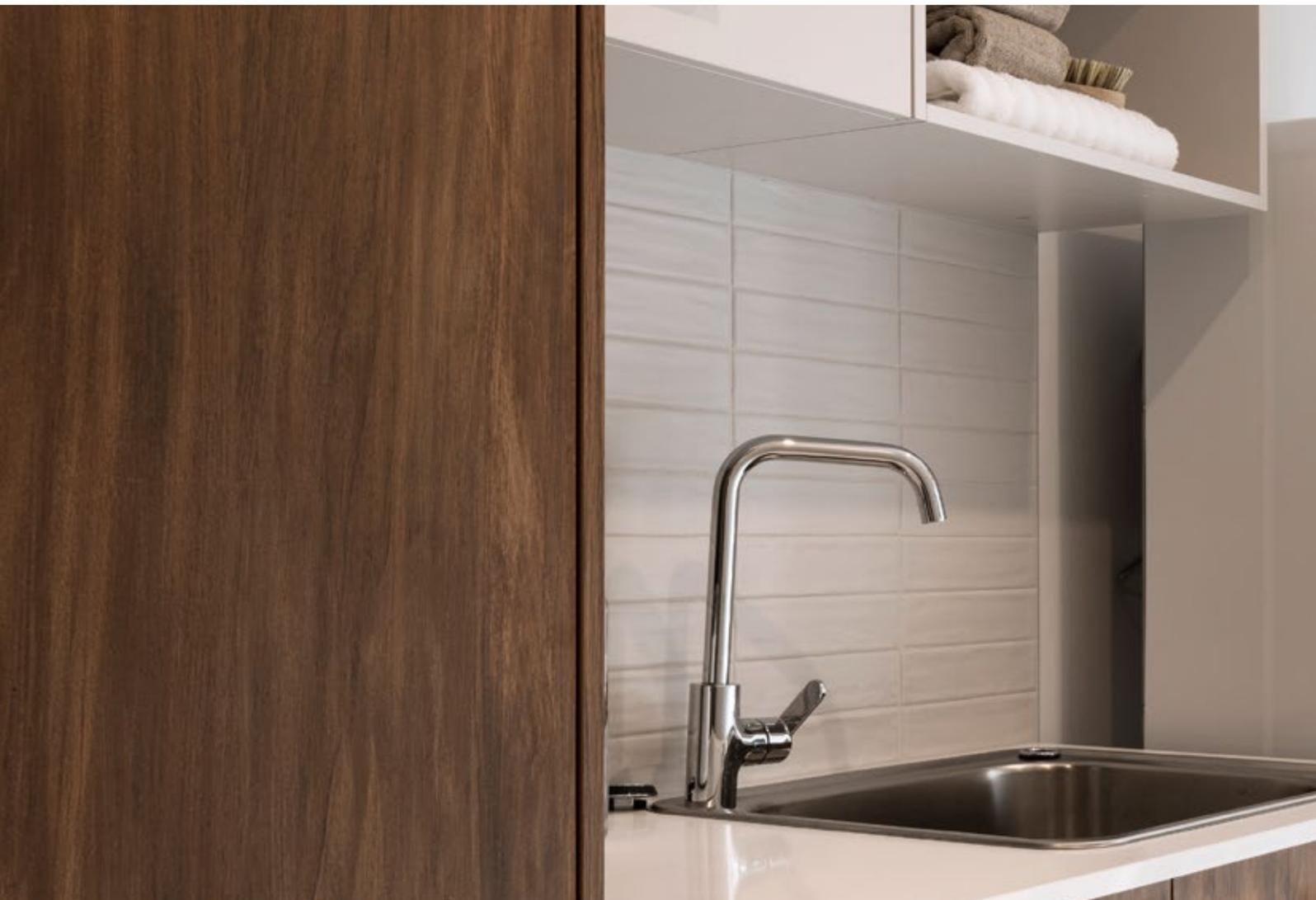


Inspire Promotion

20MM CAESARSTONE BENCHTOP TO VANITIES

The 20mm Caesarstone benchtop elevates each bathroom vanity with clean, understated elegance. Its enduring finish brings a sense of cohesive luxury throughout the home.





Opulence Promotion

LAUNDRY FIT-OUT

Thoughtfully designed for both style and function, this bespoke laundry fit-out includes a custom broom cupboard, soft-close cabinetry, and a sleek 20mm stone benchtop. A 45L stainless steel drop-in tub completes the space with a refined, modern touch.

Inspire Promotion

TILED SPLASHBACK TO REAR OF LAUNDRY TUB

Enhance your laundry with a practical tiled splashback behind the tub. It protects the wall from water splashes while adding a clean, stylish finish to the space.



Opulence Promotion

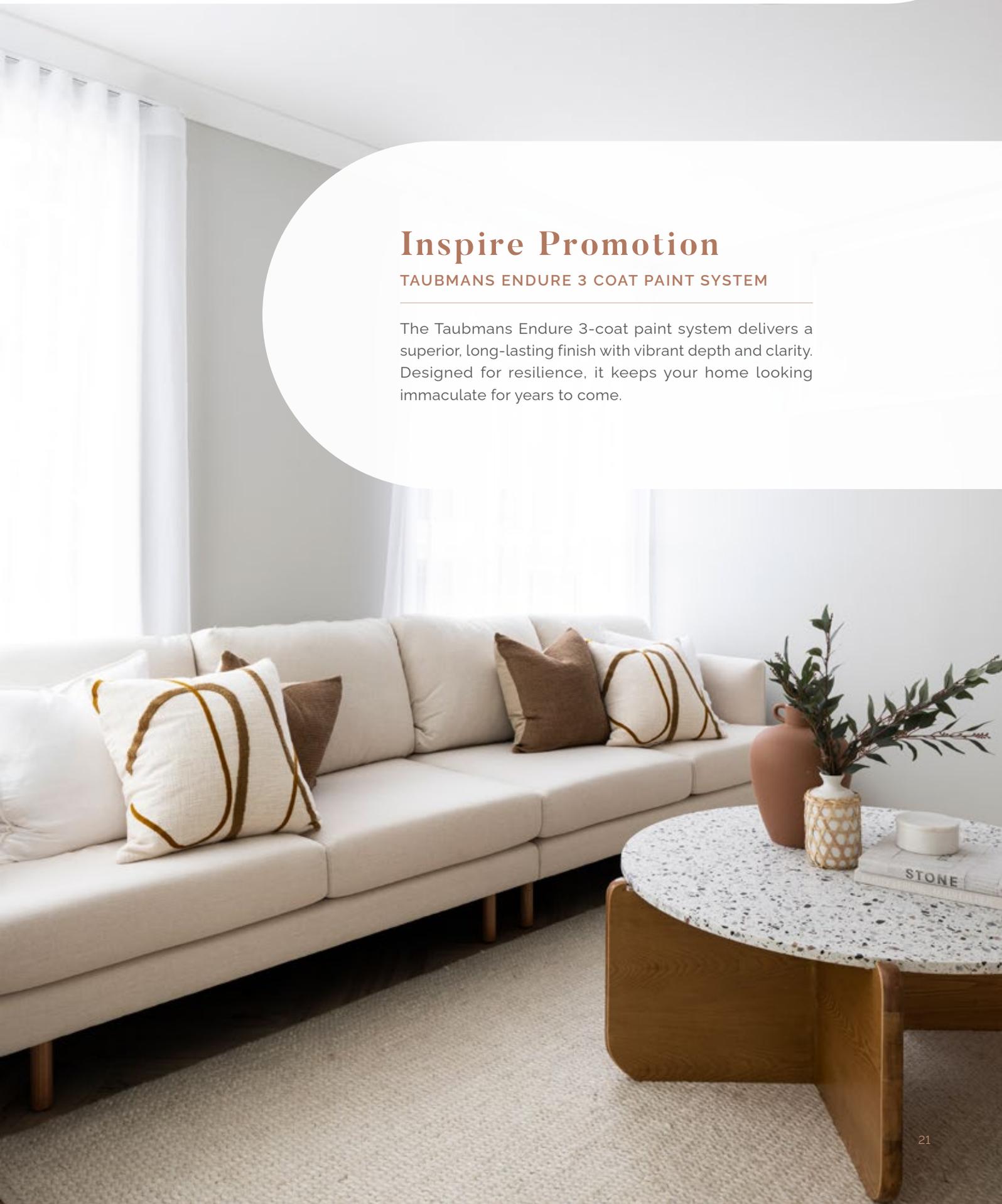
2600MM HIGH CEILINGS TO GROUND FLOOR

Create a sense of space with 2600mm high ceilings to the ground floor. Higher ceilings allow more natural light, improve airflow, and give your home an open, airy feel.

Inspire Promotion

TAUBMANS ENDURE 3 COAT PAINT SYSTEM

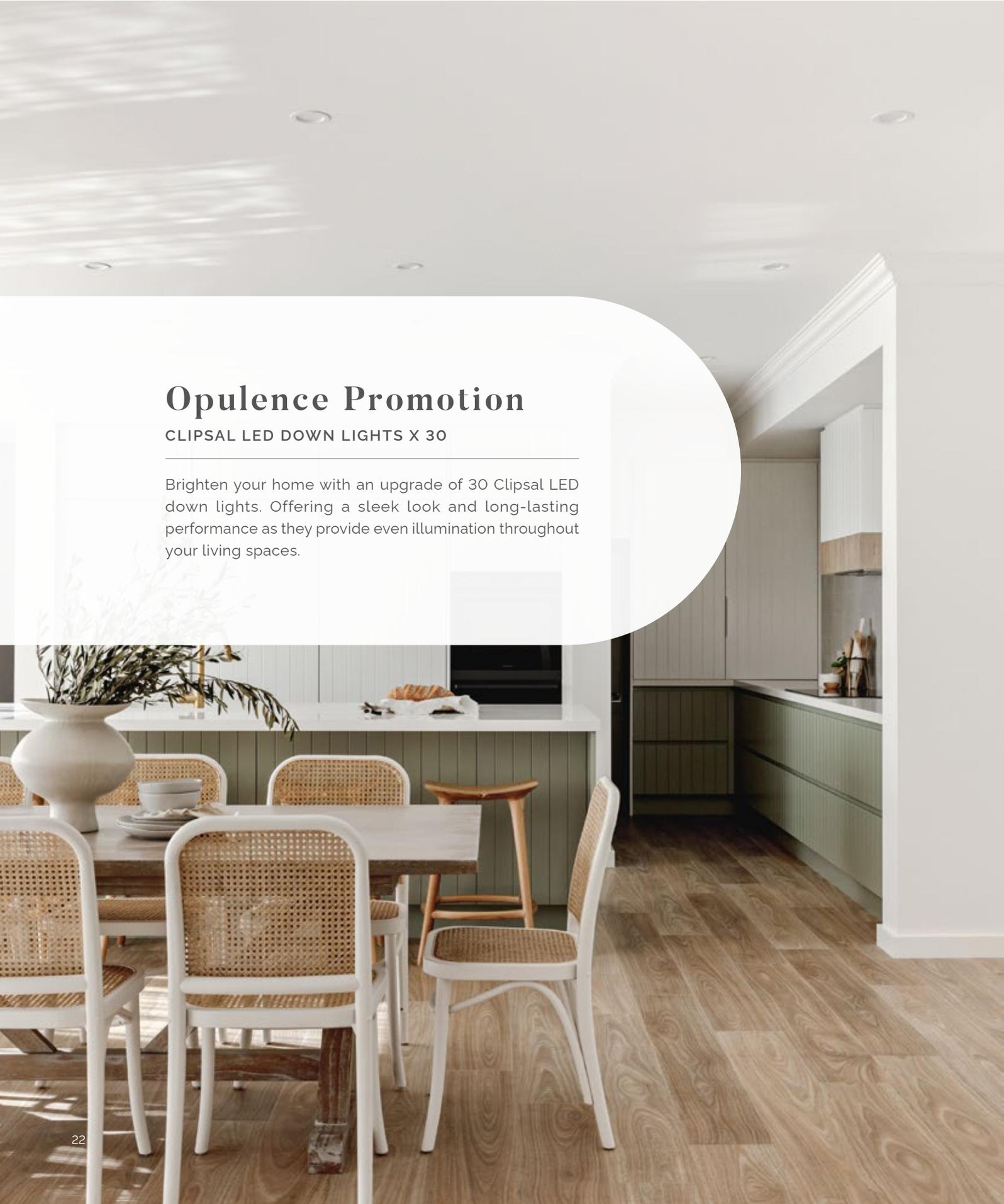
The Taubmans Endure 3-coat paint system delivers a superior, long-lasting finish with vibrant depth and clarity. Designed for resilience, it keeps your home looking immaculate for years to come.



Opulence Promotion

CLIPSAL LED DOWN LIGHTS X 30

Brighten your home with an upgrade of 30 Clipsal LED down lights. Offering a sleek look and long-lasting performance as they provide even illumination throughout your living spaces.





Inspire Promotion

**ACTRON DAY / NIGHT REVERSE CYCLE DUCTED
AIR CONDITIONING WITH TWO ZONES
& DIGITAL DISPLAY**

The Actron ducted air conditioning system delivers tailored comfort with dual zoning and precise digital control. Quiet, efficient, and discreet, it ensures an ideal climate in every season.

Luxury Inclusions



Opulence Promotion

FLOOR TILING TO FRONT PORCH & ALFRESCO

Elevate your home's street appeal with floor tiling to the front porch and alfresco. This upgrade adds a refined, polished finish to your outdoor areas, creating a seamless transition from indoors to out and leaving a lasting first impression.

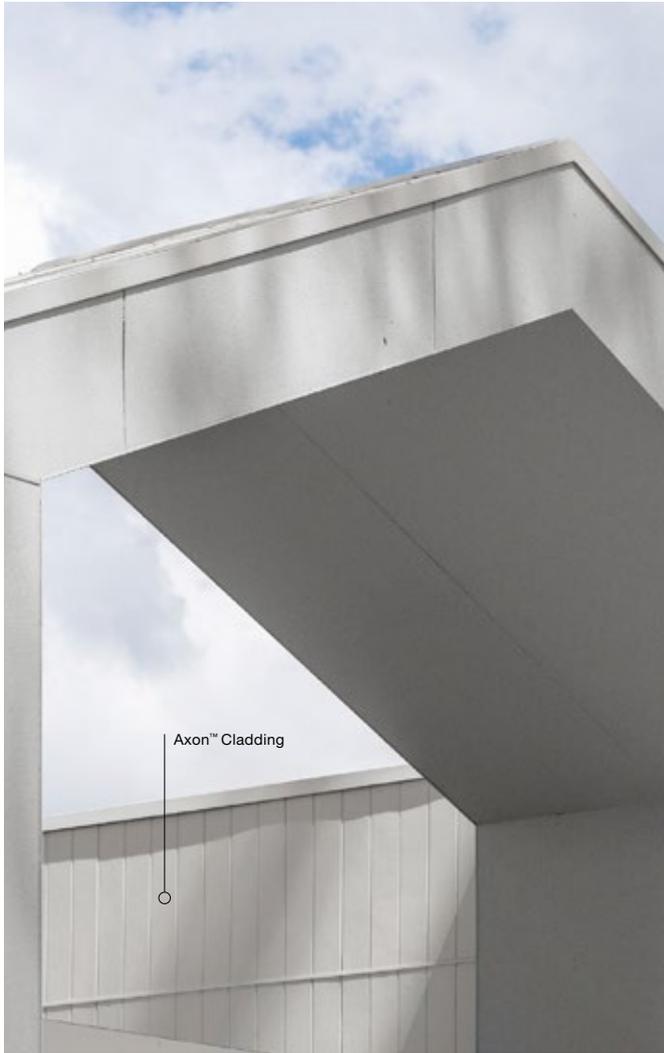
Living Inclusions



Inspire Promotion

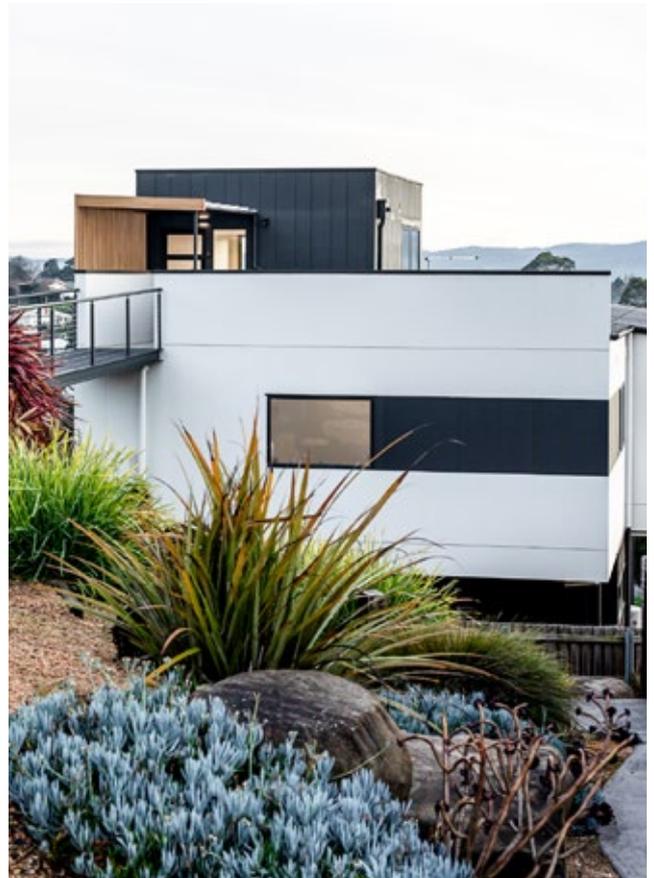
COLORBOND® STEEL ROOF (CUSTOM ORB PROFILE) WITH ANTICON BLANKET.

Upgrade to a premium Colorbond steel roof in a timeless Custom Orb profile, paired with an Anticon blanket for superior thermal and acoustic insulation. This upgrade delivers a sleek, architectural finish while improving comfort and energy efficiency.



Axon™ Cladding

Hardie™ Architectural Collection



Linea™ Weatherboard



NEW
Hardie™ Brushed
Concrete Cladding

The Hardie™ Architectural Collection marks the start of a new era in which It's Possible™ to make modern like never before. It's a movement that's reshaping perceptions and changing the way Australia builds. With a curated collection of cladding profiles and textures, all designed with durability and efficiency in mind, your modern home might just be closer than you think.

Perhaps you're updating an outdated home by simply cladding over brick. Or, you may be extending out, or building up. You may even be embarking upon a complete knockdown and rebuild. Whichever path you've chosen, Hardie™ Architectural Collection works from the ground up to deliver all your favourite modern looks, because it's designed to pair ground and first floor finishes in a way that delivers on your vision.

Design a home that's better on the outside...than in



Make your design statement with **Hardie™ Architectural Collection**

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Caesarstone Mineral™ Surfaces



 caesarstone®



WIDELINE[™]
WINDOWS & DOORS

TAKE A CLOSER LOOK
wideline.com.au

Speak with the Better Built Homes team about your window and door selections today.

Looking for something special or
Custom, Build your
dream **Home** with a
Builder you can trust.

Bespoke
BY BETTER BUILT



SCAN TO EXPLORE BESPOKE

Luxury verse Living Inclusions Comparison

	LUXURY INCLUSION	OPULENCE PROMOTION	LIVING INCLUSION	INSPIRE PROMOTION
SITE COSTS (based on a standard subdivision block)				
All site costs fixed for up to 1m of fall (even cut & fill)	•		•	
All piercing fixed for up to 1m of fall ("M" class site)	•		•	
Service connections for power, gas, water, stormwater & sewer (on block up to 700m2)	•		•	
COLORBOND® 3,000L slimline rainwater tank to comply with BASIX requirements	•		•	
Rainwater tank connected to all toilets, one garden tap & washing machine taps	•		•	
DRIVEWAY				
Coloured concrete driveway (based on a 5.5m setback)	•			
CONCRETE SLAB				
Concrete house slab to suit "M" classification site, designed by an engineer	•		•	
Concrete slab to alfresco, broom finished with brick pier/s & roof over	•		•	
Concrete slab to front porch	•		•	
Concrete slab for the rain water tank & air conditioning unit to be integrated with main house slab	•		•	
TERMITE TREATMENT				
Barrier protection to perimeter cavity & pipe penetrations	•		•	
Flickguard termite system	•			
50 year warranty	•		•	
FRAME				
T2 Treated Frames & Trusses	•		•	•
2450mm high ceilings to ground floor	•		•	
2600mm high ceilings to ground floor		•		
2450mm high ceilings to first floor (double storey)	•		•	
90mm external stud frames to external/ internal walls	•		•	
450mm eaves	•		•	
300mm engineered floor joist system (double storey)	•		•	
Plasterboard lining to interior of garage walls	•		•	





WINDOWS

	LUXURY INCLUSION	COMPLIANCE PROMOTION	LIVING INCLUSION	INSERTEE PROMOTION
Wideline aluminium windows & sliding doors including security keyed locks	•		•	
Obscure glazing to bathrooms, ensuite & powder rooms	•		•	
Nylon mesh fly screens fitted to all opening windows, sliding & stacking doors. Note: excludes hinged doors	•			

BRICKS

Austral Everyday Life Bricks range, laid in off white mortar with ironed or flush joints (Dependant on engineering detail)			•	
BBH Austral Whitsunday, Neutrals and Urban One Bricks range, laid in off white mortar with ironed joints (Dependant on engineering detail)	•	•		

FASCIA & GUTTER

COLORBOND® fascia & guttering with PVC painted downpipes with a charged system	•		•	
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ROOFING

COLORBOND® steel roof (custom orb profile) with anticon blanket	•			•
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INSULATION

FLETCHERS BATTS R2.5 Batts to external walls of habitable space (excludes garage external walls)	•		•	
Vapawrap® Residential Wall Wrap	•		•	
FLETCHERS BATTS R6.0 Batts to ceilings into roof space of habitable areas, (excludes garage)	•		•	
FLETCHERS BATTS R2.0 Batts between First Floor and Ground Floor (If Applicable)	•		•	
FLETCHERS BATTS R2.0 Batts to Garage Ceiling	•		•	
Haron EV168W White Aluminium Eave Vents (as required)	•		•	

STAIRCASE

Timber staircase with stainless steel square or wrought iron balustrades with carpet to MDF treads & risers	•		•	
Painted finish to stringers, top handrail & bottom rails	•		•	

PAINTING

Taubmans Endure 3 Coat Paint System	•			•
Taubmans water-based white gloss paint to doors & internal woodwork	•		•	
Taubmans 3 Coat external to clad homes	•			

ENTRY

	LUXURY INCLUSION	OPULENCE PROMOTION	LIVING INCLUSION	INSPIRE PROMOTION
Hume 820mm wide (painted) from the Nexus, Newington, Verve, Vaucluse ranges			●	
Hume 1200mm wide (stained or painted) from the Savoy, Newington, Verve or Vaucluse ranges		●		
Steel Line automatic panel lift garage door	●			
Remote control garage door opener including two hand sets and a wall mounted controller	●		●	

INTERNAL DOORS

2340mm high Feature Panel Internal Doors - GF		●		
2040mm high Feature Panel Internal Doors - FF	●			
2040mm high Accent flush panel to ground & first floor	●		●	
2340mm high Accent doors		●		

MOLDINGS

67 x 18mm Half splayed profile F.J. Pine skirting & architraves with paint finish	●			
67 x 18mm half splayed profile solid maple architrave with stained finish to front door (If stained door selected)		●		

DOOR FURNITURE

Entry Door: Gainsborough - Tri-lock in bright chrome or satin chrome finish	●		●	
External Doors: Gainsborough - bright chrome or satin chrome lever handles with deadlock to other external doors	●		●	
Deadbolt to internal garage doors	●		●	
Internal Doors: Gainsborough - choice of Amelia, Carla, Lianna, Olive or Bailey lever handles in bright chrome or satin finish	●		●	
Privacy to internal garage, bed 1, wet areas (excluding laundry)	●		●	
Wardrobe Doors: Gainsborough - choice of Amelia, Carla, Lianna, Olive or Bailey lever handles in bright chrome or satin finish	●		●	

SHELVING

White Melamine shelves to Pantry x 4	●		●	
White Melamine shelves to Linen x 4	●		●	
White Melamine top shelf & hanging rail to robe	●		●	





ELECTRICAL

	LUXURY INCLUSION	OPULENCE PROMOTION	LIVING INCLUSION	INSPIRE PROMOTION
Clipsal USB x 2 phone charging points		•		
Clipsal LED down lights x 30		•		
Hills Hub cabling system		•		•
Three phase main power provision	•		•	
Direct wired smoke detectors with battery back up	•		•	
External light point to eaves at external doors to single storey homes or external junction box to side of external doors to double storey homes	•		•	
Earth leakage circuit breaker	•		•	
One light point to each room	•		•	
2-way switch to stairs (double storey)	•		•	
IXL heat/ fan/ light unit to with shower externally ducted	•		•	
2 double power points to kitchen splashback	•		•	
2 double power points to each room with 1 double power point to bathroom, ensuite & powder room	•		•	
2 external power points (1 dedicated to rainwater tank)	•		•	
Single power points for: garage door opener, refrigerator, dishwasher, microwave & rangehood	•		•	
2 telephone points	•		•	
2 television points	•		•	
Powder room exhaust fan externally ducted	•		•	

AIR CONDITIONING

Actron Day/Night reverse cycle ducted air conditioning with 2x zones & digital display (Subject to size of house)	•			•
Neo WiFi Controller, white or black		•		

SECURITY

Hills 4 zone alarm system		•		
4 x P/R sensors		•		
1 x VoiceNav Lite control pad		•		
Internal and external sirens		•		

SOLAR

2.0kw PV (photovoltaic) solar powered system	•		•	
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GAS CONNECTION

Gas service connection from front boundary to house with provision for hot water system, gas cooktop & one internal heating point (dependent on natural gas being available to site)	•		•	
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KITCHEN

	LUXURY INCLUSION	OPULENCE PROMOTION	LIVING INCLUSION	INSPIRE PROMOTION
Caesarstone 20mm benchtop including island bench	•			•
Caesarstone 40mm benchtop including island bench or 20mm with waterfall ends to island bench		•		
Franke Double bowl drop-in with drainer sink	•		•	
Franke undermount squareline double bowl sink		•		
Tiled Splashback	•		•	
Glass splashback or fixed clear glazed window splashback with tiled surround		•		
Custom made Laminex natural finish laminated doors with 1mm ABS edges with wide selection of colours	•		•	
Standard doors & drawers with builders range designer handles			•	
Soft close doors & drawers with builders range designer handles	•			
Overhead cupboards completed with bulkhead above including shadowline	•		•	
Cutlery tray	•		•	
Kickboards to match cabinetry or in brushed aluminium laminate	•		•	
Cold water point	•		•	
Kitchen rangehood ducted externally	•		•	

VANITY UNITS

Caesarstone 20mm stone benchtop	•			•
Custom made Laminex Natural Finish laminated doors	•		•	
Vanities are available either fixed to floor or floating	•		•	
Tiled splashback above all vanities	•		•	
Your choice of one of the following: - The Gap semi inset basin - Kado Lux round semi inset basin - Roco Diverta inset basin	•		•	
Frameless polished edge bathroom mirrors above vanities	•		•	
Soft close doors & drawers	•			

LAUNDRY SINK & MIXER

Laundry fit-out, including: - Custom made 450mm wide broom cupboard - Base cabinetry - Soft close to doors - 20mm stone benchtop with 45L s/s drop in tub		•		
45L Freestanding Tub	•		•	
Chrome laundry sink mixer tap - Base MKII	•		•	





LUXURY
INCLUSION
OPULENCE
PROMOTION
LIVING
INCLUSION
INSPIRE
PROMOTION

BATHS

Posh Domaine hob bath			●	
Reece Posh® solus 1780mm free standing bath		●		●

SHOWER SCREENS

Custom made shower screen to all showers with a semi-frameless profile	●		●	
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TOILET SUITES

Back to wall, soft close toilet suites to all ensuites, bathrooms & powder rooms.			●	
Rimless back to wall, soft close toilet suites to all ensuites, bathrooms & powder rooms	●			

TAPWARE

Chrome Mizu Soothe, Mizu Bloc or Mizu Drift tapware throughout	●		●	
Chrome Mizu Soothe, Mizu Bloc, Mizu Drift or Posh Solus shower mixers to showers	●		●	
Chrome Mizu Bloc MK2, Mizu Drift or Posh Solus shower rails to showers or rain shower heads	●		●	
Chrome Mizu Soothe Gooseneck Sink Mixer to kitchen	●	●		
Chrome Mizu Drift & Soothe Pull down sink mixer	●			●

BATHROOM ACCESSORIES

Chrome: Mizu Drift range of toilet holders, towel holders & double towel rails	●		●	
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KITCHEN APPLIANCES

Dishwasher - Fisher & Paykel DW60FC1X2		●		
Rangehood: choice one of the below:				
- Fisher & Paykel Rangehood HP90ICSX4	●			
- Haier Rangehood HPH90ILX2			●	
Cooktop: choice of one of the below:				
- Fisher & Paykel Electric Cooktop CI904CTB1 or Gas Cooktop CG905DNGGB4	●			
- Haier Electric Cooktop HWE905TB3 or Gas Cooktop HCG905WFCX3			●	
Oven: choice of one of the below:				
- Fisher & Paykel Oven OB90S9LEX2	●			
- Haier Oven HWO90S10EX2			●	●
Microwave: Fisher & Paykel Microwave OM25BLSB1		●		

HOT WATER SYSTEM

	LUXURY INCLUSION	OPULENCE PROMOTION	LIVING INCLUSION	INSPIRE PROMOTION
Rinnai Infinity 26L instantaneous continuous flow gas HWS recessed into the wall including a painted cover	•		•	

TILING TO WET AREAS

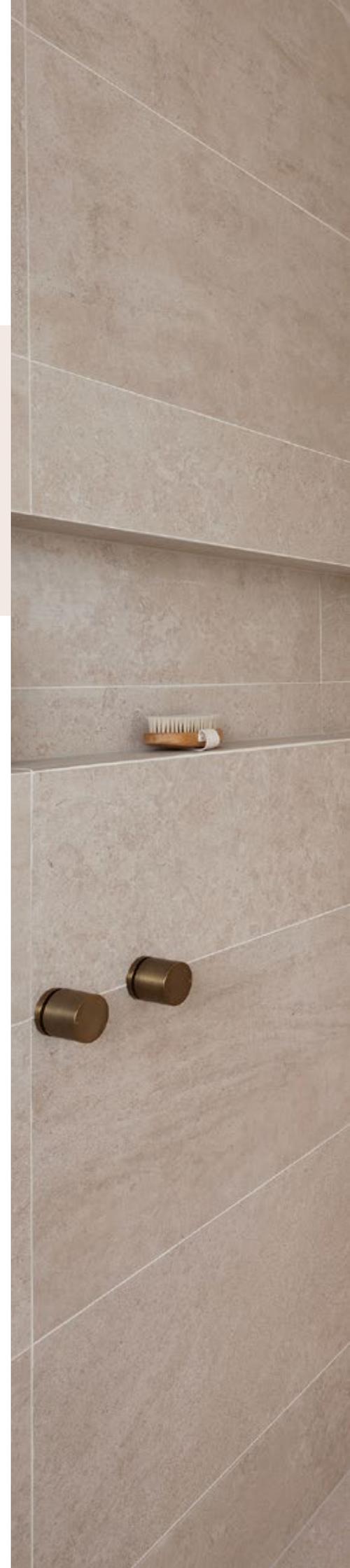
Full height tiling to wet areas that have a shower, As previous for other rooms		•		
Wall & Floor tiles to wet areas from BBH range	•		•	
Tiled niche/ledge to showers where nominated on plans	•		•	
Bathroom tiles: shower area, bathtub, vanity with skirting tiles to remainder			•	
Laundry tile heights: Laundry tub splashback with skirting tiles to remainder	•		•	

FLOOR COVERINGS

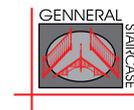
Floor tiling to front porch & alfresco		•		
Floor tiles to entry, hallway, living, kitchen, meals & family	•			
Carpet to remainder of home, including linen cupboard / WIR	•			

OTHER SERVICES INCLUDED

Quality assurance program with independent inspections carried out at critical stages of the build	•		•	
Preparation of a detailed contour survey	•		•	
Soil testing & structural engineers design	•		•	
Full working drawings for construction	•		•	
Standard development application, preparation & application fees	•		•	
Standard water connection fees & water board approvals	•		•	
Home Warranty Insurance (HWI), Public Liability Insurance & Contract Works Insurance, Long Service Levy (LSL)	•		•	
Professional house clean prior to handover	•		•	
6 year structural warranty	•		•	
90 day service and warranty period	•		•	
Interior design appointment with our in-house Interior Designers at our design studio to select your internal & external colours & products	•		•	



Quality Brands & Partners




better built
HOMES

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